

In The Matter Of:
CITY OF CAMDEN
PLANNING BOARD

CITY OF CAMDEN PLANNING BOARD
February 12, 2026

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PLANNING BOARD
CITY OF CAMDEN

- - - -

Thursday, February 12, 2026

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Transcript of proceedings of the City of
Camden Planning Board was conducted as a virtual
meeting via a remote conferencing platform, TEAMS,
commencing at 6:00 p.m.

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

- STEVEN LEE, VICE-CHAIRMAN
- ERIN CREAN
- IAN LEONARD
- COUNCILMAN FALIO LEYBA-MARTINEZ
- OMARI THOMAS
- DEREK DAVIS

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

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

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1	I N D E X	
2	CASES HEARD:	PAGE
3	1. Reading of the Opening Statement	3
4	2. Roll Call	4
5	3. Approval of Planning Board Public Hearing Minutes - January 8, 2026	5
6	4. Swearing in of all Professionals and Planning Staff	4
7		
8	5. Planning Director's Report	None
9	6. NEW BUSINESS:	
10	A. Gina Lord and Quinn DeMenna 576-78 Benson Street	7
11	B. Alban Visha/Gezim Dudos	8
12	1433 Chesapeake Road	
13	C. Jose Sanchez	8
14	2965 Merrimac Road	
15	D. River Avenue & Federal Street	12
16	Block 1182, Lot 21 (Proposed Lots 21 & 21.01)	
17	7. ADOPTION OF RESOLUTIONS	18
18		
19	8. ADJOURNMENT	20
20		
21		
22		
23		
24		
25		

1 VICE-CHAIRMAN LEE: The meeting shall now
2 come to order.

3 By the direction of the Planning Board
4 Chairman, Jose DeJesus, Jr. of the City of Camden,
5 there will be a regularly scheduled Planning Board
6 held on Thursday, February 12, 2026 at 6 o'clock p.m.
7 The City of Camden remains under a Declaration of
8 Health Emergency related to the COVID-19 virus.

9 And while City Hall is still open, this
10 regularly scheduled meeting will be conducted as a
11 virtual meeting via a remote conference platform,
12 TEAMS. Instructions on accessing this virtual
13 regularly scheduled Planning Board meeting can be
14 found on the City of Camden's website. At this time
15 we move forward with the agenda items. Reading of
16 the Opening Statement, Angela.

17 MS. MILLER: Good evening. Adequate
18 notice of this meeting has been provided in
19 accordance with the Open Public Meeting Act. The
20 Camden City Planning Board adopted a Resolution
21 approving a schedule of regular meetings to be held
22 during the year of 2026 by, one, posting a copy
23 thereof on the bulletin board reserved for such
24 purpose in the Office of City Clerk, City Hall, first
25 floor, Camden, New Jersey; two, transmitting a copy

1 thereof to the Courier Post and to the Philadelphia
2 Inquirer. These newspapers have been designated by
3 this Board to receive same, and filing a copy thereof
4 with the City Clerk, City of Camden, New Jersey. The
5 subject meeting was publicized on February 9, 2026.

6 VICE-CHAIRMAN LEE: Thank you. Roll
7 call, please.

8 MS. MILLER: Jose DeJesus. Steven Lee.

9 VICE-CHAIRMAN LEE: Here.

10 MS. MILLER: Mayor Victor Carstarphen.
11 Director Keith Walker. Ian Leonard.

12 MR. LEONARD: Here.

13 MS. MILLER: Councilman Falio
14 Leyba-Martinez.

15 COUNCILMAN MARTINEZ: Good evening.

16 MS. MILLER: Erin Crean.

17 MS. CREAN: Present.

18 MS. MILLER: Omari Thomas.

19 MR. THOMAS: Present.

20 MS. MILLER: Derek Davis.

21 MR. DAVIS: Here.

22 MS. MILLER: Brenda Fraction. Thank you.

23 VICE-CHAIRMAN LEE: At this time, we'll
24 have the swearing in of all the professionals and
25 planning staff.

1 MR. BURNS: For our professionals and
2 planning staff, please raise your right hands.

3 - - -

4 DR. EDWARD C. WILLIAMS, PP, AICP, CSI,
5 AHP, CZO, CPZBS; ROBERT HUNTER, PE, having been duly
6 sworn/affirmed, testified as follows:

7 - - -

8 VICE-CHAIRMAN LEE: Okay. New Business.
9 I understand we're going to be combining Items 'A,'
10 'B,' 'C' together.

11 DR. WILLIAMS: If I may, Mr. Vice-Chair.
12 I'm sorry to interrupt you. Did we go through the
13 minutes to table?

14 VICE-CHAIRMAN LEE: Oh, I just skipped
15 that. That's right. I'm sorry. Item 3 going back,
16 approval of Planning Board Minutes. We're going to
17 table that this month pending further hearing, I
18 guess, and further review. I assume it's going to be
19 on next month's agenda?

20 DR. WILLIAMS: That's correct, sir.

21 VICE-CHAIRMAN LEE: Okay. So we'll move
22 forward next month with the approval of the Planning
23 Board Minutes dated January 8th, 2026. Thank you.

24 DR. WILLIAMS: I recommend that we take
25 action, Mr. Vice-Chair.

1 VICE-CHAIRMAN LEE: Yes.

2 DR. WILLIAMS: We need a motion.

3 MS. CREAN: Motion.

4 MR. BURNS: We need a motion.

5 MR. THOMAS: Second.

6 VICE-CHAIRMAN LEE: Did somebody make a
7 motion?

8 DR. WILLIAMS: I saw a second by
9 Mr. Thomas.

10 MS. CREAN: Motion.

11 DR. WILLIAMS: Ms. Crean with a motion
12 and Mr. Thomas was the second, correct?

13 MR. THOMAS: Yes.

14 DR. WILLIAMS: Thank you.

15 VICE-CHAIRMAN LEE: Roll call, please.

16 MS. MILLER: Mr. Lee.

17 VICE-CHAIRMAN LEE: Yes.

18 MS. MILLER: Mr. Leonard.

19 MR. LEONARD: Yes.

20 MS. MILLER: Councilman Martinez.

21 MR. MARTINEZ: Are we voting on minutes
22 for last month, Dr. Williams? I would abstain.

23 DR. WILLIAMS: That's correct.

24 MR. BURNS: Thank you, Councilman.

25 MS. MILLER: Ms. Crean.

1 MS. CREAN: Yes.

2 MS. MILLER: Mr. Thomas.

3 MR. THOMAS: Yes.

4 MS. MILLER: Mr. Davis.

5 MR. DAVIS: I didn't show up last month
6 either, right, so I have to abstain.

7 DR. WILLIAMS: Yes, sir.

8 MR. BURNS: Yes.

9 MS. MILLER: Thank you.

10 VICE-CHAIRMAN LEE: Okay. Moving right
11 along. The Items 'A,' 'B' and 'C,' we're going to
12 combine those items in the interest of time. And
13 Item 'A,' Certificate of Appropriateness Gina Lord,
14 576 through 78 Benson Street. The applicant is
15 proposing exterior work (Installation of a Window) at
16 said property located within the Cooper Plaza
17 Historic District.

18 Now are we suppose to be hearing these --
19 we've already heard these, correct?

20 DR. WILLIAMS: Yes.

21 MR. BURNS: Right.

22 DR. WILLIAMS: The HPC did review all of
23 the C of A items and we're requesting the Vice-Chair
24 to just read off the Items 'A,' 'B' and 'C,' the
25 title. I can give further explanation. Because for

1 Item 'B,' the HPC did deny that C of A. And the
2 applicants were aware of that and they plan to come
3 back at a future meeting with a different concept.

4 VICE-CHAIRMAN LEE: Okay. Got you. So I
5 did 'A.' Moving right along on to 'B,' Certificate
6 of Appropriateness, Alban Visha, 1433 Chesapeake
7 Road. The applicant is proposing exterior work at
8 said property located within the Fairview Historic
9 District. The Historic Preservation voted to deny to
10 the proposed exterior painting work.

11 Item No. 'C,' Certificate of
12 Appropriateness Jose Sanchez, 2965 Merrimac Road.
13 The applicant is proposing exterior work
14 (Roofing Materials Williamsburg Slate), no capping
15 wood elements, and paint color consistent with the
16 Colonial palette at said property located within the
17 Fairview Historic District.

18 DR. WILLIAMS: Just as a summary, Mr.
19 Chair, you can open to the public just in case there
20 may be someone from the public that wishes to weigh
21 in.

22 VICE-CHAIRMAN LEE: Okay. At this time,
23 we will open this up to the public to see if there's
24 anyone has any interest in these matters. And so,
25 Dr. Williams, I guess you can let us know.

1 DR. WILLIAMS: Yes, Mr. Vice-Chair and
2 members, there's no one on this call tonight to weigh
3 in.

4 VICE-CHAIRMAN LEE: Okay. Fine. So we
5 can close that portion.

6 MR. BURNS: Dr. Williams, you're
7 recommending the two approvals and the denial,
8 correct?

9 DR. WILLIAMS: That's correct, sir.

10 VICE-CHAIRMAN LEE: So moved for the
11 approval on 'A' and 'B.' So do I have a second?

12 MR. BURNS: It'll be a motion to approve
13 the approval for 'A' and 'C' --

14 VICE-CHAIRMAN LEE: 'A' and 'C,' I'm
15 sorry.

16 MR. BURNS: Yes. So let's do those
17 first, 'A' and 'C,' motion to approve. Do we have a
18 motion?

19 MR. THOMAS: Motion to approve 'A' and
20 'C.'

21 MR. BURNS: Very good.

22 MS. CREAN: Second.

23 DR. WILLIAMS: There's a question by
24 Mr. Martinez.

25 MR. BURNS: Yes, sir.

1 COUNCILMAN MARTINEZ: Sorry. I was just
2 wondering, so 'B' is being denied. Just for my
3 reference, why are we denying it, Dr. Williams?

4 DR. WILLIAMS: It's being denied because
5 a violation letter went out to the property owner for
6 painting the exterior prior to getting approval. And
7 the color wasn't appropriate so the Commission
8 recommended them to remove the paint.

9 COUNCILMAN MARTINEZ: Got it. Thank you.
10 I just wanted to understand.

11 VICE-CHAIRMAN LEE: Roll call.

12 MS. MILLER: Mr. Lee.

13 VICE-CHAIRMAN LEE: Yes.

14 MS. MILLER: Mr. Leonard.

15 MR. LEONARD: Yes.

16 MS. MILLER: Councilman Martinez.

17 COUNCILMAN MARTINEZ: Yes.

18 MS. MILLER: Ms. Crean.

19 MS. CREAN: Yes.

20 MS. MILLER: Mr. Thomas.

21 MR. THOMAS: Yes.

22 MS. MILLER: Mr. Davis.

23 MR. DAVIS: Yes.

24 MS. MILLER: Motion carried to approve.

25 Thank you.

1 MR. BURNS: So, Mr. Chairman, the next
2 motion would be on 'B' which would be a motion to
3 deny with the understanding that the applicant has
4 been instructed to take appropriate steps and
5 reappear before the committee once those corrective
6 measures have been taken.

7 VICE-CHAIRMAN LEE: Okay. We have a
8 Courtesy Review.

9 MR. BURNS: Well, we need a vote on that,
10 Mr. Chairman. I need a motion to deny --

11 VICE-CHAIRMAN LEE: I was going to read
12 it out but if that's not necessary, we'll just move
13 forward with the motion.

14 MR. BURNS: Do we have a motion?

15 MS. CREAN: I move to deny the request
16 for 1433 Chesapeake Road.

17 MR. BURNS: Do we have a second?

18 VICE-CHAIRMAN LEE: Second.

19 MR. BURNS: You can second,
20 Mr. Vice-Chair. So we have a motion and a second.
21 And we need a roll-call vote.

22 MS. MILLER: Mr. Lee.

23 VICE-CHAIRMAN LEE: Yes.

24 MS. MILLER: Mr. Leonard.

25 MR. LEONARD: Yes.

1 MS. MILLER: Councilman Martinez.

2 COUNCILMAN MARTINEZ: Yes.

3 MS. MILLER: Ms. Crean.

4 MS. CREAN: Yes.

5 MS. MILLER: Mr. Thomas.

6 MR. THOMAS: Yes.

7 MS. MILLER: Mr. Davis.

8 MR. DAVIS: Yes.

9 MS. MILLER: Motion carried to deny.

10 Thank you.

11 MR. BURNS: We have Item 'D.' I'm
12 turning my page here. Adoption of the following
13 Resolutions.

14 MR. BURNS: No. We have 'D,'
15 Mr. Chairman.

16 MS. MILLER: Item 'D.'

17 VICE-CHAIRMAN LEE: I'm sorry. I have
18 the -- it's on the back of my agenda, the old agenda.
19 I'm sorry.

20 DR. WILLIAMS: Ms. Miller, can you read
21 Item 'D,' please?

22 MS. MILLER: Yes. Courtesy Review
23 regarding Minor Subdivision, River Avenue and Federal
24 Street, Block 1182, Lot 21 (Proposed Lots 21 & 21.01).
25 This subdivision is a critical component of the

1 Camden County's Capital Improvement Project to
2 realign the intersection of Federal Street and River
3 Avenue, improving traffic flow and safety in this
4 high-volume corridor. The property is situated
5 within the Transit Oriented Development (TOD) Zone,
6 and the proposed lot configurations have been
7 approved by the City Tax Assessor. Ms. Lampitt, can
8 you give us some input on that, please?

9 MS. LAMPITT: Thank you, Ms. Miller.

10 Good evening Board members. My name is
11 Ileen Lampitt. I am the Director of Planning and
12 Permits for Camden County. I am also an attorney. I
13 am here representing the County's interest in this
14 in minor subdivision. Like Angela said, like
15 Ms. Miller said, we are requesting the minor
16 subdivision so that we can widen the intersection of
17 Federal and River. This is right next to the Ablett
18 Village project that's going on. The County has a
19 major road-widening reconstruction project in this
20 area that is absolutely going to benefit City
21 residents. And in order for us to move forward and
22 make this project to be substantial, we need this
23 piece of property from the City of Camden.

24 So we're here requesting the minor
25 subdivision to be approved and move it forward so we

1 can continue with our capital improvements. Thank
2 you.

3 DR. WILLIAMS: To the Vice-Chair and
4 members of the Board. I just want to remind you that
5 it's a Courtesy Review; that as we're working with
6 the County to move these kind of projects forward, it
7 comes into to proper alignment with the City's
8 Capital Improvement Plan and Budget. And also in
9 coordinating with the County and City with what we
10 call the Transportation Coordination Committee.

11 We do have Mr. Hunter here who did
12 brief-out a short letter. And if you don't mind,
13 sir, if you can just summarize that letter for the
14 record, please.

15 MR. HUNTER: Absolutely. Our office
16 worked with the County regarding the minor
17 subdivision plan. I believe the intent of the plan
18 and the reason for the subdivision, is to create an
19 intersection, a 90-degree intersection, at River and
20 Federal. Our office worked with the County and their
21 professional, to perfect that plan. They have, since
22 our initial comments, provided us a revised plan. We
23 have no further comment on the subdivision plan
24 itself. They have been a great applicant to work
25 with. So I really have no further input besides that

1 the plan itself meets our satisfaction at this time.

2 MR. BURNS: And, Bob, the legal
3 descriptions that were provided, you have reviewed
4 those and they are acceptable, correct?

5 MR. HUNTER: We have.

6 MR. BURNS: Very good.

7 DR. WILLIAMS: Mr. Vice-Chair, if you
8 don't mind, could we open this matter to the public
9 as well just for the record to make sure that we take
10 in any community input if there's any available.

11 VICE-CHAIRMAN LEE: Sure. At this time,
12 we'll open it up to the public. Let us know, Doctor,
13 if there are any interested parties.

14 DR. WILLIAMS: Yes, sir. Just for the
15 record, I do not see anyone on this meeting call to
16 weigh in on this concept review.

17 VICE-CHAIRMAN LEE: Okay. Thank you.

18 MR. BURNS: Mr. Chairman, I can do a
19 summary if you'd like, sir.

20 VICE-CHAIRMAN LEE: Sure.

21 MR. BURNS: You heard the presentation by
22 Ms. Lampitt. You've heard the testimony of our
23 professional engineer that they have reviewed the
24 project; that they support the subdivision as
25 provided. As part of the application from the

1 County, the legal descriptions have been reviewed for
2 the new lot and block numbers. They have been deemed
3 acceptable by our engineer.

4 And the applicant is seeking minor
5 subdivision approval to assist in the realignment of
6 Federal Street. And has testified the subdivision is
7 a crucial component to the Camden County Capital
8 Improvement Project to realign the intersection of
9 Federal Street and River Avenue so as to approve
10 traffic flow and safety in what has been deemed a
11 high-volume corridor.

12 So if the Board is inclined to make a
13 motion, they're free to do that. If anybody has any
14 questions on the application, certainly ask them
15 now. And if there's any information, additional
16 information we can provide, we're happy to do it.

17 VICE-CHAIRMAN LEE: Any questions from
18 the Board members? Hearing none, I would like to be
19 the first to move on that in the affirmative.

20 MS. CREAN: Second.

21 VICE-CHAIRMAN LEE: Roll call, please.

22 MS. MILLER: Are we voting on a Courtesy
23 Review?

24 MS. LAMPITT: You don't need to.

25 MR. BURNS: We can just -- the vote could

1 be to support the subdivision as provided. It can be
2 a simple roll-call vote that the Board has reviewed
3 it and that the Courtesy Review has been deemed
4 acceptable based on the testimony of our professional
5 engineer. So just for the record, if the Board is
6 inclined to do a roll-call vote, that's fine.

7 MS. MILLER: Okay. Because normally we
8 don't but that's fine.

9 MS. MILLER: Mr. Lee.

10 VICE-CHAIRMAN LEE: Yes.

11 MS. MILLER: Mr. Leonard.

12 MR. LEONARD: Yes.

13 MS. MILLER: Councilman Martinez.

14 COUNCILMAN MARTINEZ: Yes.

15 MS. MILLER: Ms. Crean.

16 MS. CREAN: Yes.

17 MS. MILLER: Mr. Thomas.

18 MR. THOMAS: Yes.

19 MS. MILLER: Mr. Davis.

20 MR. DAVIS: Yes.

21 MS. MILLER: Motion carried. Thank
22 you.

23 MS. LAMPITT: Thank you all. Doctor
24 Williams, thank you too. Have a good night.

25 DR. WILLIAMS: No problem. Take care.

1 VICE-CHAIRMAN LEE: Moving right along,
2 we have the adoption of the following Resolutions.

3 Mr. Burns, do you usually handle the
4 adoption of Resolutions?

5 MR. BURNS: Yes, sir. I'm happy to do
6 that, Mr. Vice-Chair. We had our Reorganization.
7 as you are aware at the January meeting. And the
8 Resolutions were offered for -- related to the
9 election of the Chair, the Vice-Chair, Secretary,
10 appointment of the Planning Board Attorney,
11 appointment of the Conflict Attorney, appointment of
12 the Board Engineer and appointment of the Conflict
13 Engineer.

14 We also had a Certificate of
15 Appropriateness which was approved for Juanita Rice
16 at 2996 N. Congress Road. And a Certificate of
17 Appropriateness for Vaughn Carstarphen at 1020
18 Niagara Road. The application was also approved for
19 McGuire Preservation Urban Renewal. And that was for
20 Preliminary and Final Site Plan.

21 And a Resolution for an extension was
22 approved as presented by Kevin Sheehan for 1435 River
23 Owner, LLC. So all those Resolutions have been
24 prepared. They have been submitted to Ms. Miller and
25 we would just need a motion to approve with a second

1 and a roll-call vote.

2 VICE-CHAIRMAN LEE: Is there a motion?

3 MS. CREAN: Motion.

4 VICE-CHAIRMAN LEE: Is there a second?

5 MS. MILLER: I'm sorry. They talked at
6 the same time. Who was the first one to motion it?

7 DR. WILLIAMS: Ms. Crean motioned it.

8 MS. MILLER: Okay. Is there a second?

9 VICE-CHAIRMAN LEE: I'll second it.

10 MR. BURNS: Very good, Mr. Chair.

11 MS. MILLER: Roll call. Mr. Lee.

12 VICE-CHAIRMAN LEE: Yes.

13 MS. MILLER: Mr. Leonard.

14 MR. LEONARD: Yes.

15 MS. MILLER: Councilman Martinez.

16 COUNCILMAN MARTINEZ: Abstain.

17 MS. MILLER: Ms. Crean.

18 MS. CREAN: Yes.

19 MS. MILLER: Mr. Thomas.

20 MR. THOMAS: Yes.

21 MS. MILLER: Mr. Davis.

22 MR. DAVIS: Yes.

23 MS. MILLER: Motion carried to approve.

24 Thank you.

25 MR. BURNS: All done.

1 VICE-CHAIRMAN LEE: So now we need a
2 motion to adjourn.

3 MS. CREAN: So moved.

4 VICE-CHAIRMAN LEE: Second.

5 MS. MILLER: Roll call. Mr. Lee.

6 VICE-CHAIRMAN LEE: Yes.

7 MS. MILLER: Mr. Leonard.

8 MR. LEONARD: Yes.

9 MS. MILLER: Councilman Martinez.

10 COUNCILMAN MARTINEZ: Yes.

11 MS. MILLER: Ms. Crean.

12 MS. CREAN: Yes.

13 MS. MILLER: Mr. Thomas.

14 MR. THOMAS: Yes.

15 MS. MILLER: Mr. Davis.

16 MR. DAVIS: Yes.

17 MS. MILLER: Motion to adjourn.

18 Thank you all. Have a good night.

19 - -

20 **(Meeting concluded at 6:19 p.m.)**

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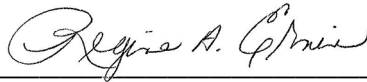
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2
3
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5 Reporter and Notary Public.

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
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25 means, unless under the direction, control and/or
supervision of the certifying reporter.)

	available (1) 15:10 Avenue (3) 12:23; 13:3;16:9 aware (2) 8:2;18:7	Chairman (5) 3:4; 11:1,10;12:15;15:18 Chesapeake (2) 8:6; 11:16 City (13) 3:4,7,9,14, 20,24,24;4:4,4;13:7, 20,23;14:9 City's (1) 14:7 Clerk (2) 3:24;4:4 close (1) 9:5 Colonial (1) 8:16 color (2) 8:15;10:7 combine (1) 7:12 combining (1) 5:9 comment (1) 14:23 comments (1) 14:22 Commission (1) 10:7 committee (2) 11:5; 14:10 community (1) 15:10 component (2) 12:25; 16:7 concept (2) 8:3;15:16 concluded (1) 20:20 conducted (1) 3:10 conference (1) 3:11 configurations (1) 13:6 Conflict (2) 18:11,12 Congress (1) 18:16 consistent (1) 8:15 continue (1) 14:1 Cooper (1) 7:16 coordinating (1) 14:9 Coordination (1) 14:10 copy (3) 3:22,25;4:3 corrective (1) 11:5 corridor (2) 13:4; 16:11 Councilman (16) 4:13, 15:6;20,24;10:1,9,16, 17;12:1,2;17:13,14; 19:15,16;20:9,10 County (8) 13:12,18; 14:6,9,16,20;16:1,7 County's (2) 13:1,13 Courier (1) 4:1 Courtesy (5) 11:8; 12:22;14:5;16:22; 17:3 COVID-19 (1) 3:8 CPZBS (1) 5:5 Crean (23) 4:16,17; 6:3,10,11,25;7:1; 9:22;10:18,19;11:15; 12:3,4;16:20;17:15, 16;19:3,7,17,18;20:3, 11,12 create (1) 14:18 critical (1) 12:25 crucial (1) 16:7 CSI (1) 5:4	CZO (1) 5:5 D D' (4) 12:11,14,16,21 dated (1) 5:23 Davis (14) 4:20,21; 7:4,5;10:22,23;12:7, 8;17:19,20;19:21,22; 20:15,16 Declaration (1) 3:7 deemed (3) 16:2,10; 17:3 DeJesus (2) 3:4;4:8 denial (1) 9:7 denied (2) 10:2,4 deny (6) 8:1,9;11:3, 10,15;12:9 denying (1) 10:3 Derek (1) 4:20 descriptions (2) 15:3; 16:1 designated (1) 4:2 Development (1) 13:5 different (1) 8:3 direction (1) 3:3 Director (2) 4:11; 13:11 District (3) 7:17;8:9,17 Doctor (2) 15:12; 17:23 done (1) 19:25 DR (27) 5:4,11,20,24; 6:2,8,11,14,22,23;7:7, 20,22;8:18,25;9:1,6,9, 23;10:3,4;12:20;14:3; 15:7,14;17:25;19:7 duly (1) 5:5 during (1) 3:22 E EDWARD (1) 5:4 either (1) 7:6 election (1) 18:9 elements (1) 8:15 Emergency (1) 3:8 engineer (5) 15:23; 16:3;17:5;18:12,13 Erin (1) 4:16 evening (3) 3:17; 4:15;13:10 explanation (1) 7:25 extension (1) 18:21 exterior (5) 7:15;8:7, 10,13;10:6 F Fairview (2) 8:8,17 Falio (1) 4:13 February (2) 3:6;4:5 Federal (6) 12:23;	13:2,17;14:20;16:6,9 filing (1) 4:3 Final (1) 18:20 Fine (3) 9:4;17:6,8 first (4) 3:24;9:17; 16:19;19:6 floor (1) 3:25 flow (2) 13:3;16:10 following (2) 12:12; 18:2 follows (1) 5:6 forward (6) 3:15;5:22; 11:13;13:21,25;14:6 found (1) 3:14 Fraction (1) 4:22 free (1) 16:13 further (5) 5:17,18; 7:25;14:23,25 future (1) 8:3 G Gina (1) 7:13 Good (8) 3:17;4:15; 9:21;13:10;15:6; 17:24;19:10;20:18 great (1) 14:24 guess (2) 5:18;8:25 H Hall (2) 3:9,24 handle (1) 18:3 hands (1) 5:2 happy (2) 16:16;18:5 Health (1) 3:8 heard (3) 7:19;15:21, 22 hearing (3) 5:17;7:18; 16:18 held (2) 3:6,21 high-volume (2) 13:4; 16:11 Historic (4) 7:17;8:8,9, 17 HPC (2) 7:22;8:1 HUNTER (4) 5:5; 14:11,15;15:5 I Ian (1) 4:11 Ileen (1) 13:11 Improvement (3) 13:1; 14:8;16:8 improvements (1) 14:1 improving (1) 13:3 inclined (2) 16:12; 17:6 information (2) 16:15, 16 initial (1) 14:22
*				
**Meeting (1) 20:20				
A	B			
A' (10) 5:9;7:11,13, 24;8:5,9;11,13,14,17, 19 Ablett (1) 13:17 absolutely (2) 13:20; 14:15 abstain (3) 6:22;7:6; 19:16 acceptable (3) 15:4; 16:3;17:4 accessing (1) 3:12 accordance (1) 3:19 Act (1) 3:19 action (1) 5:25 additional (1) 16:15 Adequate (1) 3:17 adjourn (2) 20:2,17 adopted (1) 3:20 Adoption (3) 12:12; 18:2,4 affirmative (1) 16:19 agenda (4) 3:15;5:19; 12:18,18 AHP (1) 5:5 AICP (1) 5:4 Alban (1) 8:6 alignment (1) 14:7 along (3) 7:11;8:5; 18:1 Angela (2) 3:16;13:14 applicant (6) 7:14;8:7, 13;11:3;14:24;16:4 applicants (1) 8:2 application (3) 15:25; 16:14;18:18 appointment (4) 18:10,11,11,12 appropriate (2) 10:7; 11:4 Appropriateness (5) 7:13;8:6,12;18:15,17 approval (6) 5:16,22; 9:11,13;10:6;16:5 approvals (1) 9:7 approve (7) 9:12,17, 19;10:24;16:9;18:25; 19:23 approved (5) 13:7,25; 18:15,18,22 approving (1) 3:21 area (1) 13:20 Assessor (1) 13:7 assist (1) 16:5 assume (1) 5:18 attorney (3) 13:12; 18:10,11	B' (8) 5:10;7:11,24; 8:1,5;9:11;10:2;11:2 back (3) 5:15;8:3; 12:18 based (1) 17:4 benefit (1) 13:20 Benson (1) 7:14 besides (1) 14:25 Block (2) 12:24;16:2 Board (16) 3:3,5,13, 20,23;4:3;5:16,23; 13:10;14:4;16:12,18; 17:2,5;18:10,12 Bob (1) 15:2 Brenda (1) 4:22 brief-out (1) 14:12 Budget (1) 14:8 bulletin (1) 3:23 BURNS (26) 5:1;6:4, 24;7:8,21;9:6,12,16, 21,25;11:1,9,14,17, 19;12:11,14;15:2,6, 18,21;16:25;18:3,5; 19:10,25 Business (1) 5:8 C C' (8) 5:10;7:11,24; 8:11;9:13,14,17,20 call (9) 4:7;6:15;9:2; 10:11;14:10;15:15; 16:21;19:11;20:5 Camden (9) 3:4,7,20, 25;4:4;13:1,12,23; 16:7 Camden's (1) 3:14 can (15) 3:13;7:25; 8:19,25;9:5;11:19; 12:20;13:7,16;14:1, 13;15:18;16:16,25; 17:1 Capital (4) 13:1;14:1, 8;16:7 capping (1) 8:14 care (1) 17:25 carried (4) 10:24; 12:9;17:21;19:23 Carstarphen (2) 4:10; 18:17 case (1) 8:19 certainly (1) 16:14 Certificate (5) 7:13; 8:5,11;18:14,16 Chair (3) 8:19;18:9; 19:10			

<p>input (3) 13:8;14:25; 15:10 Inquirer (1) 4:2 Installation (1) 7:15 instructed (1) 11:4 Instructions (1) 3:12 intent (1) 14:17 interest (3) 7:12;8:24; 13:13 interested (1) 15:13 interrupt (1) 5:12 intersection (5) 13:2, 16;14:19,19;16:8 into (1) 14:7 Item (7) 5:15;7:13; 8:1,11;12:11,16,21 items (6) 3:15;5:9; 7:11,12,23,24</p>	<p style="text-align: center;">M</p> <p>major (1) 13:19 MARTINEZ (16) 4:15; 6:20,21;9:24;10:1,9, 16,17;12:1,2;17:13, 14;19:15,16;20:9,10 Materials (1) 8:14 matter (1) 15:8 matters (1) 8:24 may (2) 5:11;8:20 Mayor (1) 4:10 McGuire (1) 18:19 measures (1) 11:6 meeting (10) 3:1,10, 11,13,18,19;4:5;8:3; 15:15;18:7 meetings (1) 3:21 meets (1) 15:1 members (4) 9:2; 13:10;14:4;16:18 Merrimac (1) 8:12 MILLER (60) 3:17;4:8, 10,13,16,18,20,22; 6:16,18,20,25;7:2,4,9; 10:12,14,16,18,20,22, 24;11:22,24;12:1,3,5, 7,9,16,20,22;13:9,15; 16:22;17:7,9,11,13, 15,17,19,21;18:24; 19:5,8,11,13,15,17, 19,21,23;20:5,7,9,11, 13,15,17</p>	<p>18:25;20:1 New (4) 3:25;4:4;5:8; 16:2 newspapers (1) 4:2 next (4) 5:19,22;11:1; 13:17 Niagara (1) 18:18 night (2) 17:24;20:18 none (1) 16:18 normally (1) 17:7 notice (1) 3:18 numbers (1) 16:2</p>	<p>Preliminary (1) 18:20 prepared (1) 18:24 Present (2) 4:17,19 presentation (1) 15:21 presented (1) 18:22 Preservation (2) 8:9; 18:19 prior (1) 10:6 problem (1) 17:25 professional (3) 14:21;15:23;17:4 professionals (2) 4:24;5:1 Project (6) 13:1,18,19, 22;15:24;16:8 projects (1) 14:6 proper (1) 14:7 property (6) 7:16;8:8, 16;10:5;13:4,23 proposed (3) 8:10; 12:24;13:6 proposing (3) 7:15; 8:7,13 provide (1) 16:16 provided (5) 3:18; 14:22;15:3,25;17:1 Public (6) 3:19;8:19, 20,23;15:8,12 publicized (1) 4:5 purpose (1) 3:24</p>	<p>18:6 representing (1) 13:13 request (1) 11:15 requesting (3) 7:23; 13:15,24 reserved (1) 3:23 residents (1) 13:21 Resolution (2) 3:20; 18:21 Resolutions (5) 12:13; 18:2,4,8,23 review (8) 5:18;7:22; 11:8;12:22;14:5; 15:16;16:23;17:3 reviewed (4) 15:3,23; 16:1;17:2 revised (1) 14:22 Rice (1) 18:15 right (8) 5:2,15;7:6,10, 21;8:5;13:17;18:1 River (6) 12:23;13:2, 17;14:19;16:9;18:22 Road (5) 8:7,12; 11:16;18:16,18 road-widening (1) 13:19 ROBERT (1) 5:5 Roll (6) 4:6;6:15; 10:11;16:21;19:11; 20:5 roll-call (4) 11:21; 17:2,6;19:1 Roofing (1) 8:14</p>
<p style="text-align: center;">J</p> <p>January (2) 5:23;18:7 Jersey (2) 3:25;4:4 Jose (3) 3:4;4:8;8:12 Jr (1) 3:4 Juanita (1) 18:15</p>	<p>meetings (1) 3:21 meets (1) 15:1 members (4) 9:2; 13:10;14:4;16:18 Merrimac (1) 8:12 MILLER (60) 3:17;4:8, 10,13,16,18,20,22; 6:16,18,20,25;7:2,4,9; 10:12,14,16,18,20,22, 24;11:22,24;12:1,3,5, 7,9,16,20,22;13:9,15; 16:22;17:7,9,11,13, 15,17,19,21;18:24; 19:5,8,11,13,15,17, 19,21,23;20:5,7,9,11, 13,15,17</p>	<p style="text-align: center;">O</p> <p>o'clock (1) 3:6 off (1) 7:24 offered (1) 18:8 Office (3) 3:24;14:15, 20 old (1) 12:18 Omari (1) 4:18 once (1) 11:5 one (3) 3:22;9:2;19:6 open (6) 3:9,19;8:19, 23;15:8,12 Opening (1) 3:16 order (2) 3:2;13:21 Oriented (1) 13:5 out (2) 10:5;11:12 owner (2) 10:5;18:23</p>	<p style="text-align: center;">R</p> <p>raise (1) 5:2 read (3) 7:24;11:11; 12:20 Reading (1) 3:15 realign (2) 13:2;16:8 realignment (1) 16:5 really (1) 14:25 reappear (1) 11:5 reason (1) 14:18 receive (1) 4:3 recommend (1) 5:24 recommended (1) 10:8 recommending (1) 9:7 reconstruction (1) 13:19 record (4) 14:14;15:9, 15;17:5 reference (1) 10:3 regarding (2) 12:23; 14:16 regular (1) 3:21 regularly (3) 3:5,10,13 related (2) 3:8;18:8 remains (1) 3:7 remind (1) 14:4 remote (1) 3:11 remove (1) 10:8 Renewal (1) 18:19 Reorganization (1)</p>	<p style="text-align: center;">S</p> <p>safety (2) 13:3;16:10 same (2) 4:3;19:6 Sanchez (1) 8:12 satisfaction (1) 15:1 saw (1) 6:8 schedule (1) 3:21 scheduled (3) 3:5,10, 13 Second (15) 6:5,8,12; 9:11,22;11:17,18,19, 20;16:20;18:25;19:4, 8,9;20:4 Secretary (1) 18:9 seeking (1) 16:4 shall (1) 3:1 Sheehan (1) 18:22 short (1) 14:12 show (1) 7:5 simple (1) 17:2 Site (1) 18:20 situated (1) 13:4 skipped (1) 5:14 Slate (1) 8:14 somebody (1) 6:6 someone (1) 8:20 sorry (7) 5:12,15; 9:15;10:1;12:17,19;</p>
<p style="text-align: center;">K</p> <p>Keith (1) 4:11 Kevin (1) 18:22 kind (1) 14:6</p>	<p>mind (2) 14:12;15:8 Minor (6) 12:23; 13:14,15,24;14:16; 16:4 minutes (4) 5:13,16, 23;6:21 month (4) 5:17,22; 6:22;7:5 month's (1) 5:19 motion (27) 6:2,3,4,7, 10,11;9:12,17,18,19; 10:24;11:2,2,10,13, 14,20;12:9;16:13; 17:21;18:25;19:2,3,6, 23;20:2,17 motioned (1) 19:7 move (8) 3:15;5:21; 11:12,15;13:21,25; 14:6;16:19 moved (2) 9:10;20:3 Moving (3) 7:10;8:5; 18:1</p>	<p style="text-align: center;">P</p> <p>page (1) 12:12 paint (2) 8:15;10:8 painting (2) 8:10;10:6 palette (1) 8:16 part (1) 15:25 parties (1) 15:13 PE (1) 5:5 pending (1) 5:17 perfect (1) 14:21 Permits (1) 13:12 Philadelphia (1) 4:1 piece (1) 13:23 plan (9) 8:2;14:8,17, 17,21,22,23;15:1; 18:20 Planning (10) 3:3,5, 13,20;4:25;5:2,16,22; 13:11;18:10 platform (1) 3:11 Plaza (1) 7:16 please (7) 4:7;5:2; 6:15;12:21;13:8; 14:14;16:21 pm (1) 3:6 pm** (1) 20:20 portion (1) 9:5 Post (1) 4:1 posting (1) 3:22 PP (1) 5:4</p>	<p>Roofing (1) 8:14</p>	<p style="text-align: center;">S</p> <p>safety (2) 13:3;16:10 same (2) 4:3;19:6 Sanchez (1) 8:12 satisfaction (1) 15:1 saw (1) 6:8 schedule (1) 3:21 scheduled (3) 3:5,10, 13 Second (15) 6:5,8,12; 9:11,22;11:17,18,19, 20;16:20;18:25;19:4, 8,9;20:4 Secretary (1) 18:9 seeking (1) 16:4 shall (1) 3:1 Sheehan (1) 18:22 short (1) 14:12 show (1) 7:5 simple (1) 17:2 Site (1) 18:20 situated (1) 13:4 skipped (1) 5:14 Slate (1) 8:14 somebody (1) 6:6 someone (1) 8:20 sorry (7) 5:12,15; 9:15;10:1;12:17,19;</p>
<p style="text-align: center;">L</p> <p>Lampitt (6) 13:7,9,11; 15:22;16:24;17:23 last (2) 6:22;7:5 LEE (45) 3:1;4:6,8,9, 23;5:8,14,21;6:1,6,15, 16,17;7:10;8:4,22; 9:4,10,14;10:11,12, 13;11:7,11,18,22,23; 12:17;15:11,17,20; 16:17,21;17:9,10; 18:1;19:2,4,9,11,12; 20:1,4,5,6 legal (2) 15:2;16:1 Leonard (14) 4:11,12; 6:18,19;10:14,15; 11:24,25;17:11,12; 19:13,14;20:7,8 letter (3) 10:5;14:12, 13 Leyba-Martinez (1) 4:14 LLC (1) 18:23 located (3) 7:16;8:8, 16 Lord (1) 7:13 Lot (3) 12:24;13:6; 16:2 Lots (1) 12:24</p>	<p style="text-align: center;">N</p> <p>name (1) 13:10 necessary (1) 11:12 need (9) 6:2,4;11:9, 10,21;13:22;16:24;</p>			

19:5 staff (2) 4:25;5:2 Statement (1) 3:16 steps (1) 11:4 Steven (1) 4:8 still (1) 3:9 Street (5) 7:14;12:24; 13:2;16:6,9 Subdivision (12) 12:23,25;13:14,16, 25;14:17,18,23; 15:24;16:5,6;17:1 subject (1) 4:5 submitted (1) 18:24 substantial (1) 13:22 summarize (1) 14:13 summary (2) 8:18; 15:19 support (2) 15:24; 17:1 suppose (1) 7:18 sure (3) 15:9,11,20 swearing (1) 4:24 sworn/affirmed (1) 5:6	via (1) 3:11 Vice-Chair (9) 5:11, 25;7:23;9:1;11:20; 14:3;15:7;18:6,9 VICE-CHAIRMAN (38) 3:1;4:6,9,23;5:8,14, 21;6:1,6,15,17;7:10; 8:4,22;9:4,10,14; 10:11,13;11:7,11,18, 23;12:17;15:11,17, 20;16:17,21;17:10; 18:1;19:2,4,9,12; 20:1,4,6 Victor (1) 4:10 Village (1) 13:18 violation (1) 10:5 virtual (2) 3:11,12 virus (1) 3:8 Visha (1) 8:6 vote (6) 11:9,21; 16:25;17:2,6;19:1 voted (1) 8:9 voting (2) 6:21;16:22	1435 (1) 18:22 2 2026 (4) 3:6,22;4:5; 5:23 21 (2) 12:24,24 21.01 (1) 12:24 2965 (1) 8:12 2996 (1) 18:16 3 3 (1) 5:15 5 576 (1) 7:14 6 6 (1) 3:6 6:19 (1) 20:20 7 78 (1) 7:14 8 8th (1) 5:23 9 9 (1) 4:5 90-degree (1) 14:19		
T	W			
table (2) 5:13,17 talked (1) 19:5 Tax (1) 13:7 TEAMS (1) 3:12 testified (2) 5:6;16:6 testimony (2) 15:22; 17:4 thereof (3) 3:23;4:1,3 Thomas (19) 4:18,19; 6:5,9,12,13;7:2,3; 9:19;10:20,21;12:5,6; 17:17,18;19:19,20; 20:13,14 Thursday (1) 3:6 title (1) 7:25 TOD (1) 13:5 together (1) 5:10 tonight (1) 9:2 traffic (2) 13:3;16:10 Transit (1) 13:5 transmitting (1) 3:25 Transportation (1) 14:10 turning (1) 12:12 two (2) 3:25;9:7	Walker (1) 4:11 website (1) 3:14 weigh (3) 8:20;9:2; 15:16 widen (1) 13:16 WILLIAMS (28) 5:4, 11,20,24;6:2,8,11,14, 22,23;7:7,20,22;8:18, 25;9:1,6,9,23;10:3,4; 12:20;14:3;15:7,14; 17:24,25;19:7 Williamsburg (1) 8:14 Window (1) 7:15 wishes (1) 8:20 within (4) 7:16;8:8,16; 13:5 wondering (1) 10:2 wood (1) 8:15 work (5) 7:15;8:7,10, 13;14:24 worked (2) 14:16,20 working (1) 14:5			
U	Y			
U	Z			
under (1) 3:7 up (3) 7:5;8:23;15:12 Urban (1) 18:19 usually (1) 18:3	Zone (1) 13:5 1 1020 (1) 18:17 1182 (1) 12:24 12 (1) 3:6 1433 (2) 8:6;11:16			
V				
Vaughn (1) 18:17				