

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

City of Camden Zoning Board of Adjustment Special Meeting
February 18, 2026

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ZONING BOARD OF ADJUSTMENT
CITY OF CAMDEN

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Wednesday, February 18, 2026

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Transcript of proceedings of the Zoning Board of Adjustment SPECIAL MEETING 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
- YSABEL NUNEZ
- ALICIA RIVERA
- URSULA MOSS
- TAMEEKA MASON

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

- KYLE F. EINGORN, ESQUIRE, ATTORNEY FOR THE BOARD
- DEMBO, BROWN & BURNS, LLP
- EVITA MUHAMMAD, ZONING BOARD SECRETARY

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I N D E X

CASES HEARD:	PAGE
NEW BUSINESS:	
1) GLASSY BROWN COOKIES 1250 Haddon Avenue	4
2) ADOPTION OF RESOLUTIONS	29

1 CHAIRMAN HANCE: Good evening. Welcome
2 to the City of Camden Zoning Board of Adjustment
3 SPECIAL MEETING on February 18, 2026.

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 Tuesday, February 10, 2026. Roll
8 call, please.

9 MR. EINGORN: Chairman Hance.

10 CHAIRMAN HANCE: Yes.

11 MR. EINGORN: Vice-Chairman Still is
12 absent. Ms. Merricks is absent. Ms. Alston is
13 absent. Ms. Nunez.

14 MS. NUNEZ: Here.

15 MR. EINGORN: Ms. Rivera.

16 MS. RIVERA: Here.

17 MR. EINGORN: Ms. Moss.

18 MS. MOSS: Here.

19 MR. EINGORN: Ms. Mason.

20 MS. MASON: Here.

21 MR. EINGORN: A couple of announcements
22 for the record. The use of the room for our regular
23 meeting for February, I believe it was the 2nd, was
24 unavailable due to some maintenance issue. So as a
25 result, all of the February applications which were

1 on the agenda are now being moved to the March
2 agenda. So for the record, for the public for
3 noticing purposes, everything that was on the agenda
4 for February will now be heard in March. No further
5 notice will be requested or required. Those will be
6 heard then.

7 And as a result, we'll move this stuff
8 that's on the March agenda, that'll be moved to the
9 March 18th Special Meeting which has been or will be
10 noticed shortly. So that's our addition for the
11 record? And so with our first application and only
12 application tonight, we'll take Glassy Brown Cookies,
13 1250 Haddon Avenue. Good evening, Counsel.

14 MR. DIDUCH: Good evening everybody. For
15 purposes of your record, my name is Kevin DiDuch.
16 But just call me Kevin. That's the easiest thing.

17 It's my privilege this evening to present
18 an application on behalf of my client, Glassy Brown,
19 LLC doing business as Glassy Brown Cookies here in
20 the City of Camden. The property is situated at 1250
21 Haddon Avenue. It's identified on your tax map as
22 Block 1294, Lot 11 and situated in your commercial 1
23 or your C-1 Zone.

24 This evening the applicant is seeking
25 approval of a bulk variance to approve the

1 installation of concrete in the rear of the property
2 for the purposes of operating her business here in
3 the City of Camden. Specifically, we're seeking
4 relief from Section 870-66 of your Municipal Code
5 specifically related to maximum impervious coverage.
6 Your standard requires a maximum of 80 percent. And
7 the applicant has 100 percent impervious coverage.

8 This evening we do have two individuals
9 who are available. One who I expect to testify is
10 Mr. Amad Tamous from Tamous Engineering. He's our
11 professional engineer. And I also have a
12 representative on behalf of the applicant with us
13 this evening. Her name is Arlene Felder. So if I
14 could, Mr. Chairman, have Mr. Tamous come up, have
15 him sworn in and present him to the Board.

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

18 - - -

19 AHMAD TAMOUS, having first been duly
20 sworn/affirmed, was examined and testified as
21 follows:

22 - - -

23 MR. EINGORN: Just your name and business
24 address, please.

25 MR. TAMOUS: My name is Ahmad Tamous.

1 Address is Tamous Engineering, 525 Route 73 North,
2 Suite 104, Marlton, New Jersey.

3 MR. DIDUCH: Mr. Tamous, have you
4 presented before this Board in the past?

5 MR. TAMOUS: Not the Zoning Board.

6 MR. DIDUCH: If you could, just provide
7 some of your credentials for the Board so we can have
8 you sworn as an expert.

9 MR. TAMOUS: Certainly. I'm a licensed
10 professional engineer and I graduated from Widener
11 University, I believe, in 1996. I've been practicing
12 civil engineering for over 25 years. I'm a licensed
13 professional engineer and a professional planner in
14 the State of New Jersey. Both licenses are in good
15 standing.

16 MR. DIDUCH: So Mr, Chairman, we would
17 submit Mr. Tamous as an expert in civil engineering
18 for purposes of --

19 MR. EINGORN: Yes.

20 MR. DIDUCH: Thank you very much.

21 Ahmad, do you want to just go through
22 some of your notes with the Board?

23 MR. TAMOUS: Yes.

24 MR. DIDUCH: We do have some exhibits
25 that I can either play Vanna White or we can hand out

1 a couple of copies out.

2 MR. TAMOUS: Yes, a couple of copies.
3 Just the area of the site and the surrounding areas.
4 We tried to put this on a larger plan but it was
5 getting distorted because of the size.

6 As Kevin indicated, the property in
7 question is located at 1250 Haddon Avenue in Camden.
8 It's Block 1294, Lot 11. The site contains a
9 first-floor bakery and a compact rear yard. The lot
10 dimensions, they're 41 by roughly 16 feet. Minimum
11 lot width based in the existing C-1 Neighborhood
12 Commercial Zone is 20 feet wide. But this lot is
13 four feet shorter than what is typically permitted.

14 The property is in the C-1 Neighborhood
15 Commercial Zone. As Kevin indicated, a zoning permit
16 was denied because of the proposed concrete
17 installation. The concrete was installed for 100
18 percent impervious of the lot where 80 percent is
19 proposed. The bulk variance is under Section
20 870-66. The reason for the pad across the entire
21 rear yard with the improvements, when I personally
22 visited the site, and due to the knowledge of the lot
23 and the size of the lot, it doesn't provide a lot of
24 option to utilize the rear yard with the existing
25 HVAC units that the stairs leading to the building.

1 So the improvements would create a safe,
2 level and accessible outdoor area that is going to be
3 utilized for the staff's operations. But also, it's
4 going to be used for small-scaled community-focused
5 programming where they hold events, cookie decorating
6 workshops and senior engagement activities and
7 activities for adults as well. We are not proposing
8 any expansion of the existing building. And we're
9 not proposing any intensification of the existing
10 use. The proposal improves the safety, accessibility
11 and provides a visually-improved environment and
12 supports community programs.

13 As for the Negative Criteria, in my
14 professional opinion, the variance can be granted
15 without any substantial detriment. The yard is
16 enclosed and is not visible from Haddon Avenue.
17 Activities are low and low intensity. It won't
18 impact traffic. The site, based on my inspection and
19 based on reviewing of all of the area, the geography,
20 the site pretty much behaved as an impervious
21 surface, the rear yard. No expansion of the building
22 footprint is also considered.

23 This proposal supports the Camden
24 planning goals including the small business support,
25 the neighborhood improvements and the community

1 programming. And also, it's consistent with the
2 Parkside Redevelopment area. And it does not impact
3 or impair the C-1 Zoning Criteria or intent.

4 In my professional opinion, this
5 application meets all the Positive and the Negative
6 Criteria from the MLUL. And the proposed concrete
7 installation is appropriate and functional and it's
8 also beneficial for this use. The variance for the
9 100 percent impervious can be granted without any
10 substantial detriment to the public good and without
11 impairment to the Zoning Plan.

12 So that pretty much concludes my brief
13 testimony. From an engineering standpoint, I've
14 looked at the site; I've looked at the alternative
15 options that we could alter the site or bring it to
16 compliance. Due to the narrowness of the lot and the
17 lot being really smaller than what is permitted, that
18 would make the rear yard not usable for the intended
19 activities. So the relief being sought is required
20 to allow the proper use of the facility as a
21 bakery.

22 MR. DIDUCH: And Mr. Tamous, would you
23 say that the use of this site and the nature of that
24 impervious coverage, is consistent with the
25 remaining neighborhood businesses?

1 and what you plan to do with the site?

2 MS. FELDER: Happy to do so. Good
3 evening everybody. Of course, my name is Arlene
4 Felder. Just to give you a little back story. I've
5 been in business for almost 11 years. Prior to
6 coming to Camden I had two locations in Burlington,
7 New Jersey and in Moorestown, New Jersey. The great
8 City of Camden Parkside Business Association, started
9 seeking me out about two years prior to me coming to
10 the City; for me to bring my delicious goods to
11 Camden, New Jersey.

12 Since I'm in Camden now, you know, I
13 closed both of my locations which was Burlington and
14 Morrestown. That was a conscious decision in order
15 to focus on the City of Camden. I also worked in the
16 City of Camden for ten years with the State of New
17 Jersey which I have since retired in 2019. That's
18 just a little back story about me.

19 Now, the reason why I chose Camden City
20 because, again, I worked here so I know the City.
21 And I wanted to bring my creativity and something
22 different to Camden. So my use for the back yard
23 area, is because the building is very narrow. And in
24 my other locations, I was able to do my cookie
25 classes, cookie decorating classes, my classes for

1 individuals with disabilities, for the elderly and
2 other alternative groups to be able to do the
3 classes.

4 I'm used to doing classes at the masses.
5 So the space is very narrow so I'm currently only
6 able to do maybe about eight people at the counter
7 which the baking class is. I can't do any more than
8 eight people. In the back area I can do maybe 20,
9 25, possibly 30 people in the back yard. And also at
10 the front counter, I'm not able to use anyone with
11 individuals with wheelchairs. They can come inside
12 the building but at the counter, it's only one
13 section at the counter with -- I can maybe have one
14 person be able to take the class.

15 But if they're able to come to the back,
16 I'd be able to have more classes to make it more
17 inclusive. And also for my individuals with Autism,
18 it's tough at the front counter. You're dealing with
19 individuals with Autism. Mainly because sometimes
20 there's -- sometimes they don't want to be touched.
21 It's too close space-wise. So I need to be able to
22 have each person spaced out enough so that they can
23 feel comfortable and have a safe space so I can do my
24 classes.

25 So it's very crucial to my business to be

1 able to do what I'm suppose to do what I came to
2 Camden to do; to create these alternative classes
3 that's not normally held in the City, but now we have
4 them. We have something different. And also with
5 the elderly. I have, you know -- I have the baking
6 classes and you have a small group. We can have tea
7 time and different things like that. It's just tough
8 doing it just in one space just like at the counter.
9 I need the space to be able to grow for the community
10 to be able to see that.

11 In addition to the other community
12 activities that I do like the Hop and Bake for Easter
13 where the kids can come in, decorate Easter-related
14 cookies like bunnies and different things like that.
15 And possibly have the Easter bunny outside jumping
16 around doing what the Easter bunny does. Inside it's
17 too tight to be able to do that. So hopefully you
18 guys will have that understanding and approve the
19 back yard area for that creative space use. So I can
20 actually give the community what they're looking
21 for. Thank you.

22 MR. DIDUCH: Thanks, Arlene.

23 MS. RIVERA: I have a question for her.
24 So you're going to have this back yard thing just for
25 the summer. What about winter?

1 MS. FELDER: No. It's only from the
2 spring and the summer. In the winter-- in the fall.
3 In the winter, that's a no-go obviously because like
4 snow.

5 MS. RIVERA: Are you going to have the
6 back area for kids or grown-ups with wheelchairs so
7 that they can get in there easily?

8 MS. FELDER: Yes, once they're rolled
9 into the building.

10 MS. RIVERA: So you're going to have like
11 a ramp for the building?

12 MS. FELDER: We don't have a ramp. But
13 typically what normally happens, they always have an
14 assistant that comes and we lift the wheelchair
15 down. We only have two little small steps. We lift
16 the wheelchair down and then we're set.

17 MS. RIVERA: What about the bathrooms?

18 MS. FELDER: We have a bathroom. It's
19 handicapped accessible.

20 MS. RIVERA: Okay.

21 MS. FELDER: What I've learned in Camden
22 is that most businesses have to have a handicapped
23 accessible bathroom. So we do have that and we have
24 the ramp -- not the ramp -- the bar. It's a bar
25 there.

1 MS. RIVERA: Okay, the bar, yes.

2 MS. FELDER: It's a bar there for
3 handicapped accessible. So we already have that
4 already installed in our bathroom.

5 CHAIRMAN HANCE: You didn't bring any
6 pictures to show us what the building looks like?

7 MS. FELDER: I don't have it because I
8 left my phone at the store rushing to get here
9 because I wanted to make sure I was here on time so I
10 don't have it. But John may have some pictures to be
11 able to see.

12 MR. EINGORN: We can't except pictures on
13 the phone. Only printed pictures. So that you can
14 keep your phone. I know you don't really want to
15 leave your phone here.

16 MS. FELDER: No. I don't even have it
17 here.

18 MR. EINGORN: But I do note for the
19 record that there are pictures of the rear portion
20 which is what we're addressing. Counsel, do you want
21 to mark this exhibit?

22 MR. DIDUCH: Yes, we'll will mark that as
23 A-1.

24 - - -

25 (Whereupon Exhibit No. A-1, Group of

1 Pictures, was marked for identification.)

2 - - -

3 MS. RIVERA: I'm sorry. What about
4 parking? Are you going to have street parking for
5 everybody?

6 MS. FELDER: It's just regular street
7 parking on Haddon Avenue. You know whenever you come
8 to us for picking up cookies or anything like that.
9 So it's just whatever street parking for the creative
10 space in the back.

11 CHAIRMAN HANCE: And you're in between
12 what two buildings?

13 MS. FELDER: Corrine's Soul Food and
14 there is a Jamaican restaurant next door. I don't
15 think they're operating right now. But next to that
16 is the Carnival Foods and across the street is
17 Donkey's Cheesesteaks.

18 MS. MASON: Yes, I remember they just
19 also I think it's a couple of spaces down from Ms.
20 Corrine's where there's an open space any way where
21 the community goes and engage with one another. It's
22 right next to Donkey's so it's just right in
23 accordance with everything else that's going on on
24 Haddon Avenue and that business corridor.

25 MS. RIVERA: And you have All Star

1 Daycare down the street as well?

2 MS. FELDER: Yes. So we do a lot of
3 stuff. For example we're doing stuff for like
4 Campbell Soup, Subaru. And tomorrow we're doing I
5 think it's Camden Prep. We're doing something for
6 Camden Prep. So we're actually active in the City
7 and we do stuff now. For example, like some of the
8 employees from Campbell Soup, they want to do a
9 workshop at the location. Well, I'm like, wait,
10 because I have to get approved to be able to do
11 stuff. So just trying to bring something different
12 to the City.

13 CHAIRMAN HANCE: Are you open now or?

14 MS. FELDER: Is it six o'clock? If it's
15 six o'clock then we're closed. But, yes, I am open
16 now on the inside.

17 CHAIRMAN HANCE: How long have you been
18 there?

19 MS. FELDER: I've been in Camden almost a
20 year.

21 CHAIRMAN HANCE: The store has been there
22 for almost a year, the bakery?

23 MS. FELDER: April will be a year, yes.
24 Because that's when we officially opened last year.

25 CHAIRMAN HANCE: Nobody told me. I look

1 cookies.

2 MS. FELDER: We also have pound cake and
3 milkshakes as well.

4 MS. MASON: You got to go on Haddon
5 Avenue. A lot of businesses that are coming there.
6 And the back is where I think the focus for tonight
7 is, is being able to do that pavement so they can be
8 able to host the events and be able to continue the
9 partnerships in the community.

10 MS. FELDER: Yes.

11 MR. EINGORN: Just so we complete the
12 record because this whole application is about
13 impervious coverage for concrete. Is the concrete
14 already installed?

15 MR. DIDUCH: It is.

16 MR. EINGORN: Okay. And how is it
17 pitched? Is it pitched toward the rear; does it roll
18 off the sides?

19 MR. DIDUCH: Mr. Tamous can speak to
20 that.

21 MR. TAMOUS: It's towards the rear of the
22 property. I did not have a digital level to tell you
23 what the slope is. But by visual inspection
24 everything was going towards the left upper corner of
25 the site. The north is that way so everything would

1 be going in a northerly direction toward that. And
2 we can see that the next door property also had the
3 entire thing paved and this one also has it.

4 MR. EINGORN: While I have you up here,
5 I'm looking at Exhibit A-1 for the record. I see the
6 property lines. Is this an easement that runs
7 between the properties? See this space here?

8 MR. TAMOUS: It could be. This is based
9 on GSI data for the available tax map. They're
10 identifying that area. But typically in that type of
11 situation, that's where they have inlets just to
12 capture the runoff from the rear of those properties
13 and direct it to the street which that could be the
14 case.

15 MR. EINGORN: Got it. Okay. That's
16 helpful. Thank you.

17 MS. MOSS: Is this how it looks currently
18 right now?

19 MS. FELDER: May I approach?

20 MS. MOSS: Yes.

21 MS. FELDER: Yes.

22 And what you're looking at if I'm looking
23 at it correctly, that's the back area. And coming
24 this way is when I open up the door, yes. If you
25 look, the other side, that's the door.

1 MS. MASON: So the guests wouldn't
2 utilize that back entrance way?

3 MS. FELDER: No, ma'am.

4 MS. MASON: They would just utilize
5 through the front?

6 MS. FELDER: Just through the front.

7 MR. DIDUCH: Correct.

8 MR. EINGORN: Is there access to the back
9 there through this alleyway?

10 MS. FELDER: That would be going through
11 somebody else's property.

12 MR. EINGORN: Okay. Got it.

13 CHAIRMAN HANCE: So that little alleyway
14 is someone else's property right there?

15 MS. FELDER: Yes. May I approach?

16 MR. EINGORN: Yes.

17 MS. FELDER: So if you're looking here,
18 what street is that behind, John?

19 UNIDENTIFIED SPEAKER: Princess.

20 MS. FELDER: That's Princess Avenue so
21 this is somebody else's property so that's an
22 alleyway going here where they have another gate
23 similar to this, open up the gate, and that would
24 come into here. But that's somebody else's property.

25 CHAIRMAN HANCE: So then how about on the

1 left side where you see --

2 MS. FELDER: That's the Jamaican
3 restaurant. That's not--

4 CHAIRMAN HANCE: But that's a pathway
5 there, right?

6 MS. FELDER: No, that's a dead end. You
7 can't --

8 CHAIRMAN HANCE: That's a wall?

9 MS. FELDER: That's a wall.

10 MR. TAMOUS: It's a fence. The
11 property -- fence goes from the edge back of the
12 building to the --

13 MS. FELDER: That's somebody else's
14 property.

15 CHAIRMAN HANCE: Do you make your stuff
16 ahead of time so I can go there and look at it?

17 MS. FELDER: I have no problem with what
18 he's saying.

19 MR. EINGORN: That's okay.

20 CHAIRMAN HANCE: I'm asking that
21 question.

22 MR. EINGORN: No worries.

23 MS. FELDER: He's talking about --

24 MR. EINGORN: The other photograph. It's
25 not in this one. It's actually this wall here but

1 it's --

2 MR. TAMOUS: Correct. This property is
3 fenced and the property next door is fenced as well.

4 MS. FELDER: That's somebody else's
5 property.

6 MR. TAMOUS: They're all fenced in.

7 CHAIRMAN HANCE: So that back gate, what
8 is that back gate for?

9 MS. FELDER: The back gate?

10 MS. MASON: That's somebody else's.

11 CHAIRMAN HANCE: That's somebody else's
12 gate?

13 MR. EINGORN: I think there's two gates,
14 right? This gate here --

15 MS. FELDER: This gate belongs to Glassy
16 Brown Cookies. And the gate behind it, that's
17 somebody else's property going towards on Princess.
18 Somebody else's home.

19 CHAIRMAN HANCE: So that gate leads out
20 to someone else's back yard?

21 MR. EINGORN: I think there's a gap,
22 right?

23 MS. FELDER: So if you look here, this is
24 Glassy Brown Cookie's gate. And if you look right
25 behind it, there's another gate that goes on to

1 Princess that goes between these two properties.

2 MR. EINGORN: As I asked your engineer,
3 see this like rectangle here ma'am, do you see this
4 rectangle here?

5 MS. FELDER: Oh, that's like -- you're
6 saying right here, that's like a little --

7 MR. EINGORN: Road. Let me finish the
8 question for the record - and I'm not being rude -
9 but the court reporter can't take both of us at the
10 same time. So the gate is open to this little area;
11 is that what's going on there?

12 MS. FELDER: Yes.

13 MR. EINGORN: Okay. That was the
14 question I had for the engineer and now that sheds
15 light on what's going on. So there is -- if the
16 Board looks at Exhibit A-1 which we've marked,
17 there's a line that runs behind the two properties,
18 that little gap there is what's between the two
19 gates.

20 CHAIRMAN HANCE: So that leads you to
21 Princess?

22 MR. FELDER: No. This area doesn't lead
23 you to Princess. It's like every property --

24 MR. EINGORN: Whoa, whoa. The court
25 reporter has to take us down so we have to be one at

1 a time.

2 CHAIRMAN HANCE: So I'm looking at this
3 area here. You said the gate goes out here. Is that
4 then another gate?

5 MS. FELDER: Yes. That's another gate
6 that goes to Princess. But if you're looking here on
7 this exhibit here, there's a little you called it,
8 what was it?

9 MR. TAMOUS: It's an easement.

10 MR. EINGORN: It's an easement.

11 MS. FELDER: You called it an easement.
12 It's a little area there.

13 CHAIRMAN HANCE: So the gate really has
14 no --

15 MR. EINGORN: Well, it does to the
16 extent --

17 MS. FELDER: It does.

18 MR. EINGORN: -- you have to access the
19 easement.

20 MS. MOSS: It's used if firefighters have
21 to put out a fire so there's enough room for them to
22 go back there.

23 CHAIRMAN HANCE: I have one behind my
24 house too.

25 MR. TAMOUS: It's a public easement.

1 It's not owned by the applicant. She doesn't control
2 it. But that's allowed for like emergency vehicles,
3 fire, maintenance, lawn, any public works that needs
4 to get to the back of the property. If there are
5 some drainage pipes that get clogged, that would be a
6 means for them to get to the back property. Without
7 walking the entire distance, they can just go through
8 this.

9 CHAIRMAN HANCE: So what I'm saying is,
10 if a fire company can get back there, you can walk
11 back there?

12 MS. FELDER: Yes.

13 MR. DIDUCH: Correct.

14 CHAIRMAN HANCE: Okay. That's what I'm
15 asking.

16 MS. FELDER: Because that's somebody
17 else's property. That's Princess; going towards
18 Princess.

19 MS. MUHAMMAD: You said easement. It
20 separates their property from the next property so
21 their property lines are cut off with a short space
22 in --

23 CHAIRMAN HANCE: In between no one owns
24 that.

25 MS. MUHAMMAD: Most properties in Camden

1 are like that where you have two streets backed up
2 and you have that space in the back yard.

3 CHAIRMAN HANCE: Okay. I have one behind
4 but nothing can get back there but a person.

5 MS. MUHAMMAD: But that's neither here no
6 there for the application

7 MR. EINGORN: So for the record, I was
8 asking about it because I asked about it in relation
9 to the fact that where the water is running to.

10 MR. DIDUCH: Right.

11 MR. EINGORN: That's the only reason I
12 brought it up. That was it.

13 MR. DIDUCH: Generally I think Mr. Tamous
14 was able to address it as well.

15 MR. TAMOUS: Correct. That's not going
16 to other people's property. But it's just contained
17 within the easement and it's conveyed to Kaighn
18 Avenue. I mean, that's logical. It's not serving
19 the entire property. But that's the logical
20 conclusion here is that everything is being directed
21 toward the major artery which typically has all the
22 drainage infrastructure that has the runoff from the
23 development.

24 MR. EINGORN: I didn't mean to make a
25 mountain out of mole hill here. It was really just a

1 drainage question.

2 CHAIRMAN HANCE: That was my fault for
3 being noseey.

4 MR. EINGORN: Does the Board have
5 questions for the applicant or professionals?

6 CHAIRMAN HANCE: No.

7 MR. EINGORN: We're all set. Counsel,
8 any closing argument?

9 MR. DIDUCH: No. At this point, I think
10 we've got everything pretty much out there.

11 MR. EINGORN: I think so too. We will
12 open this matter to the public. But it doesn't seem
13 to be anybody here from the public so we'll close the
14 public portion.

15 The applicant is here tonight seeking a
16 bulk variance for 100 percent impervious coverage for
17 the installed concrete. And then the denial letter
18 indicates, applicant must indicate the use activity
19 through the property which we heard. So the Board
20 should do a discussion of the Positive and Negative
21 Criteria for the bulk variance and make a motion.

22 MS. RIVERA: For positive, I like it
23 because the way she said, she helps the elderly, the
24 special needs and all that kind of stuff which we
25 don't have that much in Camden. And that's when she

1 said that, I'm all for it.

2 CHAIRMAN HANCE: Actually I think it's
3 great. Any time you're helping out the seniors and
4 disability in that community, you're giving back 200
5 percent. I think it's something special and
6 something that's needed especially at this time.

7 I'm interested in it because this is what
8 my neighborhood does, the Heart of Camden. We always
9 do a community there so I think it's moving great
10 around Camden and that's what we need, a lot more
11 people to get involved. Get those seniors out of
12 those houses and keep them alert.

13 MR. EINGORN: Do we have a motion?

14 MS. NUNEZ: Motion to pass.

15 MR. EINGORN: We have a motion to pass.

16 Do we have a second?

17 MS. RIVERA: Second.

18 MR. EINGORN: We'll take a roll-call
19 vote. Chairman Hance.

20 CHAIRMAN HANCE: Yes.

21 MR. EINGORN: Ms. Nunez.

22 MS. NUNEZ: Yes.

23 MR. EINGORN: Ms. Rivera.

24 MS. RIVERA: Yes.

25 MR. EINGORN: Ms. Moss.

1 MS. MOSS: Yes.

2 MR. EINGORN: And Ms. Mason.

3 MS. MASON: Yes.

4 MR. EINGORN: Five in favor and none
5 opposed, the motion passes.

6 CHAIRMAN HANCE: Congratulations.

7 MR. DIDUCH: Thank you.

8 MR. EINGORN: I'll try to have the
9 Resolution for you for the March meeting. Off the
10 record.

11 (Proceedings are off the record at
12 6:05 p.m.)

13 (Proceedings are back on the record at
14 6:07 p.m.)

15 MR. EINGORN: The remaining business
16 would be Adoption of Resolutions. And for December,
17 Chairman Hance, Ms. Nunez, Ms. Rivera and Ms. Mason
18 can vote on these Resolutions as follows:

19 Granting Use Variance Approval and Site
20 Plan Waiver for Telco Group, 2730 Mitchell.

21 Granting Use Variance Approval and Site
22 Plan Waiver for Telco Group, 2733 Saunders Street.

23 Those were the offices next to the batting cage.

24 Granting Use Variance Approval for
25 Triplex Auto Group. They wanted auto repair and body

1 and sale for 901 and 909 N. 3rd Street.

2 Granting Non-Conforming Use for AliPaz,
3 LLC, 361 Marlton Avenue. They have a duplex.

4 Granting Use Variance and Bulk Variance
5 Approval for Mold Services, LLC, 309 Mt. Vernon. He
6 had a four-unit apartment building.

7 Granting Non-Conforming Use for Bano
8 Properties, 418 Marlton Avenue.

9 And Granting Use Variance for Pedro
10 Rodriguez, 120 N. 33rd Street, auto repair on the
11 same lot as his house. He got approval with the
12 condition that he needed to come back for site plan.

13 So do we have a motion to approve those
14 Resolutions, adopt those Resolutions?

15 MS. MASON: I make a motion.

16 MR. EINGORN: We have a motion by
17 Ms. Mason. Do we have a second?

18 MS. NUNEZ: Second.

19 MR. EINGORN: We'll take a roll-call
20 vote. Chairman Hance.

21 CHAIRMAN HANCE: Yes.

22 MR. EINGORN: Ms. Nunez.

23 MS. NUNEZ: Yes.

24 MR. EINGORN: Ms. Rivera.

25 MS. RIVERA: Yes.

1 MR. EINGORN: And Ms. Mason.

2 MS. MASON: Yes.

3 MR. EINGORN: All in favor so moved.

4 And then for January, Chairman Hance,
5 Ms. Rivera, Ms. Moss and Ms. Mason can vote on the
6 following Resolutions:

7 Granting Non-Conforming Use for Chana
8 Kanelsky, 804 Haddon Avenue, a duplex.

9 Granting Non-Conforming Use for Chana
10 Kanelsky, 806 Haddon Avenue, also duplex.

11 Granting Use Variance and Bulk Variance
12 Approval for 2624-2626 Federal Street. That was also
13 a duplex.

14 Granting Use Variance and Bulk Variance
15 Approval with a Site Plan Waiver for Charly De La
16 Cruz, 2823 Westfield Avenue. They had a multi-family
17 dwelling.

18 Granting Use Variance and Bulk Approval
19 and Site Plan Waiver for Ana Sourcing, LLC, 925 N.
20 8th Street. That was the warehouse for repacking
21 products.

22 And Granting Non-Conforming Use for Five
23 Stars Contracting, 724 Spruce Street, a single-family
24 dwelling.

25 Do we have a motion to adopt those

1 Resolutions?

2 MS. MOSS: I make a motion.

3 MR. EINGORN: Do we have a second?

4 CHAIRMAN HANCE: Second.

5 MR. EINGORN: We'll take a roll-call
6 vote. Chairman Hance.

7 CHAIRMAN HANCE: Yes.

8 MR. EINGORN: Ms. Rivera.

9 MS. RIVERA: Yes.

10 MR. EINGORN: Ms. Moss.

11 MS. MOSS: Yes.

12 MR. EINGORN: Ms. Mason.

13 MS. MASON: Yes.

14 MR. EINGORN: So moved. Now we just need
15 a motion to adjourn.

16 CHAIRMAN HANCE: Motion to adjourn.

17 MR. EINGORN: Do we have a second?

18 MS. MASON: Second.

19 MR. EINGORN: All in favor?

20 THE BOARD: Yays.

21 MR. EINGORN: We are adjourned.

22 - - -

23 *(Meeting concluded at 6:10 p.m.)*
24
25

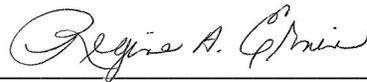
1 CERTIFICATION

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

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

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

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

18 

19 _____
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24 does not apply to any reproduction of the same by any
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	12;10;11;25;1;27;5, 15,18	behaved (1) 8:20 behind (7) 10:3; 20:18;22:16,25; 23:17;24:23;26:3	CHAIRMAN (42) 3:1, 9,10;5:14;6:16;15:5; 16:11;17:13,17,21, 25;20:13,25;21:4,8, 15,20;22:7,11,19; 23:20;24:2,13,23; 25:9,14,23;26:3;27:2, 6;28:2,19,20;29:6,17; 30:20,21;31:4;32:4,6, 7,16	conveyed (1) 26:17 cookie (3) 8:5;11:24, 25 Cookies (6) 4:12,19; 13:14;16:8;18:1; 22:16 Cookie's (1) 22:24 copies (2) 7:1,2 corner (1) 18:24 correctly (1) 19:23 corridor (1) 16:24 Corrine's (2) 16:13,20 Counsel (3) 4:13; 15:20;27:7 counter (6) 12:6,10, 12,13,18;13:8 couple (4) 3:21;7:1,2; 16:19 course (1) 11:3 court (2) 23:9,24 coverage (5) 5:5,7; 9:24;18:13;27:16 create (2) 8:1;13:2 creative (2) 13:19; 16:9 creativity (1) 11:21 credentials (1) 6:7 Criteria (4) 8:13;9:3,6; 27:21 crucial (1) 12:25 Cruz (1) 31:16 currently (2) 12:5; 19:17 cut (1) 25:21		
*						
**Meeting (1)	32:23					
A						
A-1 (4) 15:23,25;19:5; 23:16	applicant's (1) 10:11 application (6) 4:11, 12,18;9:5;18:12;26:6	belongs (1) 22:15 beneficial (1) 9:8 bit (1) 10:25 Block (2) 4:22;7:8 Board (12) 3:2;5:15; 6:4,5,7,22;10:10,25; 23:16;27:4,19;32:20	Chana (2) 31:7,9 Charly (1) 31:15 Cheesesteaks (1) 16:17 chose (1) 11:19 City (12) 3:2;4:20;5:3; 11:8,10,15,16,19,20; 13:3;17:6,12 civil (2) 6:12,17 class (2) 12:7,14 classes (9) 11:25,25, 25;12:3,4,16,24;13:2, 6 clear (1) 10:4 Clerk's (1) 3:7 client (1) 4:18 clogged (1) 25:5 close (2) 12:21;27:13 closed (2) 11:13; 17:15 closing (1) 27:8 Code (1) 5:4 comfortable (1) 12:23 coming (4) 11:6,9; 18:5;19:23 commercial (3) 4:22; 7:12,15 community (9) 8:12, 25;13:9,11,20;16:21; 18:9;28:4,9 community-focused (1) 8:4 compact (1) 7:9 company (1) 25:10 complete (1) 18:11 compliance (1) 9:16 concluded (1) 32:23 concludes (1) 9:12 conclusion (1) 26:20 concrete (7) 5:1;7:16, 17;9:6;18:13,13; 27:17 condition (1) 30:12 Congratulations (1) 29:6 conscious (1) 11:14 considered (1) 8:22 consistent (2) 9:1,24 contained (1) 26:16 contains (1) 7:8 continue (1) 18:8 Contracting (1) 31:23 control (1) 25:1	applied (1) 19:19; 20:15 appropriate (1) 9:7 approval (9) 4:25; 29:19,21,24;30:5,11; 31:12,15,18 approve (3) 4:25; 13:18;30:13 approved (1) 17:10 April (1) 17:23 area (16) 7:3;8:2,19; 9:2;10:4,5;11:23; 12:8;13:19;14:6; 19:10,23;23:10,22; 24:3,12 areas (1) 7:3 argument (1) 27:8 Arlene (5) 5:13;10:16, 22;11:3;13:22 around (2) 13:16; 28:10 artery (1) 26:21 assistant (1) 14:14 Association (1) 11:8 Autism (2) 12:17,19 Auto (3) 29:25,25; 30:10 available (2) 5:9;19:9 Avenue (15) 4:13,21; 7:7;8:16;10:23;16:7, 24;18:5;20:20;26:18; 30:3,8;31:8,10,16	brief (1) 9:12 bring (5) 9:15;11:10, 21;15:5;17:11 brought (1) 26:12 Brown (5) 4:12,18,19; 22:16,24 building (10) 7:25;8:8, 21;11:23;12:12;14:9, 11;15:6;21:12;30:6 buildings (1) 16:12 bulk (8) 4:25;7:19; 27:16,21;30:4;31:11, 14,18 bunnies (1) 13:14 bunny (2) 13:15,16 Burlington (2) 11:6,13 business (10) 4:19; 5:2,23;8:24;10:25; 11:5,8;12:25;16:24; 29:15 businesses (3) 9:25; 14:22;18:5	conveyed (1) 26:17 cookie (3) 8:5;11:24, 25 Cookies (6) 4:12,19; 13:14;16:8;18:1; 22:16 Cookie's (1) 22:24 copies (2) 7:1,2 corner (1) 18:24 correctly (1) 19:23 corridor (1) 16:24 Corrine's (2) 16:13,20 Counsel (3) 4:13; 15:20;27:7 counter (6) 12:6,10, 12,13,18;13:8 couple (4) 3:21;7:1,2; 16:19 course (1) 11:3 court (2) 23:9,24 coverage (5) 5:5,7; 9:24;18:13;27:16 create (2) 8:1;13:2 creative (2) 13:19; 16:9 creativity (1) 11:21 credentials (1) 6:7 Criteria (4) 8:13;9:3,6; 27:21 crucial (1) 12:25 Cruz (1) 31:16 currently (2) 12:5; 19:17 cut (1) 25:21
		C		D		
	B	C-1 (4) 4:23;7:11,14; 9:3 cage (1) 29:23 cake (1) 18:2 call (2) 3:8;4:16 called (2) 24:7,11 Camden (23) 3:2; 4:20;5:3;7:7;8:23; 10:23;11:6,8,11,12, 15,16,19,22;13:2; 14:21;17:5,6,19; 25:25;27:25;28:8,10 came (1) 13:1 Campbell (2) 17:4,8 can (25) 6:7,25,25; 8:14;9:9;12:8,11,13, 22,23;13:6,13,19; 14:7;15:13;18:7,19; 19:2;21:16;25:7,10, 10;26:4;29:18;31:5 capture (1) 19:12 Carnival (1) 16:16 case (1) 19:14 Certainly (1) 6:9		data (1) 19:9 Daycare (1) 17:1 De (1) 31:15 dead (1) 21:6 dealing (1) 12:18 December (1) 29:16 decision (1) 11:14 decorate (1) 13:13 decorating (2) 8:5; 11:25 delicious (1) 11:10 denial (1) 27:17 denied (1) 7:16 detriment (2) 8:15; 9:10 development (1) 26:23 DIDUCH (20) 4:14,15; 6:3,6,16,20,24;9:22; 10:8,24;13:22;15:22; 18:15,19;20:7;25:13; 26:10,13;27:9;29:7 different (5) 11:22; 13:4,7,14;17:11 digital (1) 18:22 dimensions (1) 7:10		
A-1 (4) 15:23,25;19:5; 23:16	back (29) 11:4,18,22; 12:8,9,15;13:19,24; 14:6;16:10;18:6; 19:23;20:2,8;21:11; 22:7,8,9,20;24:22; 25:4,6,10,11;26:2,4; 28:4;29:13;30:12 backed (1) 26:1 Bake (1) 13:12 bakery (3) 7:9;9:21; 17:22 baking (2) 12:7;13:5 Bano (1) 30:7 bar (4) 14:24,24;15:1, 2 based (4) 7:11;8:18, 19;19:8 bathroom (3) 14:18, 23;15:4 bathrooms (1) 14:17 batting (1) 29:23 behalf (2) 4:18;5:12					
able (18) 11:24;12:2, 6,10,14,15,16,21; 13:1,9,10,17;15:11; 17:10;18:7,8,8;26:14						
absent (3) 3:12,12,13						
access (2) 20:8;24:18						
accessibility (1) 8:10						
accessible (4) 8:2; 14:19,23;15:3						
accordance (2) 3:5; 16:23						
across (2) 7:20;16:16						
active (1) 17:6						
activities (5) 8:6,7,17; 9:19;13:12						
activity (1) 27:18						
actually (4) 13:20; 17:6;21:25;28:2						
addition (2) 4:10; 13:11						
address (4) 5:24;6:1; 10:21;26:14						
addressing (1) 15:20						
adjacent (1) 10:2						
adjourn (2) 32:15,16						
adjourned (1) 32:21						
Adjustment (1) 3:2						
adopt (2) 30:14;31:25						
Adoption (1) 29:16						
adults (1) 8:7						
again (1) 11:20						
agenda (4) 4:1,2,3,8						
ahead (1) 21:16						
AHMAD (3) 5:19,25; 6:21						
alert (1) 28:12						
AliPaz (1) 30:2						
alleyway (3) 20:9,13, 22						
allow (1) 9:20						
allowed (1) 25:2						
almost (3) 11:5;17:19, 22						
Alston (1) 3:12						
alter (1) 9:15						
alternative (3) 9:14; 12:2;13:2						
always (2) 14:13;28:8						
Amad (1) 5:10						
Ana (1) 31:19						
announcements (1) 3:21						
apartment (1) 30:6						
applicant (8) 4:24;5:7,						

<p>direct (1) 19:13 directed (1) 26:20 direction (1) 19:1 disabilities (1) 12:1 disability (1) 28:4 discussion (1) 27:20 distance (1) 25:7 distorted (1) 7:5 Donkey's (2) 16:17,22 door (5) 16:14;19:2, 24,25;22:3 down (5) 14:15,16; 16:19;17:1;23:25 drainage (3) 25:5; 26:22;27:1 due (3) 3:24;7:22; 9:16 duly (2) 5:19;10:16 duplex (4) 30:3;31:8, 10,13 dwelling (2) 31:17,24</p>	<p>6:1,12,17;9:13 enough (2) 12:22; 24:21 entire (4) 7:20;19:3; 25:7;26:19 entrance (1) 20:2 environment (1) 8:11 especially (1) 28:6 even (1) 15:16 evening (9) 3:1;4:13, 14,17,24;5:8,13; 10:13;11:3 events (2) 8:5;18:8 everybody (3) 4:14; 11:3;16:5 evidence (1) 10:4 examined (2) 5:20; 10:17 example (2) 17:3,7 except (1) 15:12 exhibit (6) 10:2;15:21, 25;19:5;23:16;24:7 exhibits (1) 6:24 existing (4) 7:11,24; 8:8,9 expansion (2) 8:8,21 expect (1) 5:9 expert (2) 6:8,17 extent (1) 24:16</p>	<p>focus (2) 11:15;18:6 following (1) 31:6 follows (3) 5:21; 10:18;29:18 Food (1) 16:13 Foods (1) 16:16 footprint (1) 8:22 forward (2) 10:11,12 four (1) 7:13 four-unit (1) 30:6 front (4) 12:10,18; 20:5,6 functional (1) 9:7 further (1) 4:4</p>	<p>hand (3) 5:17;6:25; 10:14 handicapped (3) 14:19,22;15:3 happens (1) 14:13 Happy (1) 11:2 heard (3) 4:4,6;27:19 Heart (1) 28:8 held (1) 13:3 helpful (1) 19:16 helping (1) 28:3 helps (1) 27:23 hill (1) 26:25 hold (1) 8:5 home (1) 22:18 Hop (1) 13:12 hopefully (1) 13:17 host (1) 18:8 house (2) 24:24; 30:11 houses (1) 28:12 HVAC (1) 7:25</p>	<p style="text-align: center;">J</p> <p>Jamaican (2) 16:14; 21:2 January (1) 31:4 Jersey (8) 3:5;6:2,14; 10:23;11:7,7,11,17 John (2) 15:10;20:18 jumping (1) 13:15</p>
<p style="text-align: center;">E</p> <p>easement (8) 19:6; 24:9,10,11,19,25; 25:19;26:17 easiest (1) 4:16 easily (1) 14:7 Easter (3) 13:12,15,16 Easter-related (1) 13:13 edge (1) 21:11 eight (2) 12:6,8 EINGORN (63) 3:9, 11,15,17,19,21;5:16, 23;6:19;10:13,20; 15:12,18;18:11,16; 19:4,15;20:8,12,16; 21:19,22,24;22:13, 21;23:2,7,13,24; 24:10,15,18;26:7,11, 24;27:4,7,11;28:13, 15,18,21,23,25;29:2, 4,8,15;30:16,19,22, 24;31:1,3;32:3,5,8,10, 12,14,17,19,21 either (1) 6:25 elderly (3) 12:1;13:5; 27:23 else (1) 16:23 else's (12) 20:11,14, 21,24;21:13;22:4,10, 11,17,18,20;25:17 emergency (1) 25:2 employees (1) 17:8 enclosed (1) 8:16 end (1) 21:6 engage (1) 16:21 engagement (1) 8:6 engineer (5) 5:11; 6:10,13;23:2,14 Engineering (5) 5:10;</p>	<p style="text-align: center;">F</p> <p>facilities (1) 10:7 facility (2) 9:20;10:3 fact (1) 26:9 fall (1) 14:2 fault (1) 27:2 favor (3) 29:4;31:3; 32:19 February (5) 3:3,7,23, 25;4:4 Federal (1) 31:12 feel (1) 12:23 feet (3) 7:10,12,13 Felder (50) 5:13; 10:12,16,22,22,24; 11:2,4;14:1,8,12,18, 21;15:2,7,16;16:6,13; 17:2,14,19,23;18:2, 10;19:19,21;20:3,6, 10,15,17,20;21:2,6,9, 13,17,23;22:4,9,15, 23;23:5,12,22;24:5, 11,17;25:12,16 fence (2) 21:10,11 fenced (3) 22:3,3,6 finish (1) 23:7 fire (3) 24:21;25:3,10 firefighters (1) 24:20 first (3) 4:11;5:19; 10:16 first-floor (1) 7:9 Five (2) 29:4;31:22</p>	<p style="text-align: center;">G</p> <p>gap (2) 22:21;23:18 gate (17) 20:22,23; 22:7,8,9,12,14,15,16, 19,24,25;23:10;24:3, 4,5,13 gates (2) 22:13;23:19 Generally (1) 26:13 geography (1) 8:19 giving (1) 28:4 Glassy (5) 4:12,18,19; 22:15,24 goals (1) 8:24 goes (6) 16:21;21:11; 22:25;23:1;24:3,6 Good (7) 3:1,4;13,14; 6:14;9:10;10:13;11:2 goods (1) 11:10 graduated (1) 6:10 granted (2) 8:14;9:9 Granting (13) 29:19, 21,24;30:2,4,7,9;31:7, 9,11,14,18,22 great (3) 11:7;28:3,9 group (5) 13:6;15:25; 29:20,22,25 groups (1) 12:2 grow (1) 13:9 grown-ups (1) 14:6 GSI (1) 19:9 guests (1) 20:1 guys (1) 13:18</p>	<p style="text-align: center;">I</p> <p>identification (1) 16:1 identified (1) 4:21 identifying (1) 19:10 impact (2) 8:18;9:2 impair (1) 9:3 impairment (1) 9:11 impervious (9) 5:5,7; 7:18;8:20;9:9,24; 10:6;18:13;27:16 improvements (3) 7:21;8:1,25 improves (1) 8:10 including (1) 8:24 inclusive (1) 12:17 indicate (1) 27:18 indicated (2) 7:6,15 indicates (1) 27:18 individuals (5) 5:8; 12:1,11,17,19 infrastructure (1) 26:22 inlets (1) 19:11 inside (3) 12:11; 13:16;17:16 inspection (2) 8:18; 18:23 installation (3) 5:1; 7:17;9:7 installed (4) 7:17; 15:4;18:14;27:17 intended (1) 9:18 intensification (1) 8:9 intensity (1) 8:17 intent (1) 9:3 interested (1) 28:7 into (2) 14:9;20:24 involved (1) 28:11 issue (1) 3:24</p>	<p style="text-align: center;">K</p> <p>Kaighn (1) 26:17 Kanelsky (2) 31:8,10 keep (2) 15:14;28:12 Kevin (4) 4:15,16;7:6, 15 kids (2) 13:13;14:6 kind (1) 27:24 knowledge (1) 7:22</p>
<p style="text-align: center;">L</p> <p>La (1) 31:15 larger (1) 7:4 last (1) 17:24 Law (2) 3:4,5 lawn (1) 25:3 lead (1) 23:22 leading (1) 7:25 leads (2) 22:19;23:20 learned (1) 14:21 leave (1) 15:15 left (3) 15:8;18:24; 21:1 letter (1) 27:17 level (2) 8:2;18:22 licensed (2) 6:9,12 licenses (1) 6:14 lift (2) 14:14,15 light (1) 23:15 line (1) 23:17 lines (2) 19:6;25:21 little (10) 10:25;11:4, 18;14:15;20:13;23:6, 10,18;24:7,12 LLC (4) 4:19;30:3,5; 31:19 located (1) 7:7 location (1) 17:9 locations (3) 11:6,13, 24 logical (2) 26:18,19 long (1) 17:17 look (5) 17:25;19:25; 21:16;22:23,24 looked (2) 9:14,14 looking (7) 13:20; 19:5,22,22;20:17; 24:2,6 looks (3) 15:6;19:17; 23:16</p>				

<p>Lot (15) 4:22;7:8,9,11, 12,18,22,23,23;9:16, 17;17:2;18:5;28:10; 30:11 low (2) 8:17,17</p>	<p>much (6) 6:20;8:20; 9:12;10:8;27:10,25 MUHAMMAD (3) 25:19,25;26:5 multi-family (1) 31:16 Municipal (2) 3:6;5:4 must (1) 27:18</p>	<p>One (11) 5:9;12:12, 13;13:8;16:21;19:3; 21:25;23:25;24:23; 25:23;26:3 only (7) 4:11;12:5,12; 14:1,15;15:13;26:11 open (7) 16:20;17:13, 15;19:24;20:23; 23:10;27:12 opened (1) 17:24 operating (3) 5:2; 10:7;16:15 operations (1) 8:3 opinion (2) 8:14;9:4 opposed (1) 29:5 option (1) 7:24 options (1) 9:15 order (1) 11:14 out (11) 6:25;7:1; 11:9;12:22;22:19; 24:3,21;26:25;27:10; 28:3,11 outdoor (1) 8:2 outside (1) 13:15 over (1) 6:12 owned (1) 25:1 owns (1) 25:23</p>	<p>31:15,19 planner (1) 6:13 planning (1) 8:24 play (1) 6:25 please (5) 3:8;5:17, 24;10:14,20 pm (2) 29:12,14 pm** (1) 32:23 point (1) 27:9 portion (2) 15:19; 27:14 Positive (3) 9:5;27:20, 22 possibly (2) 12:9; 13:15 posted (1) 3:6 pound (1) 18:2 practicing (1) 6:11 Prep (2) 17:5,6 present (2) 4:17;5:15 presented (1) 6:4 pretty (3) 8:20;9:12; 27:10 Princess (9) 20:19,20; 22:17;23:1,21,23; 24:6;25:17,18 printed (1) 15:13 Prior (2) 11:5,9 privilege (1) 4:17 problem (1) 21:17 Proceedings (2) 29:11,13 products (1) 31:21 professional (6) 5:11; 6:10,13,13;8:14;9:4 professionals (1) 27:5 programming (2) 8:5; 9:1 programs (1) 8:12 proper (1) 9:20 properties (8) 10:4,5; 19:7,12;23:1,17; 25:25;30:8 property (28) 4:20; 5:1;7:6,14;10:2; 18:22;19:2,6;20:11, 14,21,24;21:11,14; 22:2,3,5,17;23:23; 25:4,6,17,20,20,21; 26:16,19;27:19 proposal (2) 8:10,23 proposed (3) 7:16,19; 9:6 proposing (2) 8:7,9 provide (2) 6:6;7:23 provides (1) 8:11 public (7) 4:2;9:10; 24:25;25:3;27:12,13, 14 purposes (4) 4:3,15; 5:2;6:18 put (2) 7:4;24:21</p>	<p style="text-align: center;">R</p> <p>raise (2) 5:16;10:14 ramp (4) 14:11,12,24, 24 Reading (1) 3:4 really (4) 9:17;15:14; 24:13;26:25 rear (10) 5:1;7:9,21, 24;8:21;9:18;15:19; 18:17,21;19:12 reason (3) 7:20; 11:19;26:11 record (13) 3:22;4:2, 11,15;10:21;15:19; 18:12;19:5;23:8; 26:7;29:10,11,13 rectangle (2) 23:3,4 Redevelopment (1) 9:2 regular (2) 3:22;16:6 related (1) 5:5 relation (1) 26:8 relief (2) 5:4;9:19 remaining (2) 9:25; 29:15 remember (1) 16:18 rep (1) 10:11 repacking (1) 31:20 repair (2) 29:25;30:10 reporter (2) 23:9,25 representative (1) 5:12 requested (1) 4:5 required (2) 4:5;9:19 requires (1) 5:6 Resolution (1) 29:9 Resolutions (6) 29:16, 18;30:14,14;31:6; 32:1 restaurant (2) 16:14; 21:3 result (2) 3:25;4:7 retired (1) 11:17 reviewing (1) 8:19 right (14) 5:16;10:3, 14;16:15,22,22; 19:18;20:14;21:5; 22:14,22,24;23:6; 26:10 Rivera (20) 3:15,16; 13:23;14:5,10,17,20; 15:1;16:3,25;27:22; 28:17,23,24;29:17; 30:24,25;31:5;32:8,9 Road (1) 23:7 Rodriguez (1) 30:10 Roll (2) 3:7;18:17 roll-call (3) 28:18; 30:19;32:5 rolled (1) 14:8 room (2) 3:22;24:21</p>
<p style="text-align: center;">M</p> <p>ma'am (3) 10:13;20:3; 23:3 Mainly (1) 12:19 maintenance (2) 3:24; 25:3 major (1) 26:21 map (2) 4:21;19:9 March (5) 4:1,4,8,9; 29:9 mark (2) 15:21,22 marked (2) 16:1; 23:16 Marlton (3) 6:2;30:3,8 Mason (18) 3:19,20; 16:18;18:4;20:1,4; 22:10;29:2,3,17; 30:15,17;31:1,2,5; 32:12,13,18 masses (1) 12:4 matter (1) 27:12 maximum (2) 5:5,6 may (4) 10:10;15:10; 19:19;20:15 maybe (3) 12:6,8,13 mean (2) 26:18,24 means (1) 25:6 MEETING (5) 3:3,6, 23;4:9;29:9 meets (1) 9:5 Merricks (1) 3:12 milkshakes (1) 18:3 Minimum (1) 7:10 Mitchell (1) 29:20 MLUL (1) 9:6 Mold (1) 30:5 mole (1) 26:25 Moorestown (1) 11:7 more (4) 12:7,16,16; 28:10 Morrestown (1) 11:14 Moss (11) 3:17,18; 19:17,20;24:20; 28:25;29:1;31:5;32:2, 10,11 most (2) 14:22;25:25 motion (12) 27:21; 28:13,14,15;29:5; 30:13,15,16;31:25; 32:2,15,16 mountain (1) 26:25 move (1) 4:7 moved (4) 4:1,8;31:3; 32:14 moving (1) 28:9 Mt (1) 30:5</p>	<p style="text-align: center;">N</p> <p>name (7) 4:15;5:13, 23,25;10:20,22;11:3 narrow (2) 11:23;12:5 narrowness (1) 9:16 nature (1) 9:23 need (4) 12:21;13:9; 28:10;32:14 needed (2) 28:6; 30:12 needs (3) 10:6;25:3; 27:24 Negative (3) 8:13;9:5; 27:20 Neighborhood (5) 7:11,14;8:25;9:25; 28:8 neither (1) 26:5 New (8) 3:5;6:2,14; 10:23;11:7,7,11,16 next (7) 16:14,15,22; 19:2;22:3;25:20; 29:23 Nobody (1) 17:25 no-go (1) 14:3 Non-Conforming (5) 30:2,7;31:7,9,22 none (1) 29:4 normally (2) 13:3; 14:13 North (2) 6:1;18:25 northerly (1) 19:1 nosey (1) 27:3 not- (1) 21:3 note (1) 15:18 noted (1) 10:2 notes (1) 6:22 notice (2) 3:6;4:5 noticed (1) 4:10 noticing (1) 4:3 Nunez (9) 3:13,14; 28:14,21,22;29:17; 30:18,22,23</p>	<p style="text-align: center;">P</p> <p>pad (1) 7:20 parking (4) 16:4,4,7,9 Parkside (2) 9:2;11:8 partnerships (1) 18:9 pass (2) 28:14,15 passes (1) 29:5 past (1) 6:4 pathway (1) 21:4 paved (1) 19:3 pavement (1) 18:7 Pedro (1) 30:9 people (4) 12:6,8,9; 28:11 people's (1) 26:16 percent (8) 5:6,7;7:18, 18;9:9;10:5;27:16; 28:5 permit (1) 7:15 permitted (2) 7:13; 9:17 person (3) 12:14,22; 26:4 personally (1) 7:21 phone (4) 15:8,13,14, 15 photograph (1) 21:24 picking (1) 16:8 pictures (6) 15:6,10, 12,13,19;16:1 pipes (1) 25:5 pitched (2) 18:17,17 plan (8) 7:4;9:11; 11:1;29:20,22;30:12;</p>	<p style="text-align: center;">R</p>	

roughly (1) 7:10 Route (1) 6:1 rude (1) 23:8 running (1) 26:9 runoff (2) 19:12;26:22 runs (2) 19:6;23:17 rushing (1) 15:8	Soup (2) 17:4,8 Sourcing (1) 31:19 space (10) 12:5,23; 13:8,9,19;16:10,20; 19:7;25:21;26:2 spaced (1) 12:22 spaces (1) 16:19 space-wise (1) 12:21 speak (2) 10:12;18:19 SPEAKER (1) 20:19 SPECIAL (4) 3:3;4:9; 27:24;28:5 Specifically (2) 5:3,5 spring (1) 14:2 Spruce (1) 31:23 staff's (1) 8:3 stairs (1) 7:25 standard (1) 5:6 standing (1) 6:15 standpoint (1) 9:13 Star (1) 16:25 Stars (1) 31:23 started (1) 11:8 State (3) 6:14;10:20; 11:16 step (1) 10:11 steps (1) 14:15 Still (1) 3:11 store (1) 17:21 story (3) 11:4,18;15:8 street (13) 16:4,6,9, 16;17:1;19:13;20:18; 29:22;30:1,10;31:12, 20,23 streets (1) 26:1 stuff (7) 4:7;17:3,3,7, 11;21:15;27:24 Subaru (1) 17:4 submit (1) 6:17 substantial (2) 8:15; 9:10 Suite (1) 6:2 summer (2) 13:25; 14:2 Sunshine (2) 3:4,5 support (2) 8:24;10:6 supports (2) 8:12,23 suppose (1) 13:1 sure (1) 15:9 surface (1) 8:21 surrounding (1) 7:3 sworn (2) 5:15;6:8 sworn/affirmed (2) 5:20;10:17	26:13,15 tax (2) 4:21;19:9 tea (1) 13:6 Telco (2) 29:20,22 ten (1) 11:16 testified (2) 5:20; 10:17 testify (1) 5:9 testimony (1) 9:13 Thanks (1) 13:22 that'll (1) 4:8 tight (1) 13:17 told (1) 17:25 tomorrow (1) 17:4 tonight (3) 4:12;18:6; 27:15 touched (1) 12:20 tough (2) 12:18;13:7 toward (3) 18:17; 19:1;26:21 towards (4) 18:21,24; 22:17;25:17 traffic (1) 8:18 tried (1) 7:4 Triplex (1) 29:25 try (1) 29:8 trying (1) 17:11 Tuesday (1) 3:7 two (10) 5:8;11:6,9; 14:15;16:12;22:13; 23:1,17,18;26:1 type (1) 19:10 typically (4) 7:13; 14:13;19:10;26:21	4,9;31:11,11,14,14,18 vehicles (1) 25:2 Vernon (1) 30:5 Vice-Chairman (1) 3:11 visible (1) 8:16 visited (1) 7:22 visual (1) 18:23 visually-improved (1) 8:11 vote (5) 28:19;29:18; 30:20;31:5;32:6	Z
safe (2) 8:1;12:23 safety (1) 8:10 sale (1) 30:1 same (2) 23:10;30:11 Saunders (1) 29:22 saying (3) 21:18;23:6; 25:9 second (8) 28:16,17; 30:17,18;32:3,4,17,18 Section (3) 5:4;7:19; 12:13 seeking (4) 4:24;5:3; 11:9;27:15 seem (1) 27:12 senior (1) 8:6 seniors (2) 28:3,11 separates (1) 25:20 Services (1) 30:5 serving (1) 26:18 set (2) 14:16;27:7 sheds (1) 23:14 short (1) 25:21 shorter (1) 7:13 shortly (1) 4:10 show (1) 15:6 side (2) 19:25;21:1 sides (1) 18:18 similar (1) 20:23 single-family (1) 31:23 site (15) 7:3,8,22; 8:18,20;9:14,15,23; 11:1;18:25;29:19,21; 30:12;31:15,19 situated (2) 4:20,22 situation (1) 19:11 six (2) 17:14,15 size (2) 7:5,23 slope (1) 18:23 small (3) 8:24;13:6; 14:15 smaller (1) 9:17 small-scaled (1) 8:4 snow (1) 14:4 somebody (10) 20:11, 21,24;21:13;22:4,10, 11,17,18;25:16 someone (2) 20:14; 22:20 sometimes (2) 12:19, 20 sorry (1) 16:3 sought (1) 9:19 Soul (1) 16:13	S	26:13,15 tax (2) 4:21;19:9 tea (1) 13:6 Telco (2) 29:20,22 ten (1) 11:16 testified (2) 5:20; 10:17 testify (1) 5:9 testimony (1) 9:13 Thanks (1) 13:22 that'll (1) 4:8 tight (1) 13:17 told (1) 17:25 tomorrow (1) 17:4 tonight (3) 4:12;18:6; 27:15 touched (1) 12:20 tough (2) 12:18;13:7 toward (3) 18:17; 19:1;26:21 towards (4) 18:21,24; 22:17;25:17 traffic (1) 8:18 tried (1) 7:4 Triplex (1) 29:25 try (1) 29:8 trying (1) 17:11 Tuesday (1) 3:7 two (10) 5:8;11:6,9; 14:15;16:12;22:13; 23:1,17,18;26:1 type (1) 19:10 typically (4) 7:13; 14:13;19:10;26:21	4,9;31:11,11,14,14,18 vehicles (1) 25:2 Vernon (1) 30:5 Vice-Chairman (1) 3:11 visible (1) 8:16 visited (1) 7:22 visual (1) 18:23 visually-improved (1) 8:11 vote (5) 28:19;29:18; 30:20;31:5;32:6	Zone (3) 4:23;7:12,15 Zoning (5) 3:2;6:5; 7:15;9:3,11
	T		W	1
	U		wait (1) 17:9 Waiver (4) 29:20,22; 31:15,19 walk (1) 25:10 walking (1) 25:7 wall (3) 21:8,9,25 warehouse (1) 31:20 water (1) 26:9 way (5) 16:20;18:25; 19:24;20:2;27:23 Welcome (1) 3:1 Westfield (1) 31:16 what's (3) 23:11,15,18 wheelchair (2) 14:14, 16 wheelchairs (2) 12:11;14:6 whenever (1) 16:7 Whereupon (1) 15:25 White (1) 6:25 Whoa (2) 23:24,24 whole (1) 18:12 wide (1) 7:12 Widener (1) 6:10 width (1) 7:11 winter (2) 13:25;14:3 winter- (1) 14:2 within (1) 26:17 without (4) 8:15;9:9, 10;25:6 worked (2) 11:15,20 works (1) 25:3 workshop (1) 17:9 workshops (1) 8:6 worries (1) 21:22	10 (1) 4:22 10 (1) 3:7 100 (5) 5:7;7:17;9:9; 10:5;27:16 104 (1) 6:2 11 (3) 4:22;7:8;11:5 120 (1) 30:10 1250 (4) 4:13,20;7:7; 10:23 1294 (2) 4:22;7:8 16 (1) 7:10 18 (1) 3:3 18th (1) 4:9 1996 (1) 6:11
	V		Y	2
		unavailable (1) 3:24 under (1) 7:19 UNIDENTIFIED (1) 20:19 units (1) 7:25 University (1) 6:11 up (7) 5:14;16:8;19:4, 24;20:23;26:1,12 upper (1) 18:24 usable (1) 9:18 use (23) 3:22;8:10; 9:8,20,23;10:6;11:22; 12:10;13:19;27:18; 29:19,21,24;30:2,4,7, 9,31;7,9,11,14,18,22 used (3) 8:4;12:4; 24:20 utilize (3) 7:24;20:2,4 utilized (1) 8:3	20 (2) 7:12;12:8 200 (1) 28:4 2019 (1) 11:17 2026 (2) 3:3,7 25 (2) 6:12;12:9 2624-2626 (1) 31:12 2730 (1) 29:20 2733 (1) 29:22 2823 (1) 31:16 2nd (1) 3:23	
			yard (12) 7:9,21,24; 8:15,21;9:18;11:22; 12:9;13:19,24;22:20; 26:2 Yays (1) 32:20 year (4) 17:20,22,23, 24 years (4) 6:12;11:5,9, 16	30 (1) 12:9 309 (1) 30:5 33rd (1) 30:10 361 (1) 30:3 3rd (1) 30:1
				3
				4
				5
				6
				7
				724 (1) 31:23

73 (1) 6:1				
8				
80 (2) 5:6;7:18 804 (1) 31:8 806 (1) 31:10 870-66 (2) 5:4;7:20 8th (1) 31:20				
9				
901 (1) 30:1 909 (1) 30:1 925 (1) 31:19				