

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

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*City of Camden Zoning Board of Adjustment*  
*April 6, 2026*

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ZONING BOARD OF ADJUSTMENT  
CITY OF CAMDEN

- - - -

Monday, April 6, 2026

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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 5:45 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
- KAREN MERRICKS
- YSABEL NUNEZ
- ALICIA RIVERA
- YANEICE SPENCER
- 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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18  
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21  
22  
23  
24  
25

I N D E X

CASES HEARD:	PAGE
1) READING OF THE SUNSHINE LAW	4
2) ROLL CALL	4
3) APPROVAL OF MEETING MINUTES MARCH 2, 2026 and MARCH 18, 2026	4
4) 1071 MAGNOLIA AVENUE (Not Heard)	6
5) 937 N. 4TH STREET	8
6) RONALD JACKSON 1409-11 Mt. Ephraim Avenue	12
7) ABRAHAM ITUAH 822 S. 5th Street	10, 39
8) CAMDEN REPERTORY THEATER COMMUNITY DEVELOPMENT GROUP 918 S. Broadway	56
9) YEHUDA KANELSKY 718 S. 4th Street	77
10) 1265 MAGNOLIA AVENUE, LLC 4014 Westfield Avenue	83
11) APPLE TREE HOMES, LLC 1244 Chase Street	88

(Continued on Page 3)

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
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21  
22  
23  
24  
25

I-N-D-E-X

CASES HEARD:	PAGE
12) MAGIC PROTECTION, LLC 941 Newton Avenue (Adjourned to the May 4, 2026 Meeting)	103
13) MARIA MORAN 117 N. 34th Street (Adjourned to the May 4, 2026 Meeting)	107
14) R MEDINA INVESTMENT PROPERTIES 412-414 Pine Street	107
15) ADOPTION OF RESOLUTIONS	116
16) CLOSED SESSION	118
17) ADJOURNMENT	118

1                   CHAIRMAN HANCE: Good evening ladies and  
2 gentlemen. Welcome to the City of Camden Zoning  
3 Board of Adjustment meeting of April 6, 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 Wednesday, April 1, 2026.

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 currently  
14 absent but we expect her. Ms. Nunez.

15                  MS. NUNEZ: Here.

16                  MR. EINGORN: Ms. Rivera.

17                  MS. RIVERA: Here.

18                  MR. EINGORN: Ms. Moss is absent.

19 Ms. Spencer.

20                  MS. SPENCER: Here.

21                  MR. EINGORN: And Ms. Mason.

22                  MS. MASON: Here.

23                  MR. EINGORN: Approval of the minutes for  
24 March 2, 2026 and March 18, 2026. Do I have a  
25 motion?

1 VICE-CHAIRMAN STILL: Motion.

2 MR. EINGORN: Do I have a second?

3 MS. SPENCER: Second.

4 MR. EINGORN: Roll-call vote. Chairman  
5 Hance.

6 CHAIRMAN HANCE: Yes.

7 MR. EINGORN: Vice-Chairman Still.

8 VICE-CHAIRMAN STILL: Yes.

9 MR. EINGORN: Ms. Nunez.

10 MS. NUNEZ: Yes.

11 MR. EINGORN: Ms. Rivera.

12 MS. RIVERA: Yes.

13 MR. EINGORN: Ms. Spencer.

14 MS. SPENCER: Yes.

15 MR. EINGORN: And Ms. Mason.

16 MS. MASON: Yes.

17 MR. EINGORN: So moved.

18 Welcome everybody to the Zoning Board of  
19 Adjustment. Tonight we have a rather long and  
20 lengthy agenda. Just a reminder to silence your cell  
21 phones so that we can get through this without any  
22 interruption. If you have to have a conversation,  
23 the noise in there gets more nosey. So if you can  
24 take it in the hallway, that would be appreciated.

25 I'm going to read the agenda. If you

1 hear your application, please let us know you're  
2 here. We generally take the items in order. For the  
3 record, the matter for 1071 Magnolia Avenue will not  
4 be heard tonight. It's being adjourned without  
5 further notice. This is the notice of that  
6 adjournment. 1071 Magnolia Avenue will be heard in  
7 May. If you're here for that, you're free to leave;  
8 you're free to stay. But that's the notice for 1071  
9 Magnolia.

10 So let's get to the reading of the  
11 agenda. The first matter is Abraham Ituah,  
12 822 S. 5th Street.

13 MR. MITCHELL: Here.

14 MR. EINGORN: Good evening.

15 Ronald Jackson, 1409 to 11 Mt. Ephraim  
16 Avenue.

17 MR. JACKSON: Here.

18 MR. EINGORN: Good evening, sir.

19 Camden Reperatory Theater Community  
20 Development Group, 1918 S. Broad?

21 MS. JAMES: Here.

22 MR. EINGORN: Good evening.

23 Yehuda Kalensky, 718 S. 4th Street. I  
24 saw you, sir, how are you?

25 MR. KALENSKY: Here.

1 MR. EINGORN: 1265 Magnolia Avenue, LLC,  
2 401 Westfield Avenue.

3 MR. KANELSKY: Here.

4 MR. EINGORN: Apple Tree Homes, LLC, 1244  
5 Chase Street. Not present but expecting him.

6 Magic Protection, LLC, 941 Newton Avenue.

7 MR. NOVOA: Here.

8 MR. EINGORN: Good evening.

9 Maria Moran, 117 N. 34th Street.  
10 And R Medina Investment Properties, 412 to 414 Pine  
11 Street.

12 MS. MEDINA. Here.

13 MR. EINGORN: Good evening. Then we'll  
14 have Adoption of Resolutions, a Closed Session and  
15 Adjournment.

16 Before we get started on the agenda,  
17 ma'am, do you want to come forward?

18 MR. EINGORN: Would you raise your right  
19 hand, please.

20 - - -

21 JAZKIEA BROOKS, 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. BROOKS: Jazkiea Brooks, 937 N. 4th  
3 Street, Camden, New Jersey.

4 MR. EINGORN: So prior to tonight's  
5 meeting, Ms. Brooks and I had a discussion about her  
6 application. Ms. Brooks had a zoning permit that was  
7 denied, correct?

8 MS. BROOKS: Yes.

9 MR. EINGORN: And she filed an appeal.  
10 And she had issues with regarding her notice. I  
11 advised Ms. Brooks that she needs to do her  
12 certified and her publication. And to bring her  
13 Affidavit of Service to the planning office. At that  
14 point, it would be placed on the agenda. Is that  
15 correct, ma'am?

16 MS. BROOKS: Yes.

17 MR. EINGORN: So you understand those  
18 directions?

19 MS. BROOKS: Yes.

20 MR. EINGORN: And you'll handle that?

21 MS. BROOKS: Yes.

22 MR. EINGORN: Awesome. Great.

23 MS. BROOKS: So can I voice my concern?

24 MR. EINGORN: Yes, briefly because we  
25 have a huge agenda.

1 MS. BROOKS: So the problem with me and  
2 my concern is, when you come here for zoning, the  
3 people who you communicate with, they are kind of  
4 very rude. I voiced the concern to hire-ups. I've  
5 done two complaints. I even had a conversation today  
6 and phone was hung up on me. I came here today and a  
7 particular zoning member told me that they weren't  
8 going to speak to me. So I took it to a different  
9 route.

10 And I just want to bring it to the  
11 attention because it's not just myself that's having  
12 this issue. It's other people that's trying to do  
13 the same thing. And I'm not afraid to advocate for  
14 myself. But I do feel like zoning shouldn't be as  
15 hard. For some people it might be easy. But if it's  
16 your first time doing something, that's not as easy.

17 MR. EINGORN: I can assure you, ma'am,  
18 this is not easy.

19 MS. BROOKS: Right.

20 MR. EINGORN: This is not easy and that's  
21 why we have attorneys. I can tell you that there are  
22 regulars here who struggled with their first, second  
23 and maybe even third application. This is a  
24 difficult process so we understand that. That's also  
25 why I referred you to Mr. DiDuch.

1 MS. BROOKS: I'm very appreciative.

2 MR. EINGORN: And he should be able to  
3 help you with all your concerns. We agree, this is  
4 not an easy process. It's not intuitive and it is  
5 now full of legal -- not loopholes but legal  
6 standards. So we get that. If you bring in your  
7 notice, we'll get you on the agenda. Okay?

8 MS. BROOKS: Thank you.

9 MR. EINGORN: Thank you. Have a nice  
10 night.

11 MS. BROOKS: You too.

12 MR. EINGORN: So the first matter on New  
13 Business is Abraham Ituah, 822 S. 5th Street.  
14 Mr. Mitchell, how are you doing?

15 MR. MITCHELL: I'm fine. How are you?

16 MR. EINGORN: I'm great. It's good to  
17 see you. Would you raise your right hand, please.

18 - - -

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

22 - - -

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

25 MR. MITCHELL: Fred Mitchell, 1175

1 Marlkress Road, #1506, Cherry Hill, New Jersey 08034.

2 MR. EINGORN: Mr. Mitchell, you don't own  
3 this property, do you?

4 MR. MITCHELL: No.

5 MR. EINGORN: And you're not an attorney  
6 yet, are you?

7 MR. MITCHELL: No. I'm Power of Attorney  
8 in this particular matter.

9 MR. EINGORN: I know. But you're not an  
10 attorney?

11 MR. MITCHELL: No, I'm not.

12 MR. EINGORN: If you're going to bring  
13 this application as a witness, that's fine. But you  
14 got to have Mr. Ituah with you to call you as a  
15 witness. You can't represent Mr. Ituah in a legal  
16 matter like this without being a licensed attorney.  
17 Power of Attorney, you might be able to sign papers  
18 for him but you can't represent him in a legal  
19 capacity.

20 MR. MITCHELL: No one made me aware of  
21 this. I am also a property manager for the  
22 property.

23 MR. EINGORN: Right. And that would be  
24 great but you need somebody here who is either an  
25 attorney for the applicant or the applicant to call

1 you as a witness in that capacity.

2 MR. MITCHELL: Okay. Is there something  
3 I can do to satisfy this without going through the  
4 process all over again?

5 MR. EINGORN: We can adjourn you to next  
6 month without further notice. Can you can have a  
7 seat and call Mr. Ituah and see if he'll come over  
8 here. He's been here before.

9 MR. MITCHELL: Yes.

10 MR. EINGORN: And we can swear him in.  
11 He can call you as a witness and do your thing. Do  
12 you want to wait?

13 MR. MITCHELL: Yes.

14 MR. EINGORN: All right. So we'll  
15 re-call you.

16 MR. MITCHELL: Thank you.

17 MR. EINGORN: Ronald Jackson, 1409 to 11  
18 Mt. Ephraim Avenue. Proposes four apartments.

19 MR. JACKSON: Good evening.

20 MR. EINGORN: Good evening, sir.

21 Counsel, how are you?

22 MS. JAMES: I'm well. How are you?

23 MR. EINGORN: Good. Thank you.

24 MS. JAMES: Good evening. This  
25 application concerns the property located at 1409-11

1 Mt. Ephraim Avenue identified as Block 412, Lot 3 and  
2 66 within the Gateway Redevelopment Center Zone. The  
3 matter arises from a zoning denial based on property  
4 being characterized as four residential units on a  
5 single lot. It's a multi-use which is not permitted  
6 under the Gateway Redevelopment Plan.

7           However, the testimony will establish  
8 that this property has historically consisted of two  
9 separate lots. Each contains its own separate  
10 building and divided by a fire wall and functioning  
11 independently. The lots were later combined  
12 administratively for tax purposes. But the building  
13 themselves remain separate structures.

14           The applicant is now in the process of  
15 administratively demerging the lots which will  
16 restore the property to its original configuration of  
17 two separate parcels; each containing a duplex which  
18 is a permitted use in the C-2 Zone under page 24 of  
19 the Gateway Redevelopment Plan. The testimony will  
20 further establish that the buildings are two separate  
21 structures; not one building. Each structure will  
22 contain two residential units. The property  
23 historically functioned as two duplexes.

24           This application represents a corrective  
25 action that restores its original configuration and

1 brings the property into compliance with the Gateway  
2 Redevelopment Plan. You will first hear from  
3 Mr. Jackson, the property owner, followed by Alyce  
4 Johnson, the architectural consultant who will  
5 provide technical testimony.

6 MR. EINGORN: So you have -- let me get  
7 this straight. There's two separate lots; two  
8 separate buildings. Essentially, you got two  
9 duplexes. Is that what the testimony will be?

10 MS. JAMES: That is what is proposed,  
11 correct. Right now it's a multi-use but it's being  
12 converted to separate duplexes and it's going to be a  
13 demerger for administrative tax purposes, so it'll be  
14 reassigned two separate lots instead of a quadruplex.

15 MR. EINGORN: I guess my question is,  
16 what do you really need -- if this is going to be two  
17 conforming uses then what do you need from us?

18 MS. JAMES: Well, testimony will show  
19 originally it was applied for as a quadruplex. And  
20 that's why it was denied. So we're coming here today  
21 to request that there be approval of the use  
22 contingent upon the demerger of the two lots, which  
23 is in the process right now.

24 MR. EINGORN: Okay. Does everybody  
25 understand what's being proposed?

1 MS. MUHAMMAD: But are duplexes allowed  
2 here?

3 MR. EINGORN: Counsel just advised -- I  
4 think C-2 does allow duplexes. I don't know what the  
5 Gateway Redevelopment Plan has specifically. If you  
6 have a citation to that, that would probably be  
7 helpful for the record.

8 MS. JAMES: The Gateway Redevelopment  
9 does allow for duplexes, multi-family, page 24 of the  
10 plan.

11 MR. EINGORN: Page 24. So you want to  
12 call your first witness?

13 MS. JAMES: Yes.

14 MR. EINGORN: Sir, would you raise your  
15 right hand, please.

16 - - -

17 RONALD JACKSON, having first been duly  
18 sworn/affirmed, was examined and testified as  
19 follows:

20 - - -

21 MR. EINGORN: State your name and address  
22 for the record, please.

23 MR. JACKSON: Ronald Jackson, 6 Elaine  
24 Drive, Sicklerville, New Jersey.

25 MS. JAMES: Please state your name for

1 the record again.

2 MR. JACKSON: Ronald Jackson.

3 MS. JAMES: And you're the owner of  
4 1409-11 Mt. Ephraim Avenue, correct?

5 MR. JACKSON: I am.

6 MS. JAMES: How long have you owned the  
7 property?

8 MR. JACKSON: Since 2004.

9 MS. JAMES: Can you describe the current  
10 condition of the property?

11 MR. JACKSON: It needs a lot of work.  
12 And for years, actually, I had a lot of problems with  
13 people breaking into the building and destroyed it.  
14 The roof fell in. A lot of homeless people was  
15 living in and out of the building. The neighbors  
16 were complaining. I had a lot of legal problems.

17 I hired an attorney and got it all  
18 straightened out. Got all the vagrants out of the  
19 building; repaired the building; got the roof back  
20 up; cleaned it out. I cleaned the lot up next door  
21 even though I didn't own it. But it was almost part  
22 of the property. And now the building is looking up.

23 So the neighbors around there are very  
24 happy in what they're seeing; what they're hearing.  
25 So now nobody is coming in and out of the building.

1 It's secured. All the trash is cleaned up. And I'm  
2 looking to move on.

3 MS. JAMES: Can you explain how the  
4 building was historically used?

5 MR. JACKSON: When I first purchased it,  
6 it was used as a mixed use. Someone had a shop  
7 downstairs. They were selling women's garments with  
8 residential upstairs.

9 MS. JAMES: Can you explain why you're  
10 proposing to change the property to a duplex  
11 residential use?

12 MR. JACKSON: The space has a firewall  
13 that separates the two buildings. It actually has  
14 two different addresses. The gentleman that I  
15 purchased it from, his parents bought it back in like  
16 '48 and they knocked the wall down downstairs and  
17 made the whole downstairs one big unit.

18 But the firewall remained in the back of  
19 the building and completely upstairs. So what we did  
20 is, we came in and put the firewall back in. Split  
21 the two units in half. So it's actually two  
22 different units with two different addresses. And  
23 that I wanted to put two units in each duplex.

24 MS. JAMES: Can you describe what your  
25 plan, the layout for these two duplexes?

1 MR. JACKSON: What my plan is, is to  
2 provide four modern, affordable apartments for the  
3 residents of Camden with all the amenities. The  
4 downstairs units can be wheelchair-accessible.  
5 There's no steps. They have everything in there,  
6 air, recessed lighting. Everything is up to code.  
7 Two of the units will be one bedroom and the other  
8 two units will be two units.

9 MS. JAMES: Have you received any  
10 feedback from the neighbors regarding the residential  
11 use?

12 MR. JACKSON: All my neighbors are very  
13 happy. The lady that lives next door at 1413,  
14 Ms. Mardonado, she's been there over 50 years. She's  
15 happy. She actually came out when she seen me  
16 because I got rid of all the guys that was hanging  
17 around back there. I cleaned the building out and  
18 got it all together. So she's very ecstatic about  
19 the real process that's coming up. Everybody is real  
20 happy.

21 MS. JAMES: Can you describe the  
22 surrounding neighborhood?

23 MR. JACKSON: The neighborhood is not  
24 bad. Like I said, I owned the building for a long  
25 time. Once I finish the building, it's going to be

1 completely renovated; a surveillance system which can  
2 help out if anything going on and help out with the  
3 police and anything; alarm system in the building;  
4 completely lit up at night.

5 It's going to be like night and day  
6 compared to what it is now to what it can be. And  
7 it's going to increase the property value around  
8 there for all the residents that's living around  
9 there and been renting for years.

10 MS. JAMES: So you testified that the  
11 property consists of two separate structures,  
12 correct?

13 MR. JACKSON: Yes.

14 MS. JAMES: So there's not one continuous  
15 building. You testified that there's a firewall  
16 between the two addresses?

17 MR. JACKSON: Yes.

18 MS. JAMES: Each structure has its own  
19 independent entrances, correct?

20 MR. JACKSON: Yes.

21 MS. JAMES: Each structure functions  
22 independently so there's separate utilities?

23 MR. JACKSON: Yes.

24 MS. JAMES: Each structure will contain  
25 its own residential units?

1 MR. JACKSON: Yes, it will.

2 MS. JAMES: You testified one at the  
3 bottom, one at the top on each of the two locations?

4 MR. JACKSON: Yes.

5 MS. JAMES: So four total but two  
6 separate buildings?

7 MR. JACKSON: That's correct.

8 MS. JAMES: The property, as you know, is  
9 located on two separate tax lots, correct?

10 MR. JACKSON: Yes.

11 MS. JAMES: Those lots are Block 412, Lot  
12 3 and Block 412, Lot 66?

13 MR. JACKSON: Yes, that's correct.

14 MS. JAMES: And, historically, those lots  
15 were separate at one time?

16 MR. JACKSON: Yes.

17 MS. JAMES: So is it your understanding  
18 that the lots were combined administratively for tax  
19 purposes?

20 MR. JACKSON: Yes, that's what I was  
21 told.

22 MS. JAMES: And the building themselves  
23 were not physically combined?

24 MR. JACKSON: No.

25 MS. JAMES: The buildings remain two

1 separate structures today?

2 MR. JACKSON: Yes.

3 MS. JAMES: You're currently in the  
4 process of administratively demerging the lots,  
5 correct?

6 MR. JACKSON: That's correct.

7 MS. JAMES: And is it your understanding  
8 that administrative demerger steps typically involve  
9 requesting administrative demerger, assessor  
10 reviewing tax records and lot configuration;  
11 assessor-separation parcels and lots restored to  
12 independent parcels with separate deeds if needed?

13 MR. JACKSON: Yes.

14 MS. JAMES: And you have initiated this  
15 process, correct?

16 MR. JACKSON: I have.

17 MS. JAMES: And how have you initiated  
18 this process?

19 MR. JACKSON: I reached out to the Tax  
20 Assessor's office by email to ask him to handle this  
21 for me. And asked if they needed anything else, they  
22 could reach out to me.

23 MS. JAMES: And that was considered an  
24 official initiation of the process, correct?

25 MR. JACKSON: Yes.

1 MS. JAMES: And it's your intent to  
2 restore the two separate lots, correct, separately?

3 MR. JACKSON: That's right.

4 MS. JAMES: At this time, I would like to  
5 call Ms. Alyce Johnson.

6 MR. EINGORN: Good evening, Ms. Johnson.  
7 Would you raise your right hand, please.

8 - - -

9 ALYCE JOHNSON, having first been duly  
10 affirmed, was examined and testified as follows:

11 - - -

12 MR. EINGORN: Please state your name and  
13 address for the record.

14 MS. JOHNSON: Alyce Johnson, 423  
15 Market Street, Camden, New Jersey 08102.

16 MS. JAMES: And if I may, I have  
17 drawings.

18 MR. EINGORN: That would be great.  
19 We will mark this as Exhibit A-1.

20 - - -

21 (Whereupon Exhibit No. A-1, Architectural  
22 Drawings, was marked for identification.)

23 - - -

24 (At which time, Ms. Merricks arrives at  
25 the meeting at 6:10 p.m.)

1 - - -

2 MS. JAMES: Ms. Alyce, we have marked  
3 this as Exhibit A-1. Can you please describe what  
4 you are looking at?

5 MS. JOHNSON: Yes. We are looking at on  
6 the top view, of course, the aerial view of Mt.  
7 Ephraim Avenue, Atlantic Avenue and Mechanic Street,  
8 and the location of the property. Just showing the  
9 available parking, on-street parking that's required  
10 for the facility for the two duplexes, proposed  
11 duplexes. And also, just a view, an existing view of  
12 the existing building. Do you have a set of floor  
13 plans in your packet?

14 MR. EINGORN: Yes, our packet has -- are  
15 you referring to this?

16 MS. JOHNSON: Yes. It was mentioned that  
17 we have -- each unit had its own entrance which is  
18 not quite the -- it's 1409 on your right. And 1411,  
19 the first floor and second do have their own  
20 entrance. 1409 has one entrance from the main  
21 street. And then they're entering into a foyer and  
22 that's where they have separate entrances for the  
23 first floor and the second floor. So there will all  
24 together be three main entrances rather than four.

25 And 1409 will consist of -- the first

1 floor will consist of a one bedroom -- 1409 will  
2 consist of two 1-bedroom apartments. And 1411 will  
3 consist of two 2-bedroom, the first and second floor.  
4 And as I mentioned, divided by a party wall. So it's  
5 pretty much basic. They did a good job testifying.  
6 So any questions? And the total square footage, and  
7 that's one of the questions that was asked, total  
8 square footage for 1409 will be 568 square feet per  
9 apartment. And for 1411, 616 square feet per  
10 apartment which is not bad.

11 MS. JAMES: And you're familiar with the  
12 drawings as you did it?

13 MS. JOHNSON: Yes. We prepared the  
14 documents under the licensed architect on record.

15 MS. JAMES: And can you just take us  
16 through. Each building has its own structural  
17 systems, water, gas meters?

18 MS. JOHNSON: Yes.

19 MS. JAMES: Can you explain that?

20 MS. JOHNSON: So as required each  
21 apartment will have their water meter, electric  
22 meter. It's up to the owner to -- what type of  
23 heating system that people have. And as you see on  
24 the drawings, on the rear, the one extra feature that  
25 the 1409 will have, it will have a balcony on the

1 rear of the second floor which does not intrude on  
2 additional impervious coverage. It's pretty much the  
3 same flattened out, the footprint. Each unit will  
4 have one full bathroom.

5 MS. JAMES: As far as egresses for each  
6 of the --

7 MS. JOHNSON: There's one main egress  
8 which is the entry doors. But all windows will be  
9 egress-regulated so the windows is the right size for  
10 egress windows. Each bedroom, of course, will have a  
11 egress window.

12 MS. JAMES: And nothing as far as the lot  
13 will be changing for these buildings except for the  
14 balcony that you've already testified to?

15 MS. JOHNSON: No. This is all mainly  
16 internal renovations and external will be for the  
17 facade and the deck. That's the main thing that will  
18 change.

19 MR. EINGORN: So the footprint is not  
20 changing?

21 MS. JOHNSON: The footprint is not  
22 changing?

23 MR. EINGORN: Understood.

24 So, Counsel, I have what was applied for.  
25 It says, use variance, bulk variance and

1 interpretation. You applied for bulk variances. Do  
2 you have some testimony you want to put on regarding  
3 what bulk variances you're requesting?

4 MS. JAMES: At this time, we are just  
5 requesting the zoning and if we can come back for the  
6 bulk variance.

7 MR. EINGORN: You paid the bulk variance  
8 fee.

9 MS. JOHNSON: No. That's for parking.  
10 We're asking for on-street parking.

11 MR. EINGORN: Okay. So you have a bulk  
12 variance request for the parking. The one question  
13 I have is, you have Lot 3 and Lot 66, correct?

14 MR. JACKSON: Correct.

15 MR. EINGORN: And you got a 200-foot list  
16 for Lot 3. My concern is that there may be people  
17 inside the 200-foot list for Lot 66 who didn't get a  
18 notice.

19 MS. JAMES: It was done. The initial  
20 application was done as one unit. So all of those in  
21 the 200-requirement was done for the entire direction  
22 of the entire footprint of both of these. So it  
23 should have encompassed all of that that were  
24 required.

25 MR. EINGORN: You raised your hand. You

1 can just talk.

2 MS. JOHNSON: I want to make sure. Well,  
3 as was stated, the tax records, there's one tax bill  
4 that goes out. So that's why we're demerging. But  
5 there's one tax bill that goes out for that entire  
6 property.

7 MR. EINGORN: Got it.

8 MS. JOHNSON: So I'm not sure if that  
9 would matter.

10 MS. JAMES: So that was how it was  
11 phased, the mailings were based upon that, the  
12 entire.

13 MS. MUHAMMAD: I think my concern is, it  
14 just seems like it's a complicated application right  
15 now. Because the application came in for four  
16 apartments. So are you seeking approval for the four  
17 apartments?

18 MS. JAMES: We are seeking for the four  
19 apartments. However, the lots will be  
20 administratively demerged, meaning, separated. So  
21 actually two properties.

22 MS. MUHAMMAD: So I think that you should  
23 get the approval for the four apartments and come  
24 back for a separate zoning permit application when  
25 the parcels are separated.

1 MS. JAMES: That is what we are asking  
2 for. We're asking for approval contingent upon the  
3 completion of the separation which is administrative.

4 MS. MUHAMMAD: But you're asking for  
5 approval for the four apartments?

6 MS. JAMES: We're asking for a duplex,  
7 two duplexes on two separate lots which on the tax  
8 record, exactly that has not changed. The only  
9 change is that, for administrative tax purposes, they  
10 were combined for billing, but nothing else. On the  
11 tax map, they remain two separate lots. So we're  
12 requesting that since they are established two  
13 separate lots but two separate buildings, that this  
14 application move forward accepting zoning for the use  
15 of the duplexes on each of the separate lots  
16 contingent upon the finalization of the demerger.

17 MS. MUHAMMAD: That's where the conflict  
18 comes in at because we don't have no proof of the  
19 second lot. We don't have anything and nothing was  
20 noticed for and the application I was given, it only  
21 includes Lot 3. The property list that I provided,  
22 it only includes Lot 3. It don't include the  
23 separate lot. So that's what I'm saying. You'd be  
24 better off getting approval for the four tonight  
25 which you came here for. And then we can work on the

1 separating of it once you have the proof that they  
2 exist as two separate parcels.

3 MR. EINGORN: We've had other  
4 applications come before the Board. I don't know if  
5 you brought one of them or not. But it was one lot  
6 with two separate units that were each duplexes but  
7 they were separated. Right? So the Board  
8 understands what you're asking for. You're asking  
9 for, it's one lot, two separate buildings, four  
10 units. But it's really two duplexes.

11 MS. JAMES: Correct. Our concern was  
12 that, because under the plan a quadruplex basically  
13 is not allowable. We wanted to make sure that it was  
14 clear to the Board that we understood this and we  
15 were taking the proper actions to have them divided  
16 so that it was not in opposition to what the plan  
17 allowed.

18 MS. MUHAMMAD: But we can't technically  
19 divide it if we don't have -- if it wasn't noticed  
20 for. I don't have anything on file for that second  
21 lot. So like I was saying, I think we should  
22 probably move forward with the four.

23 MS. JAMES: If I may. It's not  
24 technically a second lot because it was noticed as  
25 one lot complete. So the whole entire area is one

1 lot. And that is how it was applied for and that is  
2 how it is. However, what we are suggesting to the  
3 Board is, that it's two separate, finally separated  
4 duplexes.

5 MS. MUHAMMAD: I'm not suggesting that.  
6 I'm suggesting it's one. Because we only have Lot 3.  
7 So what I'm suggesting is that you move forward for  
8 the quadruplex as you noticed for. And then once  
9 it's officially separated, we can work on that later.  
10 We can't work on lot -- what's the second lot, 16?

11 MS. JOHNSON: 66.

12 MS. MUHAMMAD: We can't even discuss that  
13 because it wasn't -- it's not mentioned in the  
14 application. It's not noticed for. But if we  
15 continue the testimony for the quadruplex, we could  
16 see how that's going.

17 MR. EINGORN: And we've already kind of  
18 seen how it's going, right? You testified, yes, it  
19 was previously two lots and now it's one lot. And as  
20 a result, right, you have justification for a use  
21 variance for four because really you have two  
22 buildings with two duplexes?

23 MS. JAMES: Correct.

24 MS. JOHNSON: So my question is, would  
25 that be enough if we move forward with the quadruplex

1 tonight, would that be enough and just cut it at that  
2 and let it be approved for a quadruplex?

3 MR. EINGORN: That's what I think what  
4 Evita suggesting is, just go forward with the  
5 application you filed. And then if you have a use  
6 variance, then you don't have to go forward with  
7 administratively separating the lots again.  
8 Obviously, unless you're going to sell half of it  
9 then you got to figure that out.

10 MS. MUHAMMAD: But if that's the case  
11 that you're already working on separating, it's not  
12 official yet. And when it is, come back to my office  
13 and we'll work on that then.

14 MS. JAMES: That aspect of it.

15 MR. EINGORN: Right. As opposed to  
16 amending your application right now, just go forward  
17 with the original application. I think the Board has  
18 a good understanding of what you're asking for. I  
19 know Karen you got here late. Do you understand  
20 what's going on?

21 MS. MERRICKS: Yes.

22 MR. EINGORN: Great. To recap, you want  
23 to take two existing buildings that are next to each  
24 other that share a party wall and renovate them into  
25 two duplexes on the same lot?

1 MS. JAMES: Correct.

2 MR. EINGORN: Okay. Does the Board  
3 understand what's being requested?

4 CHAIRMAN HANCE: Yes.

5 MR. EINGORN: Is there any other  
6 testimony that you'd like to provide to the Board  
7 tonight?

8 MS. JAMES: We do have one last witness.

9 MR. EINGORN: Would you raise your right  
10 hand, please.

11 - - -

12 JOSHUA HERNANDEZ, having first been duly  
13 sworn/affirmed, was examined and testified as  
14 follows:

15 - - -

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

18 MR. HERNANDEZ: Josh Hernandez, 4414  
19 Baker Avenue, Pennsauken, New Jersey 08109.

20 MS. JAMES: Mr. Hernandez, can you just  
21 share with the Board how you're familiar with this  
22 project?

23 MR. HERNANDEZ: So I own -- well, 1423  
24 Mt. Ephraim is adjacent to his property and I also  
25 own that. But I am a contractor -- I do have a

1 contracting company. We do construction and we're  
2 contracted to do this quadruplex for him. I am  
3 familiar with the area but also, I am familiar with  
4 the application that he did submit for it to be a  
5 quadruplex. And I understand they want to split it  
6 because of the zoning plans. And they want to,  
7 I guess, abide by what's the new zoning ordinance.

8           However, it sounds like he should keep it  
9 as a quadruplex because the application was submitted  
10 as a quad. I am familiar with the layout and the  
11 drawings and stuff like that. With anything  
12 regarding construction, if you guys have any  
13 questions, I can answer them.

14           MR. EINGORN: Sure. So the testimony  
15 previously was that the first floor had been opened  
16 up into one floor. Has that been closed?

17           MR. HERNANDEZ: It's a firewall. So the  
18 building originally had a firewall. It was there.  
19 Now, obviously, the firewall is put back. We did do  
20 that already. So it will have its own means of  
21 egresses and entrances.

22           MR. EINGORN: But there will be no  
23 cross-access between the two?

24           MR. HERNANDEZ: No cross access, no.  
25 They will have their egresses and the entrances are

1 all separate. And they're all separated by firewalls  
2 as well.

3 MR. EINGORN: Great. Does the Board have  
4 questions for Mr. Hernandez? No.

5 Counsel, any closing; any additional  
6 testimony you'd like to elicit from your witnesses?

7 MS. JAMES: Just very quickly.

8 As testimony shared, the property located  
9 at 1409-11 Mt. Ephraim Avenue historically consisted  
10 of two separate lots, Block 412, Lots 3 and 66,  
11 containing its own residential structures. They were  
12 later combined. The testimony established that the  
13 commercial component has remained vacant for years  
14 and the proposed residential use will activate the  
15 property and contribute to neighborhood vitality  
16 consistent with the neighborhood character.

17 Testimony further established the  
18 surrounding neighborhood is primarily residential.  
19 There are multiple duplexes in the immediate  
20 vicinity. And the proposed use is consistent with  
21 the existing development patterns. The proposal also  
22 notes affordable housing opportunities by  
23 rehabilitating existing residential units; providing  
24 smaller, naturally affordable housing; avoiding  
25 high-density developments. This represents

1 incremental residential reinvestment consisting  
2 with the Redevelopment Plan objectives.

3           The proposal change reduces eliminating  
4 commercial activity, removing mixed-use  
5 classification; creating two permitted duplexes.  
6 This reduction in intensity strongly supports  
7 approval. And lastly, no additional units are  
8 proposed; no expansion of structure; no increase in  
9 intensity. The property historically relied on  
10 on-street parking. On-street parking remains  
11 available.

12           Accordingly, the proposal does not  
13 negatively impact traffic, parking or neighborhood  
14 character. And there's no substantial impairment of  
15 the Redevelopment Plan. We are converting a  
16 prohibited use into a permitted use. And lastly,  
17 each structure will function as a duplex. The  
18 property will be eventually administratively  
19 demerged. And duplexes are permitted in C-2 Zones.

20           The proposal reduces intensity; returns  
21 vacant space to productive use; provides affordable  
22 housing and advances redevelopment goals. For these  
23 reasons, the applicant respectfully requests approval  
24 recognizing the property as two permanent duplexes  
25 upon the completion of the project.

1 MR. EINGORN: Thank you. Open to the  
2 public?

3 CHAIRMAN HANCE: Yes.

4 MR. EINGORN: Would anybody here tonight  
5 like to be heard on the application regarding 1404-11  
6 Mt. Ephraim Avenue? Hearing none and seeing none,  
7 we'll close the public portion.

8 The applicant has filed an application  
9 and has appeared tonight requesting a use variance  
10 for four units which, as the testimony is provided,  
11 is really two units and duplexes in each, as well as  
12 bulk variance for parking, off-street parking spaces  
13 for which the applicant has none. The Board should  
14 do a discussion of the Positive and Negative Criteria  
15 and make a motion to accept or deny the requested  
16 variances.

17 CHAIRMAN HANCE: I think it's positive.  
18 Last week we had three major fires in Camden on empty  
19 buildings. I went to each fire, did a video and went  
20 before Council. Terrible. One collapsed and that  
21 was right down here by City Hall. So I'm always  
22 concerned about empty buildings always, especially  
23 how old they were and it was empty for a while.

24 We do need housing in Camden. And I  
25 think that will definitely make a difference in our

1 community, especially with the homelessness. Just a  
2 bad look for Camden. If we're trying to come back  
3 strong, we have to do something about it. We can't  
4 sit here and think about it. And it's getting hot  
5 outside now, so it'll be a lot more out and a lot of  
6 homeless need somewhere to stay. And they're not  
7 picky. So just me, I appreciate stuff like this  
8 because I've been here all my life. And Camden used  
9 to be great. No vacancies. So to see that come to  
10 life which we need, I think it's a plus for Camden.

11 VICE-CHAIRMAN STILL: I feel that  
12 developing housing is always a positive. I think my  
13 only question we usually talk about when it comes  
14 down to duplexes is parking. I think if that's  
15 covered and that's okay then we should be good.

16 MS. MASON: It's already a mixed use so  
17 converting that into four apartments, I'm always  
18 concerned about the square footage and it's compact  
19 and I understand that. It's very close to -- is  
20 Virtua Hospital right there and then there's some  
21 schools there? So it allows folks to be able to work  
22 and then also live in that vicinity. And so I think  
23 it's positive as well.

24 MR. EINGORN: Do we have a motion?

25 CHAIRMAN HANCE: Motion to pass.

1 MR. EINGORN: Is there a second on the  
2 motion?

3 VICE-CHAIRMAN STILL: Second.

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

6 CHAIRMAN HANCE: Yes.

7 MR. EINGORN: Vice-Chairman Still.

8 VICE-CHAIRMAN STILL: Yes.

9 MR. EINGORN: Ms. Merricks.

10 MS. MERRICKS: Yes.

11 MR. EINGORN: Ms. Nunez.

12 MS. NUNEZ: Yes.

13 MR. EINGORN: Ms. Rivera.

14 MS. RIVERA: Yes.

15 MR. EINGORN: Ms. Spencer.

16 MS. SPENCER: Yes.

17 MR. EINGORN: And Ms. Mason.

18 MS. MASON: Yes.

19 MS. MUHAMMAD: Any conditions?

20 MR. EINGORN: No conditions. It's four  
21 units. The motion passes. Thank you.

22 MS. JAMES: Thank you.

23 MR. EINGORN: Let the record reflect that  
24 Ms. Merricks appeared and she was available for that  
25 application.

1 MR. EINGORN: Did Mr. Ituah appear?

2 MR. ITUAH: Yes.

3 MR. EINGORN: Please come forward.

4 MR. ITUAH: Mr. Ituah, good to see you.

5 How are you?

6 MR. ITUAH: Very good.

7 MR. EINGORN: Would you raise your right  
8 hand, please.

9 - - -

10 ABRAHAM ITUAH, having first been duly  
11 sworn/affirmed, was examined and testified as  
12 follows:

13 - - -

14 MR. EINGORN: Please state your name and  
15 address for the record.

16 MR. ITUAH: Abraham Ituah, 516 Royden  
17 Street, Camden, New Jersey 08103.

18 MR. EINGORN: Mr. Mitchell has already  
19 been sworn so he's good to go. And will you call  
20 Mr. Mitchell as the property manager?

21 MR. ITUAH: Yes.

22 MR. EINGORN: Great. All right,  
23 Mr. Mitchell, it's your turn. Thank you for showing  
24 up, Mr. Ituah.

25 MR. EINGORN: So what do we got going on

1 here? We have two apartments, commercial and  
2 residential?

3 MR. MITCHELL: Yes. Basically, we want  
4 to restore it to its original use which was a  
5 commercial and then the residential top floor. We  
6 just wanted to divide the top floor into two units if  
7 we could. But basically it's the same intentional  
8 use. It's always been and has been for a long while;  
9 well before me.

10 MR. EINGORN: Mr. Mitchell, I'm showing  
11 you the photographs that were supplied with the  
12 application. Are you familiar with these  
13 photographs?

14 MR. MITCHELL: Yes, I am.

15 MR. EINGORN: Did you take these  
16 photographs?

17 MR. MITCHELL: Yes, I am.

18 MR. EINGORN: Did you take these  
19 photographs?

20 MR. MITCHELL: Yes.

21 MR. EINGORN: You did?

22 MR. MITCHELL: Yes.

23 MR. EINGORN: Okay. Great.

24 The first photograph that I'm pointing  
25 to, is this the subject property?

1 MR. MITCHELL: Yes, it is.

2 MR. EINGORN: And it's showing right now  
3 what looks to be preexisting commercial on the first;  
4 is that correct?

5 MR. MITCHELL: Correct.

6 MR. EINGORN: Do you know what was there?  
7 Is there anything there now?

8 MR. MITCHELL: No. It's a shell.  
9 Remnants of a convenience store maybe or something  
10 along that line. Could have been a pharmacy.

11 MR. EINGORN: Is there anything in mind  
12 for that space? Is there a tenant lined up?

13 MR. MITCHELL: We have a few options  
14 that we're entertaining right now as to the  
15 commercial. The owner may want to set up his own  
16 business and then we are talking to -- we have people  
17 that are interested in taking this space.

18 MR. EINGORN: Okay.

19 MR. MITCHELL: We have options and we  
20 have tenants. For the one unit, the owner is going  
21 to occupy one. And if you approve for the second  
22 one, that will be rented out. There is an attached  
23 one-car garage on the property already. It's a  
24 corner property with adequate parking in the front  
25 and also along the whole side street, on the side at

1 least six spots.

2 MR. EINGORN: So the denial letter --

3 MR. MITCHELL: I think that was because  
4 of one unit. We were trying to get two.

5 MR. EINGORN: The application I have  
6 before me is a request for a Certification of  
7 Nonconforming Use which we colloquially refer to as  
8 the Grandfather Clause. Right?

9 MR. MITCHELL: Okay.

10 MR. EINGORN: The application we have  
11 is: Hey, we have this building and the preexisting  
12 use is, that preexisted the Zoning Ordinance. And,  
13 we'd like to continue to use that even though  
14 currently we're not allowed to. So the question is,  
15 was this building always a commercial unit with two  
16 apartments on the top floor?

17 MR. MITCHELL: No, it was not. Upstairs  
18 was only one which if there's a problem, we're  
19 prepared to just go with the one. But it was  
20 formerly a commercial with a store of some sort on  
21 the first floor and a residential second floor as it  
22 stands. As we can see from the shell, it looked like  
23 it was all one unit.

24 MR. EINGORN: Right. So it does appear  
25 to be commercial with residential above, right?

1 MR. MITCHELL: Yes.

2 MR. EINGORN: I don't think anything you  
3 provided disputes that. And it looks to be a  
4 preexisting nonconforming use. Or if you can't  
5 demonstrate there were two apartments before, we  
6 can't grant you two apartments because that wasn't  
7 applied for and it wasn't noticed.

8 MR. MITCHELL: That was.

9 MR. EINGORN: Okay. Right. What you're  
10 telling me is, it was one apartment, right? And  
11 you're applying for two.

12 MR. MITCHELL: Can I see what you have in  
13 your hand?

14 MS. MUHAMMAD: Is the second apartment on  
15 the second floor or the first floor?

16 MR. MITCHELL: Second floor. Both  
17 residential units are on the second floor. The whole  
18 first floor is commercial.

19 MR. EINGORN: And the two units upstairs,  
20 they are preexisting units?

21 MS. MASON: It's only one unit.

22 MR. MITCHELL: One existing unit  
23 currently.

24 MS. SPENCER: And they want to make two.

25 MR. EINGORN: And you want to turn it

1 into two, right?

2 MR. MITCHELL: Yes. We want to divide  
3 it. It's a nice-sized space.

4 MS. MASON: What's the square footage of  
5 the current one?

6 MR. MITCHELL: I think 1,200 square feet;  
7 may be a little less. Because of the corner and the  
8 availability of parking and all that, we kind of  
9 thought it wouldn't be hard to do.

10 MR. EINGORN: All right. I get it. So  
11 we got a commercial use. We call it just residential  
12 above --

13 MR. MITCHELL: Yes.

14 MR. EINGORN: -- for purposes of the  
15 application. So we have first floor commercial with  
16 residential above. The applicant is seeking for a  
17 Certificate of Nonconforming Use for that. It does  
18 appear from the photographs to be accurate. Have you  
19 walked through the building?

20 MR. MITCHELL: Yes.

21 MR. EINGORN: From your experience, the  
22 second floor does appear to be residential?

23 MR. MITCHELL: Yes.

24 MR. EINGORN: Any questions for  
25 Mr. Mitchell?

1           CHAIRMAN HANCE: No. But I can say, this  
2 used to be a hoagie shop many years ago which had the  
3 best hoagies in Camden. Upstairs was, I guess, an  
4 apartment. I've been there many times. It's right  
5 down the street from Camden County OEO. They owned  
6 it and I think they were from Philadelphia. They  
7 owned a lot of property on this side. It was  
8 definitely a hoagie shop with a few things like a  
9 grocery store but it was a hoagie shop.

10           MR. MITCHELL: Yeah, I think you're  
11 right.

12           CHAIRMAN HANCE: Other than that, it has  
13 been vandalized many times; broken into many times.  
14 I'm shocked that it's still standing.

15           MR. MITCHELL: Yeah, I think you're  
16 right.

17           CHAIRMAN HANCE: I have a question for  
18 you. Someone bought the property and they started  
19 doing work on it and they were shut down because they  
20 didn't have the proper permits and stuff.

21           MR. MITCHELL: Correct.

22           CHAIRMAN HANCE: Is that the same owner  
23 or different owner?

24           MR. MITCHELL: Yes, it is. They were  
25 trying to make everything right.

1           CHAIRMAN HANCE: I think they were trying  
2 to make it safe. They were trying to close it up.

3           MR. MITCHELL: Yeah, repeatedly.

4           CHAIRMAN HANCE: They bricked-up a lot of  
5 windows.

6           MR. MITCHELL: Yes, they did. We're  
7 eager to get up; closed and safe.

8           MR. EINGORN: So the standard for this  
9 one is a different, right? The question is: Was  
10 this a preexisting nonconforming use? Was it a  
11 commercial first floor, residential second floor  
12 before adoption of the Zoning Code? The building  
13 looks to be particularly old. So I think from the  
14 information we received, is probably accurate.  
15 Does the Board have any other questions regarding  
16 that? No. Open to the public?

17           CHAIRMAN HANCE: Yes.

18           MR. EINGORN: Anybody here tonight that  
19 like to be heard on the application regarding  
20 822 S. 5th Street? Hearing none and seeing none,  
21 we'll close the public portion.

22           The applicant is here tonight or was here  
23 tonight, requesting a Certificate of Nonconforming  
24 Use for a commercial first floor with residential on  
25 the second floor. Again, as I discussed, the

1 standard is whether or not it appears that this  
2 building in its current condition and as being  
3 requested, existed prior to the zoning code. It  
4 appears to be the case from the information provided.  
5 The Board should do a short discussion and a motion.

6 VICE-CHAIRMAN STILL: For me I'm looking  
7 for the square footage just to get some clarity as to  
8 how big these two units are going to be. Because, I  
9 mean, obviously -- he said 1,200. He said it could  
10 be smaller than that. I'm not sure. But I don't see  
11 it on the application. Correct me if I'm wrong.

12 MR. EINGORN: There is this which.

13 VICE-CHAIRMAN STILL: Right. I really  
14 can't tell from that.

15 MS. MASON: I'm trying to understand.  
16 It's currently obviously a commercial in one  
17 apartment but you're trying to make it into two. We  
18 don't have a demonstration on what that would look  
19 like with the two apartments.

20 MR. MITCHELL: Somewhere there was a  
21 drawing. I'm sorry.

22 MR. EINGORN: So there's a floor plan.  
23 Do you have that?

24 MS. MASON: Yes.

25 MR. EINGORN: It's difficult to read.

1                   CHAIRMAN HANCE: So up top, is this the  
2 first floor, second floor?

3                   MR. MITCHELL: That's the second floor.

4                   CHAIRMAN HANCE: So you have two kitchens  
5 on the second floor?

6                   MR. MITCHELL: Yes. Two kitchens; two  
7 baths.

8                   MS. MASON: Are there two meters?

9                   MR. MITCHELL: There's two meters now.

10                  MS. MASON: Just two. One for downstairs  
11 and then one for upstairs?

12                  MR. MITCHELL: Correct.

13                  MR. EINGORN: I'm only seeing one  
14 bathroom on the floor plan. Am I missing?

15                  CHAIRMAN HANCE: I'm seeing kitchen,  
16 kitchen, bathroom.

17                  MR. EINGORN: Right.

18                  CHAIRMAN HANCE: I think we need a better  
19 program. Cause this is a store down here. I'm just  
20 confused now. Is this the stair steps here?

21                  MR. EINGORN: I'm not sure. Are you  
22 familiar with this floor plan, Mr. Mitchell?

23                  MR. MITCHELL: Yes, I am.

24                  MR. EINGORN: Did you prepare it?

25                  MR. MITCHELL: Unfortunately, I don't

1 have a copy of it.

2 MR. EINGORN: That's okay. I do.

3 MR. MITCHELL: Very good. I did not do  
4 this one.

5 MR. EINGORN: It doesn't look like your  
6 handy work.

7 CHAIRMAN HANCE: I'm thinking we need a  
8 better floor plan.

9 MR. EINGORN: Yes. This is tough.

10 MR. MITCHELL: Yes. At this stage  
11 because time is important for us, if we could approve  
12 only just the one unit we can put it back exactly  
13 like it was. I think this is based off of a  
14 one-unit. There was another on a graph paper. I had  
15 two units. I know we did the application once or  
16 twice and I think somehow they got mixed up. And  
17 this is not the updated floor plan.

18 MS. MUHAMMAD: I can check for that. But  
19 that floor plan is based on two. It's two kitchens  
20 on there.

21 MR. EINGORN: Yeah, there's two kitchens  
22 but there's only one bathroom.

23 MS. MUHAMMAD: The only thing that's  
24 missing is the bathroom.

25 MR. MITCHELL: Oh, okay. There's still

1 another one. There may be another one on graph  
2 paper. But what would we be missing? Is it the  
3 square footage?

4 MR. EINGORN: Well, one, we're missing a  
5 bathroom so we can't see how the apartments are going  
6 to be laid out.

7 MR. MITCHELL: I know that they are  
8 identical pretty much.

9 MR. EINGORN: Right. But this doesn't  
10 show that. I mean, if the floor plans are a little  
11 more accurately drawn, we would have an idea of what  
12 the square footage is because we can do the math.

13 MR. MITCHELL: There should be another  
14 one. I haven't seen this one.

15 CHAIRMAN HANCE: I would get a  
16 professional floor plan. Is this the stair steps  
17 going upstairs? We're actually guessing here. This  
18 is the store, right?

19 MR. MITCHELL: Yeah. This is the store  
20 on the first floor. This is like a yard. It's a  
21 separation. This is a detached space here.

22 CHAIRMAN HANCE: This is behind it?

23 MR. MITCHELL: Yes. And this is the  
24 second floor.

25 MR. EINGORN: So this here, it says

1 storage. Is that like a garage?

2 MR. MITCHELL: Yes. That is a detached  
3 garage.

4 MR. EINGORN: And that's the one-car? So  
5 is the street here?

6 MR. MITCHELL: Yes. It's a corner, yes.

7 CHAIRMAN HANCE: Then over here it says  
8 hallway. But where does it lead to?

9 MR. MITCHELL: This is the front of the  
10 building. This is the stairway to come in here.  
11 There's a door to go into the first floor. And then  
12 on this side of the --

13 CHAIRMAN HANCE: Is that the door for the  
14 apartments or no?

15 MR. MITCHELL: Yes, there is.

16 CHAIRMAN HANCE: This is why we need a  
17 better floor plan. Because we're piecing this  
18 together.

19 MR. EINGORN: I think what Mr. Mitchell  
20 wants you to see, that this is the doorway --

21 MR. MITCHELL: Right. Exactly.

22 MR. EINGORN: -- for the residential  
23 upstairs. And this is the doorway for the  
24 commercial --

25 MR. MITCHELL: Correct.

1           MR. EINGORN: If you look over here,  
2 there's a door over here for the residential and then  
3 a door here for the commercial.

4           MR. MITCHELL: So that's the long hallway  
5 that goes upstairs.

6           MS. SPENCER: Are they one bedroom each?  
7 I'm familiar with it. My church is two blocks down  
8 so I'm familiar with the building. When you go up  
9 the steps, would it be like the one apartment and  
10 then you would go down a hallway some more to the  
11 second apartment or how does that --

12           MR. MITCHELL: Yes. When you get to the  
13 top of the steps --

14           MS. SPENCER: But they would share one  
15 skinny hallway?

16           MR. MITCHELL: One stairway to go in.  
17 Well, the back unit will probably have a stairway  
18 going down too that way into the area that's  
19 downstairs. Because we may make that a whole  
20 separate entrance. We weren't really sure.

21                   Depending on our tenant for the first  
22 floor, you know, that has a lot to do with it. We  
23 did want to put the two units. There will be two  
24 entrances for the two units upstairs. You have the  
25 existing stairwell. And then there will be another

1 exit upstairs.

2 MR. EINGORN: Mr. Mitchell, let me ask  
3 you this. I assume you guys need permits because  
4 this building probably needs a ton of work.

5 MR. MITCHELL: Correct.

6 MR. EINGORN: But right now, it doesn't  
7 look like the Board is satisfied with what we have  
8 for two units. Would you be satisfied so that you  
9 could get a permit to start construction for a  
10 one-unit upstairs?

11 MR. MITCHELL: Yes. Fair enough.

12 MR. EINGORN: And so the applicant is  
13 willing to do one unit upstairs where they seek  
14 approval for one unit just so they can get their  
15 permit to get started. Because it sounds like this  
16 property needs a lot help.

17 CHAIRMAN HANCE: It does.

18 MR. EINGORN: So would that satisfy the  
19 Board knowing that the top would be approved for one  
20 unit as opposed to cramming in two? Because we don't  
21 really know what the layout of the square footage is?  
22 Yes?

23 MS. MASON: I think we still need more.  
24 We don't have enough to see. Like say, hey, we'll do  
25 one. Even for the one, the floor plan is just not --

1 what we're seeing is not enough. I mean, to me.

2 MR. EINGORN: Right. But I see what  
3 you're saying. But it's still going to have to  
4 comply with code. The inspector is still going to  
5 have to go in and do his job. Right? We know -- the  
6 question isn't, what's the floor plan for one unit.  
7 The question really is, was this residential upstairs  
8 previously.

9 MS. RIVERA: Let's say we approve for one  
10 unit. He has to come back to approve the other  
11 unit?

12 CHAIRMAN HANCE: Yes.

13 MR. EINGORN: Yes.

14 MR. MITCHELL: Yes.

15 MR. EINGORN: Any other questions; a  
16 motion; a discussion?

17 CHAIRMAN HANCE: I am familiar with it.  
18 I used to go there all the time. It used to be  
19 residential upstairs and a sub shop downstairs. So I  
20 would pass that with one apartment upstairs. And  
21 you have to come back for a second with the footage  
22 and a better floor plan.

23 MR. MITCHELL: Okay.

24 MR. EINGORN: So is that a motion?

25 CHAIRMAN HANCE: So I make a motion.

1 MR. EINGORN: So a motion for a Cert of  
2 Nonconforming Use with commercial on the bottom and  
3 one apartment up top. Do we have a second?

4 MS. SPENCER: Second.

5 VICE-CHAIRMAN STILL: Is it with  
6 conditions?

7 MR. EINGORN: If he wants a second  
8 apartment, he'd have to come back. He's not approved  
9 for two. Was there a second?

10 VICE-CHAIRMAN STILL: Got you.

11 MR. EINGORN: Was there a second?

12 MS. SPENCER: Yes. Second.

13 MR. EINGORN: We'll take a roll-call  
14 vote. Chairman Hance.

15 CHAIRMAN HANCE: Yes.

16 MR. EINGORN: Vice-Chairman Still.

17 VICE-CHAIRMAN STILL: Yes.

18 MR. EINGORN: Ms. Merricks.

19 MS. MERRICKS: Yes.

20 MR. EINGORN: Ms. Nunez.

21 MS. NUNEZ: Yes.

22 MR. EINGORN: Ms. Rivera.

23 MS. RIVERA: Yes.

24 MR. EINGORN: Ms. Spencer.

25 MS. SPENCER: Yes.

1 MR. EINGORN: And Ms. Mason.

2 MS. MASON: Yes.

3 MR. EINGORN: Seven in favor and none  
4 opposed, the motion passes. Thank you, Mr. Mitchell.  
5 It was nice seeing you.

6 MR. MITCHELL: Thank you.

7 MR. EINGORN: The next matter is Camden  
8 Repertory Theater Community Development Group,  
9 918 S. Broadway. Good evening, Counsel.

10 MS. JAMES: Good evening. Sonia James on  
11 behalf of the Camden Repertory Theater Community  
12 Development Group.

13 MR. EINGORN: Do you have a witness  
14 tonight?

15 MS. JAMES: I do. Ms. Pamela  
16 Bridgeforth.

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

19 - - -

20 PAMELA BRIDGEFORTH, having first been  
21 duly sworn/affirmed, was examined and testified as  
22 follows:

23 - - -

24 MR. EINGORN: Please state your name and  
25 address for the record.

1 MS. BRIDGEFORTH: My name is Pamela  
2 Bridgeforth. I live at 6612 N. 7th Street,  
3 Philadelphia, Pennsylvania.

4 MS. JAMES: This evening, the applicant  
5 is requesting use variance approval only to permit a  
6 cultural arts performing arts and mixed use  
7 development at the property. We are not seeking  
8 site plan approval tonight. The applicant intends to  
9 return to the Board at a later date for full site  
10 plan approval once funding is secured and project  
11 design is finalized.

12 This request is necessary because zoning  
13 approval is a required due diligence directly tied to  
14 funding including NJEDA funding and construction  
15 financing. Additionally, testimony will establish  
16 that the prior furniture store operated using only  
17 on-street parking. And the Phase 1 parking will be  
18 provided through vacant lots behind the building  
19 pledged by the mayor's office.

20 This evening we will present testimony  
21 from Pamela Bridgeforth. Ms. Bridgeforth, please  
22 state your name for the record again?

23 MS. BRIDGEFORTH: Pamela Bridgeforth.

24 MS. JAMES: What is your role with Camden  
25 Repertory Theater?

1 MS. BRIDGEFORTH: I was their original  
2 board president and now I'm their managing director.

3 MS. JAMES: And what is your role as a  
4 manager director?

5 MS. BRIDGEFORTH: I oversee the  
6 administrative functions and all of the community  
7 development activity of the organization.

8 MS. JAMES: Can you describe the mission  
9 of the Camden Repertory Development Group?

10 MS. BRIDGEFORTH: Camden Repertory  
11 Theater was created to provide a home for creative  
12 voices in the City of Camden, particularly female  
13 voices of color in the City of Camden. We do so  
14 across mainstage arts programs, the comprehensive art  
15 education program, and a growing community endeavor  
16 that involves -- purchase and rehab of vacant and  
17 abandoned property for constructive reuse by  
18 creatives in the communities of Camden, New Jersey.

19 MS. JAMES: Are you familiar with the  
20 property located at 918 Broadway?

21 MS. BRIDGEFORTH: Yes, I am.

22 MS. JAMES: And how are you familiar with  
23 it?

24 MS. BRIDGEFORTH: Camden Repertory  
25 Theater secured a grant from the New Jersey Economic

1 Development Authority to purchase 918 S. Broadway in  
2 the summer of 2025. We are right now in the process  
3 of securing funding through a combination of private  
4 sources, contributions, loans, and tax credit  
5 financing through also the New Jersey Economic  
6 Development Authority.

7 MS. JAMES: And did the Camden Repertory  
8 Theater create an executive summary regarding this  
9 project?

10 MS. BRIDGEFORTH: Yes. There are two  
11 versions of the executive summary combined in the  
12 packet. The first is an overall summary that talks  
13 about the full depth and breath of the financial  
14 implications of the project. It is a 25 million  
15 dollar project. However, because of the scope and  
16 the scale of the project, we are approaching it on a  
17 bite-size level.

18 So the first phase of the project is  
19 really focused on 918 and rehabbing that and bringing  
20 that back into full use. And there is an explanation  
21 of the costs that are associated with that project,  
22 as well as the committed funding that we receive.

23 MR. EINGORN: Let the record reflect that  
24 the Board has received copies of the Camden Repertory  
25 Theater Executive Summary which we'll mark Exhibit

1 A-1 to the record.

2 (Whereupon Exhibit No. A-1, Camden  
3 Repertory Theater Executive Summary, was marked for  
4 identification.)

5 MS. JAMES: Thank you.

6 Regarding Exhibit A-1, can you please, on  
7 the first page of Exhibit A-1, it does list out some  
8 of the sources. If could you just briefly describe  
9 some of the sources of funding?

10 MS. BRIDGEFORTH: So our capital power,  
11 how we're paying for our work and the vision is to  
12 arrange different sources. So public entities  
13 including the New Jersey Economic Development  
14 Authority, banks and foundations through  
15 contributions and specific support.

16 Our own cash equity, we're into this  
17 building for a lot of money through our own  
18 fundraising; through our own existing cash accounts  
19 and individual donors. Appropriations request, we  
20 currently have several appropriation requests both at  
21 the state level and at the federal level.

22 The Urban Enterprise Zone financing,  
23 we're seeking that. We're also going to be seeking  
24 federal home loan bank financing as well as New  
25 Jersey Department of Community Affairs Financing.

1 And right now we have a major application into the  
2 New Jersey Economic Development Authority through  
3 their new initiative to support specific and cultural  
4 arts facilities that have a mutual impact.  
5 We currently have a 19 million dollar tax credit  
6 application under pending review by the NJEDA.

7 MS. JAMES: The first page, it says here,  
8 the executive summary focuses on Phase 1. Can you  
9 describe what the Phase 1 of this project is?

10 MS. BRIDGEFORTH: Phase 1 for us is  
11 exclusively to get 918 S. Broadway up and  
12 functioning. Part of our initial trough of funding  
13 from the New Jersey Economic Development comes with a  
14 caveat. We have essentially about two and a  
15 half-years to get that property up and running to get  
16 a Certificate of Occupancy.

17 Now, obviously, if we go a little past  
18 that, they'll work with us but not much more than  
19 that. So time is of the essence for us to make sure  
20 that we get 918 functioning. And that includes the  
21 first floor, second floor and the third floor.

22 MS. JAMES: Can you take us through the  
23 project? Well, actually, what is 918 going to be?

24 MS. BRIDGEFORTH: 918 will be primarily  
25 our main home for the organization. It will house

1 three floors of activity. The first floor will be  
2 mainstage arts, a live performance facility in the  
3 back of the building. That will be about an 80-seat  
4 theater in the back, as well as a workshop, a  
5 training facility for our Hammer and Nails Initiative  
6 which is a program that started over about five or  
7 ten years ago where we train young women in theater  
8 craft and stage craft. So that means, lighting  
9 design, stage design, stage management, production  
10 management, all of those elements. And that will be  
11 a training facility, a small training component in  
12 the back of the building.

13 Moving forward towards the middle and  
14 front of the building will be a combination of just  
15 general welcome space but also a gallery space which  
16 we will. Showcase visual artists that are from the  
17 local area to keep that part of the facility vibrant  
18 and active even when there's not a facility program  
19 or community program going on back of the theater.

20 On the second floor, we hope to host a --  
21 we will focus on two areas. One is our office space,  
22 general office for CRT and our staff. But also in  
23 the front part of the building, what we're hoping to  
24 have is, and what we're working on right now with the  
25 number of partners, is actually creating a small and

1 microbusiness incubation center that will host  
2 creatives in the community providing a home for them  
3 to share ideas, share resources to professional  
4 network, and also by partnering with area banks. And  
5 also provide maybe a pathway towards a business plan  
6 development and financing so they can actualize their  
7 businesses moving forward.

8           On the third floor will be seven  
9 apartments that will help pay for some of the  
10 operations of the entire facility.

11           MS. JAMES: Regarding the layout of the  
12 three floors, can you just give some information of  
13 what this building currently is and the status of the  
14 building?

15           MS. BRIDGEFORTH: What the building is,  
16 is the old Lamboy Furniture Building if you're  
17 familiar at all with the Broadway corridor. You know  
18 that Lamboy is famous for Camden. It's one of the  
19 most active and most vibrant commercial businesses on  
20 the corridor prior to 30 years from now. That  
21 building has sat vacant for the last 30 years with  
22 rotten furniture in the inside of it. The previous  
23 owners to us, purchased the building; cleaned it  
24 out. We saw it. We were excited about it. We  
25 purchased it using the NJEDA funding. And right now

1 it's sitting empty. It's clean, empty and secure  
2 now.

3 MS. JAMES: Also in your plan, it says  
4 that you're going be creating jobs. Can you  
5 describe your efforts in that as well?

6 MS. BRIDGEFORTH: So part of our work is,  
7 we're viewing this as kind of a catalytic first step  
8 in a longterm project for us. So we have  
9 intentionally established some partnerships with the  
10 Camden County OEO, the Women's Resource Center which  
11 is our direct neighbor next door.

12 And part of that relationship will be, as  
13 we're training people that come through their  
14 program, their work-related program and their other  
15 job training programs, we'll funnel them through and  
16 feed them through into our mainstage activities so  
17 that they're receiving training -- additional work  
18 training but also paid jobs.

19 So that means, full-time and/or part-time  
20 jobs. These are permanent positions. As we're  
21 envisioning this project, we see that by the time  
22 918 is up and running, we'll have at least 15  
23 permanent jobs. So that's about maybe 10 full-time  
24 and 5 part-time. When our full vision, a full  
25 iteration is actually launched, we're seeing about

1 25 permanent living-wage jobs in the community.

2 MS. JAMES: You also mentioned that this  
3 will create or stimulate economic activity within the  
4 community. Can you describe that as well?

5 MS. BRIDGEFORTH: If you're familiar at  
6 all with that side of Broadway, you know that area  
7 has a tremendous amount of vacancy and open land.  
8 One of the things that we know happens when artists  
9 come and bring their energy and bring the audiences  
10 back to attract that energy, they bring a lot of  
11 excitement and they bring a lot of investment.

12 So our vision, our longterm vision for  
13 918, the entirety of the 900 block of Broadway, as  
14 well specifically 918, is that when people see us  
15 playing and doing our work, that will attract other  
16 private and public investment along that corridor.

17 MS. JAMES: And that will attract  
18 visitors not only to the neighborhood but also to  
19 Camden?

20 MS. BRIDGEFORTH: Absolutely. Our whole  
21 goal is not only to uplift the work that we're trying  
22 to do through the mainstage, but also provide an  
23 opportunity and attract new investment that looks at  
24 ways in which they can bolster the entirety of the  
25 City. This is a longterm investment for CRT but most

1 specifically for Camden.

2 MS. JAMES: And from your experience with  
3 working with CRT, how has the arts substantiated  
4 growth within a community?

5 MS. BRIDGEFORTH: Well, specifically,  
6 since our founding over 20 years ago, we have as part  
7 of our arts education program, we have trained over  
8 303 young people. Gotten them access to over 10  
9 millions dollars in college scholarships. They've  
10 gone on to some of the finest colleges and  
11 universities in the country.

12 Some of them are doctors, lawyers,  
13 dentists. Some of them are performing on Broadway.  
14 Some of them are performing with international  
15 artists such as Beyonce. We know that's real money.  
16 And what we're trying to do is replicate that for  
17 other people in the community.

18 MS. JAMES: So this will serve as an  
19 anchor in the community?

20 MS. BRIDGEFORTH: Absolutely. An anchor  
21 and a catalyst. That is essential for us.

22 MS. JAMES: Is part of your vision  
23 becoming a part, intrinsically a part of the  
24 community?

25 MS. BRIDGEFORTH: Absolutely. We view

1 ourselves as part of the community.

2 MS. JAMES: And how will you take steps  
3 to positively interact with the community.

4 MS. BRIDGEFORTH: First and foremost, you  
5 have to recognize that pretty much everyone except  
6 for me on the CRT staffing board, live and work in  
7 the City of Camden. Secondly, all we do is  
8 community development. We are a community  
9 development entity. A community-driven entity that  
10 is focused on working with neighborhoods; working  
11 with neighborhood residents and sharing their voices  
12 broadly. We don't know any other way to do our work  
13 but at the community level.

14 So moving forward, everything that we do  
15 with regard to this project, and other any other  
16 project that we are engaged with on the 900 block of  
17 Broadway, is always going to be about residents.  
18 That's why before we even started to have a  
19 conversation about design or anything, we had a  
20 conversation with our neighbors at OEO. And as you  
21 can see in the packet, we have a letter of support  
22 from them on this project.

23 MS. JAMES: Have you partnered with any  
24 other nonprofits or do you plan to partner?

25 MS. BRIDGEFORTH: That is the whole goal

1 of what we're hoping moving forward. Some of that  
2 coworking space will be a combination of individuals  
3 who are their own individual artists. But then there  
4 also could be other nonprofits that are smaller than  
5 ours, looking for space that is safe and secure and  
6 well-designed so that they can launch their work in  
7 the community as well.

8 MS. JAMES: And included in the packet  
9 that you provided to the Board was a letter from the  
10 mayor's office as well as OEO, correct?

11 MS. BRIDGEFORTH: Yes. There are two  
12 letters from the mayor's office. The first is, the  
13 first support of our project, very, very at the  
14 beginning. So the mayor's office has been very  
15 supportive of us from our very first iterations,  
16 helping us to secure the first trough of funding we  
17 received from the New Jersey Economic Development  
18 Authority. Without their support, we would not have  
19 gotten even this far.

20 Secondly, as we're applying for the  
21 tax credits, whether it be at the state level or  
22 other areas, the mayor's office has been equally  
23 supportive and also willing to work with us on  
24 securing the city-owned lots that are adjacent to  
25 all of 918.

1 MS. JAMES: And it was your testimony  
2 that in order to secure additional funding, you do  
3 need zoning approval, correct?

4 MS. BRIDGEFORTH: Yes. It's essential  
5 for us as we're seeking very sophisticated and very  
6 large pots of money to make this real. People need  
7 to trust that we're going to do what we say we're  
8 going to do. And one of the first aspects, one of  
9 the first questions I'm asked when I talk to a banker  
10 about this project is: Okay, what is your zoning?  
11 Are you going to face any opposition?

12 MS. JAMES: And is that why you're  
13 requesting zoning and this variance this early on in  
14 the stage of this project?

15 MS. BRIDGEFORTH: Absolutely. It's  
16 critical for us. It is critical for us.

17 MS. JAMES: Going towards parking, how  
18 would the project improve the parking or what is the  
19 vision for parking?

20 MS. BRIDGEFORTH: So we're thinking about  
21 that in two phases. The first is, just get us up and  
22 running and by getting that Certificate of Occupancy  
23 within two-and-a-half years.

24 So it's part of our relationship with the  
25 mayor's office and working with the City's real

1 estate office, is identifying parcels of land.  
2 Adjacent to us we have a set of parcels that are  
3 available to us through our relationship with the  
4 mayor's office. That would be our parking for that  
5 initial trough; that first phase of our project to  
6 get 918 up and running.

7           And then secondarily, as we're more  
8 successful and people see -- we show proof of  
9 concept. Right? Because here's the thing. People  
10 don't believe you until you actually do it. So this,  
11 getting 918 is our proof of concept to show that  
12 Camden can do world-class work in the City. And so  
13 once we show our proof of concept and secure  
14 additional funding, the goal is try to see how we can  
15 amplify that parking working in partnership with the  
16 residents.

17           Because we know that parking is a  
18 sensitive issue for all kinds of reasons. Right?  
19 And not just because somebody just wants to be able  
20 to park their car. It's also about making sure that  
21 people, when you come into a community regardless of  
22 where you're at, whether you're in Parkside or if  
23 you're coming from South Jersey some place or some  
24 place in Philadelphia, that when you come in, you  
25 respect the community that you're coming to.

1           So approaching it from that perspective,  
2 moving forward after we establish proof of concept,  
3 the goal would be then to work with community  
4 residents to figure out, how do we take advantage of  
5 the knowledge that we know that a lot of people want  
6 to come to see this facility. I will let you know  
7 that the architects of our project, the Adjaye  
8 Associates and OZ Associates, the Adjaye Associates  
9 actually designed and built the African American  
10 Museum at the Smithsonian.

11           So this is world-class opportunity  
12 happening right here in the City of Camden. And we  
13 know we're going to get a lot of attention for it.  
14 And moving forward, we want to capitalize on that.  
15 But not at the expense of what's already going on,  
16 but with the positive and support of the community.

17           MS. JAMES: So to recap, would granting  
18 this variance benefit the City of Camden and this  
19 neighborhood in particular?

20           MS. BRIDGEFORTH: Absolutely. It is a  
21 game-changer, not only for the neighborhood but for  
22 the City and the region and we believe it.

23           MS. JAMES: No further questions.

24           MR. EINGORN: Does the Board have  
25 questions for applicant?

1 MS. SPENCER: I just want to say that  
2 although I'm from Parkside, I probably spend four  
3 days downtown where my church is; like not even 300  
4 feet in just that area right there and everybody  
5 knows what happens downtown. But where the previous  
6 church was which was a bank back in the day that  
7 caught on fire. And this is like on that same block.

8 So just the transition of what it looks  
9 like now so what it could look like, I think it's  
10 amazing. Just the addicts and, you know, the  
11 homeless that are in that area, is atrocious. And I  
12 just think that this change would definitely change  
13 the layout of that area. I mean, we try to get  
14 homeless off of our church steps every single day.  
15 So I think just changing it, changing the outlook  
16 would eventually push, you know, people that don't  
17 belong somewhere else.

18 MR. EINGORN: Any other questions,  
19 comments?

20 MS. MASON: Well, Broadway back in the  
21 day, we knew that was a booming business corridor.  
22 To Ms. Spencer's point to revitalizing that, I'm  
23 excited, you know, just hearing this. And for the  
24 arts, like we're back in the Renaissance era. And  
25 Camden does have a community of artists. And so

1 having this space, we don't have a space like this.

2 It's exciting for me.

3 MS. BRIDGEFORTH: One of the things that  
4 our architectural team recovered was that, there were  
5 a slew of move theaters and other live performing  
6 theaters all along Broadway. We had no clue; no  
7 idea. And to think that we can create a new kind of  
8 Broadway here in Camden City is astonishing to us and  
9 something that we are so excited for.

10 And that's one of the reasons why --  
11 we're not a well-resourced organization. We hustle  
12 for every dollar. For us to take this level of risk,  
13 means that we're in it with Camden. And we see the  
14 vision and we see not only just the vision but that  
15 it can accomplished and be done beautifully.

16 MR. EINGORN: Open to the public.

17 CHAIRMAN HANCE: Yes.

18 MR. EINGORN: Anybody here tonight that  
19 like to be heard on the application regarding  
20 918 S. Broadway? Hearing none, we'll close the  
21 public portion.

22 The applicant is here tonight seeking use  
23 variance approval for a performing arts and training  
24 facility along with costume and scenic design shop,  
25 as well as I think it was seven apartment units?

1 MS. JAMES: Yes.

2 MR. EINGORN: So multiple uses in the  
3 same lot, same building. We've heard the testimony  
4 of the applicant. The Board should do a  
5 discussion of the Positive and Negative Criteria and  
6 make a motion.

7 VICE-CHAIRMAN STILL: I think it's  
8 positive. They're going to create jobs. So that's  
9 workforce development especially with four of those  
10 people from the City of Camden. I like the fact that  
11 a lot of the leadership is actually from and works in  
12 the City of Camden.

13 Obviously, we want to see the arts thrive  
14 especially as Camden and as the Chairman says, it's  
15 coming back or is back. But redevelopment in a  
16 positive way and building up the foundation of our  
17 community is always a plus.

18 CHAIRMAN HANCE: I'm going to piggyback.  
19 I think it's wonderful. That building has been  
20 falling apart and empty for years. An eyesore on  
21 Broadway which is the main street of Camden. And  
22 this is directly towards young ladies or women?

23 MS. BRIDGEFORTH: Young women primarily.  
24 However, we have young men and young women  
25 participating in our program.

1                   CHAIRMAN HANCE: And this is something  
2 that's really needed in Camden right now at this  
3 time. I feel as though this is something that will  
4 lift Camden. Especially our young community. That's  
5 well-needed. Good direction. I use to work in  
6 Philly, People For People. So I admire Philly  
7 because they have so many things for the people to  
8 do, to go, to see and always bringing more into it.  
9 And this is what I would like Camden to do.

10                   So this is something perfect, I believe,  
11 for Camden. Well past due. And I think it will be  
12 something great.

13                   VICE-CHAIRMAN STILL: I'm going to  
14 piggyback off of what Ms. Bridgeforth said about  
15 cultivating relationships with nonprofits. Right?  
16 So not just what they do but the other nonprofits  
17 that they cultivate relationships with whether it be  
18 grassroots or whether it be well-established  
19 nonprofits, kind of diversifies their portfolio as  
20 well.

21                   MS. MASON: It's a true example of  
22 collaboration as well. I mean, in the application  
23 you have CRA, Camden Redevelopment. That's, you  
24 know, buying into this also and the mayor's office.  
25 And collectively also, with the OEO. So it's really

1 huge in the collaboration. If you're starting off  
2 like that then what's to expect. Once it's really up  
3 and running, I certainly help this get going.

4 VICE-CHAIRMAN STILL: It's only up from  
5 here, right?

6 MR. EINGORN: Just a reminder that the  
7 applicant is here for use variance. That will need  
8 site plan so that would be a condition of approval.

9 VICE-CHAIRMAN STILL: Motion to pass with  
10 conditions.

11 MR. EINGORN: Do we have a second?

12 MS. MASON: Second.

13 MR. EINGORN: We'll take a roll-call  
14 vote. Chairman Hance.

15 CHAIRMAN HANCE: Yes.

16 MR. EINGORN: Vice-Chairman Still.

17 VICE-CHAIRMAN STILL: Yes.

18 MR. EINGORN: Ms. Merricks.

19 MS. MERRICKS: Yes.

20 MR. EINGORN: Ms. Nunez.

21 MS. NUNEZ: Yes.

22 MR. EINGORN: Ms. Rivera.

23 MS. RIVERA: Yes.

24 MR. EINGORN: Ms. Spencer.

25 MS. SPENCER: Yes.

1 MR. EINGORN: And Ms. Mason.

2 MS. MASON: Yes.

3 MR. EINGORN: Having seven in favor and  
4 none opposed, the motion passes.

5 MS. BRIDGEFORTH: On behalf of everyone  
6 at Camden Repertory Theater, I thank you from the  
7 bottom of our hearts. I get emotional about this  
8 because we put so much of ourselves into it. It  
9 means so much to see that people from the City want  
10 to see this project happen.

11 And at any point, it can blow up. Right?  
12 Let's be honest. But to know that we have folks like  
13 you supporting us, really is a tremendous move for us  
14 as we do the hard work to try to get the resources  
15 and the additional support to make that project  
16 happen. Thank you. Very much.

17 MS. JAMES: Thank you.

18 MR. EINGORN: At this time, we'll take a  
19 five-minute break.

20 - - -

21 (Off the record at 7:14 p.m.)

22 (Back on the record at 7:20 p.m.)

23 - - -

24 MR. EINGORN: We're back on the record.  
25 The next matter, Yehuda Kanelsky, 718 S. 4th Street.

1 Good evening, sir and ma'am.

2 MR. KANELSKY: Good evening.

3 MR. EINGORN: Would you raise your right  
4 hands, please.

5 - - -

6 YEHUDA KANELSKY; MARIA MARTINEZ, having  
7 first been duly sworn/affirmed, was examined and  
8 testified as follows:

9 - - -

10 MR. EINGORN: Please state your names and  
11 addresses for the record on at a time.

12 MR. KANELSKY: Yehuda Kanelsky, 814  
13 Jerome Avenue, Hillside, New Jersey 07205.

14 MS. MARTINEZ: Maria Martinez, 579  
15 Chestnut Street, Orange, New Jersey 07205.

16 MR. EINGORN: Great. So Mr. Kanelsky,  
17 you own the property at 718 S. 4th Street?

18 MR. KANELSKY: Yes.

19 MR. EINGORN: And you're seeking bulk  
20 variances for a duplex?

21 MR. KANELSKY: Yes.

22 MR. EINGORN: Lot size, lot width, depth  
23 and off-street parking?

24 MR. KANELSKY: Yes.

25 MR. EINGORN: Great. And you have with

1 you today Ms. Martinez and she is the?

2 MR. KANELSKY: Property manager.

3 MR. EINGORN: Property manager. Very  
4 good. What would you like to tell us about the  
5 property?

6 MS. MARTINEZ: Mr. Kanelsky bought the  
7 property. It is listed and purchased as a duplex in  
8 October of 2022. We are currently using it as a  
9 duplex and the future use will also be a duplex. I  
10 do have some photos. I'm not sure if you guys have  
11 some.

12 MR. EINGORN: These photos?

13 MR. KANELSKY: Yes.

14 MS. MARTINEZ: Okay. Good. To show you  
15 the two different units that are there as well as the  
16 common areas. The apartments are currently are as  
17 one bedroom on each floor. The tenant downstairs has  
18 been there for over 15 years. Upstairs is  
19 currently vacant. We have started doing our CCO  
20 inspections and one of these inspectors have been out  
21 to do some verifications and some inspections.  
22 So we're just asking to continue the use at this  
23 point.

24 MR. KANELSKY: And when we purchased the  
25 property, they were both occupied. The tenant

1 upstairs recently moved out.

2 MR. EINGORN: Okay. So you're seeking  
3 bulk variances for lot size, lot width and lot depth.  
4 The building itself looks to be -- is it a rowhome?

5 MS. MARTINEZ: It is separated but they  
6 are the same. Similarly, they look like 806 Haddon  
7 next to it to the right. To the left is a vacant lot  
8 now.

9 MR. EINGORN: So I'm looking at the  
10 doorway to the right --

11 MS. MARTINEZ: To the right is the same  
12 amount of houses just like that.

13 MR. EINGORN: Do they share a party wall  
14 or is there an alleyway?

15 MS. MARTINEZ: No, they share.

16 MR. EINGORN: They share a party wall,  
17 okay. So you can't change the --

18 MR. KANELSKY: The lot.

19 MR. EINGORN: Right. You can't change  
20 the lot, the width, the depth and the size. They're  
21 all preexisting nonconforming conditions?

22 MS. MARTINEZ: Yes.

23 MR. EINGORN: How about how old do you  
24 think the building is?

25 MS. MARTINEZ: Old.

1 MR. EINGORN: Looks pretty old, right?

2 MS. MARTINEZ: Yes.

3 MR. KANELSKY: Probably the 20's. The  
4 last 20's; not these 20's.

5 MR. EINGORN: Okay. That's fair.

6 Tell us about the parking. There's no  
7 off-street parking, correct?

8 MS. MARTINEZ: There is no off-street  
9 parking that whole side of the street. It's not a  
10 busy street. It's fairly quiet at the moment. So  
11 there is a significant amount of parking, street  
12 parking there.

13 MR. KANELSKY: A couple of abandoned  
14 homes across the street so there's not really many  
15 residents on that block.

16 MR. EINGORN: Does the Board have any  
17 questions for the applicant?

18 MS. RIVERA: Do you have two water  
19 heaters or one?

20 MS. MARTINEZ: Two. There should be two  
21 photos of the common area. So if you look at the  
22 fifth photo, there seems to be a wall behind the  
23 water heater. Behind that wall is a second water  
24 heater but I kind of went in and took a picture of it  
25 for you guys as well.

1 CHAIRMAN HANCE: Now, is that a one-way  
2 street or a two-way street?

3 MS. MARTINEZ: Two-way.

4 CHAIRMAN HANCE: Any vacant homes?

5 MS. MARTINEZ: Across the street is  
6 abandoned.

7 MR. KANELSKY: Multiple?

8 MR. EINGORN: Any questions? Open to the  
9 public.

10 MS. RIVERA: Is it a two-bedroom and one?

11 MS. MARTINEZ: One in each floor.

12 CHAIRMAN HANCE: So how is parking now on  
13 the streets? Is it first come, first serve?

14 MS. MARTINEZ: Right.

15 MR. KANELSKY: There's always -- whenever  
16 we come to the property, there's always parking right  
17 in front. Maintenance guys or whatever, there's  
18 always space.

19 VICE-CHAIRMAN STILL: And this is pretty  
20 typical. We just ask questions more about parking  
21 than anything else. And I make a motion to pass.

22 MR. EINGORN: We haven't opened up to the  
23 public yet, so you're premature. Save it.

24 VICE-CHAIRMAN STILL: Oh, pardon me.

25 MR. EINGORN: Open to the public.

1 Anybody here tonight that like to be heard on the  
2 application regarding 718 S. 4th Street. Hearing  
3 none and seeing none, we'll close the public portion.

4 We'll adopt the discussion from Mr.  
5 Still.

6 VICE-CHAIRMAN STILL: Sorry about that.

7 MR. EINGORN: And now you can remake your  
8 motion.

9 VICE-CHAIRMAN STILL: Motion to pass.

10 MR. EINGORN: Do we have a second?

11 CHAIRMAN HANCE: Second.

12 MR. EINGORN: We'll take a roll-call  
13 vote. Chairman Hance.

14 CHAIRMAN HANCE: Yes.

15 MR. EINGORN: Vice-Chairman Still.

16 VICE-CHAIRMAN STILL: Yes.

17 MR. EINGORN: Ms. Merricks.

18 MS. MERRICKS: Yes.

19 MR. EINGORN: Ms. Nunez.

20 MS. NUNEZ: Yes.

21 MR. EINGORN: Ms. Rivera.

22 MS. RIVERA: Yes.

23 MR. EINGORN: Ms. Spencer.

24 MS. SPENCER: Yes.

25 MR. EINGORN: And Ms. Mason.

1 MS. MASON: Yes.

2 MR. EINGORN: Seven in favor and none  
3 opposed, the motion passes.

4 MR. KANELSKY: Thank you.

5 MS. MARTINEZ: Thank you.

6 MR. EINGORN: And then we have 1265  
7 Magnolia Avenue, LLC for 4014 Westfield Avenue.  
8 That's you as well, Mr. Kanelsky?

9 MR. KANELSKY: Yes.

10 MR. EINGORN: You both have been  
11 previously sworn as a reminder. And Ms. Martinez,  
12 you are the property manager for this one as well?

13 MS. MARTINEZ: That is correct.

14 MR. EINGORN: Great. Mr. Kanelsky, are  
15 the sole member of the entity that owns this  
16 property?

17 MR. KANELSKY: Yes.

18 MR. EINGORN: Very good. And you have  
19 another duplex. You're requesting bulk variances for  
20 lot size, lot width and off-street parking as well;  
21 is that correct?

22 MS. MARTINEZ: That is correct.

23 MR. EINGORN: And you produced some  
24 photographs. Did you take these photographs?

25 MS. MARTINEZ: Yes.

1 MR. EINGORN: Great. How many bedrooms  
2 are in each apartment?

3 MS. MARTINEZ: Each unit has two  
4 bedrooms, living room, kitchen, bathroom. In the  
5 front you have the first floor. There's a front  
6 entrance on the side. There is a separate entrance  
7 for the second floor. This is also a property that  
8 he purchased actually two months after. This was  
9 December of 2022. Also listed and sold as a duplex.  
10 We also did pull the Tax Assessor's record and they  
11 also have it listed as a duplex; listed and sold to  
12 reflect the records.

13 MR. EINGORN: Similar to the prior  
14 application, the existing building shares a party  
15 wall with another building?

16 MS. MARTINEZ: On the lefthand side, yes.  
17 On the right it's open. It's actually the  
18 neighbor's driveway.

19 MR. EINGORN: So there's no ability to  
20 expand the space. It's a preexisting nonconforming  
21 size lot?

22 MS. MARTINEZ: That's correct.

23 MR. EINGORN: So tell us about the  
24 off-street parking?

25 MS. MARTINEZ: The off-street parking is

1 a main street. It's on Westfield Avenue. We're  
2 close to the border of Pennsauken, about maybe a half  
3 a block from the Pennsauken border. It's both sides  
4 parking. First-come, first-serve.

5 MR. KANELSKY: But a lot of people  
6 have -- some people have driveways so generally the  
7 street is kind of open for the units that don't  
8 have...

9 MR. EINGORN: Are the units currently  
10 occupied?

11 MS. MARTINEZ: Yes, they are.

12 MR. EINGORN: Questions for the  
13 applicant? None. Open to the public. Anybody here  
14 tonight that like to be heard on the application  
15 regarding 4014 Westfield Avenue? Hearing none and  
16 seeing none, we'll close the public portion.

17 The applicant is here tonight seeking  
18 bulk variance approvals for lot size, lot width and  
19 off-street parking for an existing duplex. The Board  
20 should do a discussion of the Positive and Negative  
21 Criteria and make a motion.

22 CHAIRMAN HANCE: You have two separate  
23 hot water heaters?

24 MS. MARTINEZ: Yes.

25 CHAIRMAN HANCE: Two electric outside?

1 MS. MARTINEZ: Yes.

2 CHAIRMAN HANCE: Two gas meters.

3 VICE-CHAIRMAN STILL: The only thing for  
4 me is the three spaces, the three parking spaces.  
5 Like I said, that's always a part of conversation.  
6 That's public parking. First come, first serve. I  
7 make a motion to pass.

8 CHAIRMAN HANCE: Second.

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

11 CHAIRMAN HANCE: Yes.

12 MR. EINGORN: Vice-Chairman Still.

13 VICE-CHAIRMAN STILL: Yes.

14 MR. EINGORN: Ms. Merricks.

15 MS. MERRICKS: Yes.

16 MR. EINGORN: Ms. Nunez.

17 MS. NUNEZ: Yes.

18 MR. EINGORN: Ms. Rivera.

19 MS. RIVERA: Yes.

20 MR. EINGORN: Ms. Spencer.

21 MS. SPENCER: Yes.

22 MR. EINGORN: And Ms. Mason.

23 MS. MASON: Yes.

24 MR. EINGORN: Seven in favor and none  
25 opposed, the motion passes.

1 MR. KANELSKY: Thank you so much.

2 MS. MARTINEZ: Thank you.

3 MR. EINGORN: Apple Tree Homes, LLC, 1244  
4 Chase Street.

5 Would you raise your right hand, please.

6 - - -

7 SHON JABLONSKY-WATKINS, having first been  
8 duly sworn/affirmed, was examined and testified as  
9 follows:

10 - - -

11 MR. EINGORN: Please state your name and  
12 address for the record.

13 MR. JABLONSKY-WATKINS: Shon  
14 Jablonsky-Watkins. I live at 108 Blue Ridge Road,  
15 Voorhees, New Jersey 08043.

16 MR. EINGORN: I got to ask you some  
17 questions about your April Tree Homes. Are you the  
18 sole member of Apple Tree Homes or are there other  
19 members?

20 MR. JABLONSKY-WATKINS: Sole member.

21 MR. EINGORN: Sole member. Very good.  
22 And Apple Tree Homes is the owner of 1244 Chase  
23 Street?

24 MR. JABLONSKY-WATKINS: Yes.

25 MR. EINGORN: And the applicant is

1 looking for bulk variances for lot size, lot width  
2 and off-street parking for a duplex. Is that  
3 accurate?

4 MR. JABLONSKY-WATKINS: Correct.

5 MR. EINGORN: And are you familiar with  
6 this photograph?

7 MR. JABLONSKY-WATKINS: Yes.

8 MR. EINGORN: You didn't take this  
9 photograph, though, because this is from Google Maps?

10 MR. JABLONSKY-WATKINS: That one, yes.  
11 That one specifically.

12 MR. EINGORN: Yes?

13 MR. JABLONSKY-WATKINS: Yes.

14 MR. EINGORN: Great. Is it this property  
15 here, the white one or the brick one?

16 MR. JABLONSKY-WATKINS: It's the white  
17 one.

18 MR. EINGORN: The white one. Okay. Is  
19 that how it looks today as we stand here?

20 MR. JABLONSKY-WATKINS: Correct. It just  
21 has a fence to the right.

22 MR. EINGORN: You put up a fence in this  
23 alleyway?

24 MR. JABLONSKY-WATKINS: Yeah. There was  
25 a fence when we bought it.

1 MR. EINGORN: Okay. And is this  
2 currently a duplex or is it a single-family and you  
3 want to convert it?

4 MR. JABLONSKY-WATKINS: It's currently a  
5 single-family home looking to convert it.

6 MR. EINGORN: So the property is located  
7 in an R-2 Zone where a duplex is a permitted use.  
8 But you do need bulk variances. So I see in the  
9 photograph, the property does share a party wall with  
10 another home; is that correct?

11 MR. JABLONSKY-WATKINS: Correct.

12 MR. EINGORN: And the lot width and size,  
13 they're preexisting, correct?

14 MR. JABLONSKY-WATKINS: Correct.

15 MR. EINGORN: And this alleyway here, is  
16 that part of your property?

17 MR. JABLONSKY-WATKINS: Correct.

18 MR. EINGORN: It is part of it?

19 MR. JABLONSKY-WATKINS: Yes.

20 MR. EINGORN: And so you really don't  
21 have ability to change the size or the width of the  
22 lot, correct?

23 MR. JABLONSKY-WATKINS: No.

24 MR. EINGORN: So you would agree it's a  
25 preexisting nonconforming addition of land?

1 MR. JABLONSKY-WATKINS: Yes.

2 MR. EINGORN: Is there any off-street  
3 parking available? Off-street, meaning, like a  
4 garage; a driveway?

5 MR. JABLONSKY-WATKINS: So that alleyway  
6 is a driveway. So it has indentation. Two pictures  
7 of it. Like the street is --

8 CHAIRMAN HANCE: Do you have a curb cut  
9 there?

10 MR. JABLONSKY-WATKINS: Yes.

11 CHAIRMAN HANCE: I see it.

12 MR. EINGORN: It has a curb but.

13 MS. MUHAMMAD: But that curb cut is  
14 directly in front of the house, right?

15 MR. JABLONSKY-WATKINS: Yes.

16 MS. MUHAMMAD: But that wouldn't be  
17 related to that side alleyway.

18 MR. JABLONSKY-WATKINS: It wouldn't. It  
19 wouldn't be related because it covers -- it spans the  
20 front of the house to all the way to the end.

21 MR. EINGORN: Do you have a photograph  
22 showing it goes all the way?

23 MR. JABLONSKY-WATKINS: I thought I put  
24 it in one of the four to kind of get the angle. I  
25 apologize for my lateness. My flight was suppose to

1 come in at 12 and it came in at five.

2 MR. EINGORN: You're fine.

3 MR. JABLONSKY-WATKINS: The property was  
4 bought from the CRA in December 2025 when we applied  
5 for zoning. The house next to it is also a duplex.  
6 But it has a small driveway. It doesn't have the  
7 size of like a driveway. It's currently abandoned as  
8 well.

9 MS. MUHAMMAD: Both side yards aren't  
10 designed for parking.

11 MR. EINGORN: Right. I'm going to be  
12 honest with you. We can't tell from the photographs  
13 you supplied whether or not there's a curb cut  
14 leading to this little alleyway. So regardless, you  
15 came in requesting a bulk variance. Meaning, you're  
16 asking us to say, you don't need off-street parking.  
17 So I would stick with that. If you do have a curb  
18 cut then more power to you.

19 MR. JABLONSKY-WATKINS: I also tried to  
20 take pictures throughout the day to show that during  
21 the day there's ample parking spaces. There's a  
22 couple of abandoned homes on the block as well of  
23 that street including the house right next door, the  
24 duplex.

25 MR. EINGORN: It's kind of odd to put

1 that curb cut right next to a fire hydrant.

2 CHAIRMAN HANCE: Yes. I was just saying  
3 that.

4 MR. JABLONSKY-WATKINS: And the property  
5 is 2,189 square feet. The top unit, the top floor  
6 will be one unit. The bottom floor will be another  
7 unit. They'd all have separate water heaters, gas  
8 heaters and electric meters. But right now, it needs  
9 to be completely gutted.

10 We got a construction permit like an  
11 emergency one just so that we can clear the trash so  
12 that it wouldn't burn or something of that nature.  
13 We spent ample money just logging tons and tons of  
14 trash and probably about three-quarters of the joist  
15 of the first floor so that we could repair the first  
16 floor.

17 MR. EINGORN: And you're looking to make  
18 two 2-bedroom units?

19 MR. JABLONSKY-WATKINS: Correct. Those  
20 were my initial just rough drawings to zoning. Right  
21 now I'm working with Bishop & Smith. They sent me a  
22 demo plan. They gave it to me about four days ago.  
23 I wanted to print them off when I went home but got  
24 here late cause my plane was late. But Bishop  
25 & Smith when they gave me the plans, there's a side

1 door going to the second floor.

2 When they were presenting me some rough  
3 plans, they put the door to the second unit on the  
4 side going up. And they have to get back in to the  
5 property once I've completely removed the trash and  
6 rebuilt the first floor, so that they get better  
7 drawings of what the unit could potentially look  
8 like.

9 MR. EINGORN: So you're intending to have  
10 a separate side entrance for the second floor unit?

11 MR. JABLONSKY-WATKINS: Correct.

12 MR. EINGORN: Got it.

13 MS. MASON: Are there other duplexes on  
14 that street or mainly singles?

15 MR. JABLONSKY-WATKINS: So those two  
16 houses are actually the largest houses on that  
17 block. And, actually, the house right next to it is  
18 a duplex. It's just an abandoned duplex. Because  
19 those two houses are both the same size and they are  
20 larger than the other ones.

21 MR. EINGORN: Any other questions? None.  
22 Open to the public. Anybody here tonight from the  
23 public that like to be heard on the application  
24 regarding 1244 Chase Street? Come on down.

25 MR. EINGORN: Good evening, ma'am. Could

1 you raise your right hand, please?

2 - - -

3 ERICA HONER, 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 MS. HONER: Erica Honer, P.O. Box 938,  
10 Williamstown, New Jersey.

11 MR. EINGORN: Go ahead.

12 MS. HONER: I'd like to say that I'm glad  
13 someone has purchased the abandoned home directly  
14 across my rental property which I have owned there  
15 since 2006. I know that he mentioned earlier that  
16 there is a driveway. I've had this house over 21  
17 years. That's my driveway there on the side of the  
18 house.

19 My question is, would he be totally  
20 tearing the house down? Because there's a full-grown  
21 tree growing that actually sticks out of the  
22 window. So is that the plan? Because there's a tree  
23 that's been growing for over 20 years.

24 One of my friends owned the vacant duplex  
25 that he mentioned. He sold it and the owner lost it.

1 But that house has been vacant for over 20 years  
2 since I've had my house directly across the street  
3 from the one he just purchased. There's a tree  
4 growing through it. So is that a complete  
5 tear-down?

6 MR. EINGORN: I don't know but we can  
7 ask.

8 MR. JABLONSKY-WATKINS: Thank you for  
9 showing up. Good to meet neighbors. I appreciate  
10 it. That tree, it looks like a tree. Like when I  
11 first came across it, I was like, oh, there's a tree  
12 growing through it. And it wouldn't be the first  
13 time that I bought a house with a tree growing  
14 through it in Apple Tree Homes. But that's actually  
15 not growing through it.

16 I can show you pictures on my phone. We  
17 demoed the inside. It must be like just be a tree  
18 that they had there and it just started growing out  
19 the window. And it looks like it would growing  
20 through the whole thing but it's not. So, yeah, we  
21 demoed through the whole first floor. We're not  
22 changing the existing structure. It's still going to  
23 remain the same. The brick wall is really in good  
24 shape.

25 MS. HONER: But so where is that tree

1 originating from? If you're saying it's a plant box  
2 that expanded roots?

3 MR. JABLONSKY-WATKINS: It looks like it  
4 would be a large tree, right, when you look at the  
5 second floor window? I can show you pictures on my  
6 phone.

7 MS. HONER: But I'm saying, where is it  
8 originating from?

9 MR. JABLONSKY-WATKINS: So when we opened  
10 the door, we started demoing the front, like the  
11 second floor ceiling, like the joists are destroyed.  
12 And they really need to come down. But there's no  
13 roots coming down. So if like you come in, it looks  
14 like from the street like you see, oh, it's got to be  
15 a tree growing from it. But if you walk in, the  
16 joist is destroyed. There's nothing coming down. So  
17 it has to be like --

18 MS. HONER: Is it in the wall?

19 MR. JABLONSKY-WATKINS: It's not in the  
20 wall or anything like that.

21 MS. HONER: Where's the base? That's  
22 what I'm trying to figure out. Where's the base of  
23 that tree that's hanging out the window? It's huge.

24 MR. JABLONSKY-WATKINS: That's why I  
25 said, I think it has got to be like a pot or a basket

1 or something. I can show you in my --

2 MS. HONER: No. You got to explain to  
3 them. If it's tear-down --

4 MR. JABLONSKY-WATKINS: Yeah, I'm going  
5 to take it out. Definitely.

6 MS. RIVERA: He's going to take it out.

7 MS. HONER: Cause just another 15 years  
8 people that's living there are going to have a tree  
9 growing through that --

10 MR. JABLONSKY-WATKINS: No, it's not a  
11 complete tear-down. We're keeping the original  
12 walls, the brick walls. And some of the joists  
13 towards the back of the house are still in really  
14 good shape. We're hoping to keep those. It just  
15 looks like that there was water damage in the middle  
16 coming down that destroyed like the joist towards  
17 like kind of the middle to the front of the house.

18 MR. EINGORN: Does that answer your  
19 question?

20 MS. HONER: Yes.

21 MR. EINGORN: Anything else?

22 MS. HONER: No. I know that there's a  
23 fire hydrant in front of the house. There's no  
24 parking there. For the most part, like you said,  
25 there are a few vacant houses there, so it should be

1 fine.

2 MR. EINGORN: Thank you for showing up.

3 Anybody else from the public that like to  
4 be heard on the matter of 1244 Chase Street? Hearing  
5 none, seeing none, we'll close the public portion.

6 The applicant is here tonight seeking  
7 bulk variances for lot size, lot width, and  
8 off-street parking related to the request to convert  
9 a single-family home into a duplex. The Board should  
10 do a discussion of the Positive and Negative Criteria  
11 and make a motion on the requested bulk variances.

12 CHAIRMAN HANCE: Again, this a very sore  
13 eye for the neighborhood. It kind of sticks out. We  
14 just mentioned the fire hydrant in front of the home.  
15 That's an issue. Not for us but I think it's 75 feet  
16 from the fire hydrant you can park legally. I'm just  
17 bringing it up. Yes, that house needs some love in  
18 that neighborhood.

19 MS. RIVERA: This alley thing, what you  
20 are going to do with it?

21 MR. JABLONSKY-WATKINS: Yes. I thought  
22 because of the space, it's just like under 12 feet.  
23 I thought it would be able to use for a driveway but,  
24 again, you're saying that it's not.

25 CHAIRMAN HANCE: Well, you can't park in

1 front of the fire hydrant.

2 MR. JABLONSKY-WATKINS: Yeah, you can't  
3 park in front of the fire hydrant. Is there a way to  
4 like legalize it to make that a legal driveway  
5 because of how large it is?

6 CHAIRMAN HANCE: If you're going to park  
7 in here, you're talking about?

8 MR. JABLONSKY-WATKINS: Yes. Park in  
9 into --

10 MR. EINGORN: You'd have to go City  
11 Council for a curb cut.

12 MR. JABLONSKY-WATKINS: City Council for  
13 a?

14 MR. EINGORN: Curb cut. So if the curb  
15 doesn't go down like a driveway, in front of that  
16 spot, and in order to get that, you'd have to go to  
17 City Council.

18 MR. JABLONSKY-WATKINS: But there is that  
19 curb cut. Like it does go down in front of it.

20 MS. MUHAMMAD: Well, the curb appears to  
21 be cut in front of the house as well. So we don't  
22 even know if that's something that was legally  
23 done.

24 MR. JABLONSKY-WATKINS: Got you.

25 MS. MUHAMMAD: And secondly, that

1 in-between space normally in those areas of Camden,  
2 is normally a shared space between the two houses if  
3 there wasn't a house that was knocked down between  
4 them. Because I can't tell by this picture. But  
5 that's normally like a shared kind of alley space  
6 between the two. So the space that you probably have  
7 if it is on the deed -- if it is a part of the  
8 property, it probably would fit a car.

9 MR. JABLONSKY-WATKINS: I'm sorry. I'm  
10 new to this.

11 MS. MUHAMMAD: I don't know the double  
12 side. But I'm just saying that that is not a  
13 driveway.

14 MR. JABLONSKY-WATKINS: Got you.

15 MR. EINGORN: You might want to get a  
16 survey to see what part of that you own and what part  
17 you don't, if any.

18 MR. JABLONSKY-WATKINS: Got you. And the  
19 process to make it a legal driveway, if possible,  
20 would be to go through City Council? Because I've  
21 never done that in Camden.

22 MS. MUHAMMAD: Referring back to our  
23 zoning office for the application, you have to prove  
24 that that's your property and that a car can even fit  
25 through the space that is possibly yours.

1 MR. JABLONSKY-WATKINS: Got you.

2 MR. EINGORN: Do we have a motion, a  
3 question and a discussion?

4 VICE-CHAIRMAN STILL: I'm just looking at  
5 the diagram for the square footage. I know what he  
6 verbally said but I just want to see it in the  
7 application.

8 CHAIRMAN HANCE: Where does the neighbor  
9 live at?

10 MR. EINGORN: The lot across the street.

11 MR. JABLONSKY-WATKINS: 2180.

12 MS. HONER: That's mine. That's my  
13 property.

14 CHAIRMAN HANCE: So you are for the  
15 application or are you against it?

16 MS. HONER: I'm for it.

17 CHAIRMAN HANCE: I make a motion that we  
18 pass. I'm glad a neighbor did show up and she's for  
19 it. I can see why. I make a motion that we pass.

20 VICE-CHAIRMAN STILL: I second.

21 MR. EINGORN: We have a motion and a  
22 second. We'll take a roll-call vote. Chairman  
23 Hance.

24 CHAIRMAN HANCE: Yes.

25 MR. EINGORN: Vice-Chairman Still.

1 VICE-CHAIRMAN STILL: Yes.

2 MR. EINGORN: Ms. Merricks.

3 MS. MERRICKS: Yes.

4 MR. EINGORN: Ms. Nunez.

5 MS. NUNEZ: Yes.

6 MR. EINGORN: Ms. Rivera.

7 MS. RIVERA: Yes.

8 MR. EINGORN: Ms. Spencer.

9 MS. SPENCER: Yes.

10 MR. EINGORN: And Ms. Mason.

11 MS. MASON: Yes.

12 MR. EINGORN: Seven in favor and none  
13 opposed, the motion passes. Congratulations.

14 The next matter, Magic Protection,  
15 941 Newton Avenue. The applicant proposes a duplex.  
16 Good evening, sir.

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

19 - - -

20 EVAN NOVOA, having first been duly  
21 sworn/affirmed, was examined and testified as  
22 follows:

23 - - -

24 MR. EINGORN: Please state your name and  
25 address for the record.

1 MR. NOVOA: Evan Novoa, 1727 5th Street,  
2 Ewing, New Jersey.

3 MR. EINGORN: Are you the sole member of  
4 Magic Protection, LLC?

5 MR. NOVOA: I'm not.

6 MR. EINGORN: You're not the sole member.  
7 I'm a business partner. I'm not the sole member.  
8 There are several.

9 MR. EINGORN: You're killing me.

10 MR. NOVOA: I didn't know. This is my  
11 first time coming. We had to reschedule like several  
12 times.

13 MR. EINGORN: But you need a lawyer.

14 MR. NOVOA: I didn't know that.

15 MR. EINGORN: Well, now you do. If  
16 you're a sole member then it's like a sole  
17 proprietorship and it's a pass-thru and you can skirt  
18 by on that. But if you have multiple members of our  
19 company, you got to have legal representation. I  
20 don't know --

21 MR. NOVOA: I got that young lady's  
22 number before she left so I'm going to email  
23 her.

24 MR. EINGORN: Ms. James?

25 MR. NOVOA: Yes, I believe so.

1 MR. EINGORN: Okay. Very good. That  
2 works. There's also other people if you want to  
3 reach out to --

4 MS. MUHAMMAD: Well, you're going to have  
5 Ms. James come right back.

6 MR. NOVOA: If possible. I have her  
7 email and not a phone number so I don't know.

8 To be honest with you, from the  
9 beginning, it was kind of confusing because when we  
10 got the property, it was already zoned duplex. So  
11 we're really not sure why we even have to do this  
12 application in the first beginning.

13 MR. EINGORN: You said it's zoned duplex.  
14 It's a permitted use in the R-2 Zone.

15 MR. NOVOA: Right.

16 MR. EINGORN: You can have a duplex in  
17 the R-2 Zone. The issue is, the size of your lot  
18 isn't big enough to comply with what the zoning  
19 ordinance requires for a duplex. Right?

20 MR. NOVOA: All right.

21 MR. EINGORN: So the zoning -- I don't  
22 remember the exact dimensions, but if they're 'x',  
23 yours are 'y'. Okay?

24 MR. NOVOA: Okay.

25 MR. EINGORN: And then -- I don't know if

1 you have off-street parking. Do you have garage  
2 or --

3 MR. NOVOA: So it's not exactly  
4 off-street parking but there's like a lot that's next  
5 door that we have the paperwork to see. We own that  
6 property as well. Like it's part of the land. We  
7 can easily make two parking spots. It's not a  
8 problem.

9 MR. EINGORN: So that would be something  
10 that would be part of your application.  
11 Unfortunately, we can't take your application because  
12 you need legal representation because you have  
13 multiple members. And I'm sorry to do that to you.

14 MR. NOVOA: That's okay. It's a learning  
15 process. That's why I was sitting back there  
16 listening. I have to come back.

17 MS. MUHAMMAD: On your LLC documentation,  
18 is it more than one name?

19 MR. NOVOA: Okay.

20 MS. MUHAMMAD: No. I'm asking you.

21 MR. NOVOA: No, it's not.

22 MS. MUHAMMAD: Are you partner with  
23 another --

24 MR. EINGORN: Yes.

25 MR. NOVOA: Yes.

1 MS. MUHAMMAD: If it's under Magic  
2 Protection, LLC, is it just your name?

3 MR. NOVOA: No.

4 MR. EINGORN: We're trying to get you in.

5 MR. NOVOA: I understand.

6 MR. EINGORN: You don't want to end up  
7 with an issue later and then they go, well, you  
8 couldn't be here in the first place.

9 MR. NOVOA: It's just that it has been  
10 crazy, man, like people breaking in. I got a  
11 \$9,000 water bill right now. Someone just broke in  
12 and stole the water meter. It's a lot of time to get  
13 this project done. It's a lot of stuff but it is  
14 what it is.

15 MR. EINGORN: Sorry. The next meeting is  
16 May 4, 2026.

17 Did anybody show up for Maria Moran, 117  
18 N. 34th Street? No. As a one-time courtesy, we will  
19 adjourn Maria Moran, 117 N. 34th Street to May 4,  
20 2026. And this will be notice of that adjournment.

21 Nobody else is here except for R Medina  
22 Investment Properties. Please come forward now.  
23 Are you counsel?

24 MS. MEDINA: No. Just a registered  
25 nurse.

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

3 - - -

4 RAQUEL MEDINA, having first been duly  
5 sworn/affirmed, was examined and testified as  
6 follows:

7 - - -

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

10 MS. MEDINA: Raquel Medina, 7233 Grant  
11 Avenue, Pennsauken, New Jersey.

12 MR. EINGORN: I got to ask you some  
13 questions. R Medina Investment Property, is what  
14 kind of entity?

15 MS. MEDINA: I do own a couple of houses  
16 in the Pennsauken area. I am investing into Camden.

17 MR. EINGORN: That wasn't the question.  
18 I don't mean to cut you off. R Medina Investment  
19 Properties, is that a limited liability company; is  
20 it just a trade --

21 MS. MEDINA: It's an LLC.

22 MR. EINGORN: Are you the sole member of  
23 that LLC?

24 MS. MEDINA: Yes.

25 MR. EINGORN: Great. That's even

1 better. So we'll move forward with your application.  
2 So you're here tonight and R Medina owns the property  
3 at 412 to 414 Pine Street; is that correct?

4 MS. MEDINA: Yes. It's a garage.

5 MR. EINGORN: And you'd like to use that  
6 property as car detailing and window tinting; is that  
7 correct?

8 MS. MEDINA: Yes.

9 MR. EINGORN: And you need a use variance  
10 approval, off-street parking maybe and maybe site  
11 plan. Did you request a site plan waiver?

12 MS. MEDINA: Yes.

13 MR. EINGORN: Very good. Let's see  
14 here. Did you prepare this packet of stuff?

15 MS. MEDINA: Yes, I did.

16 MR. EINGORN: Very good. And we got a  
17 photograph here. Is this the property?

18 MS. MEDINA: Yes, it is.

19 MR. EINGORN: It's a very artsy  
20 photograph. Is this the rear of the property?

21 MS. MEDINA: No, that's actually a  
22 garage. It's the office space in left and --

23 MR. EINGORN: Oh, that's a door.

24 MS. MEDINA: That's the actual garage  
25 door.

1 MR. EINGORN: Got it.

2 MS. MEDINA: All the parking is in the  
3 front so I will not need street parking at all.

4 MR. EINGORN: Is this an office  
5 space?

6 MS. MEDINA: Yes.

7 MR. EINGORN: And that's how it looks  
8 currently?

9 MS. MEDINA: Yes.

10 MR. EINGORN: And that's how it looks  
11 currently?

12 MS. MEDINA: Yes.

13 MR. EINGORN: And this is the inside of  
14 the garage?

15 MS. MEDINA: Yes, that's one part.  
16 There's three parts just like that. One area, second  
17 area in the middle and another area. So it's three  
18 sizes just like that.

19 MR. EINGORN: The lift, it's only one  
20 side?

21 MS. MEDINA: Yes.

22 MR. EINGORN: And you just want to do  
23 detailing and window tinting; is that right?

24 MS. MEDINA: Yes.

25 MR. EINGORN: And everything will be done

1 inside the building?

2 MS. MEDINA: That is correct.

3 MR. EINGORN: And your driveway area?

4 MS. MEDINA: It's long enough. I put  
5 some cars there so you can see how much parking  
6 I have inside.

7 MR. EINGORN: Inside or outside?

8 MS. MEDINA: Like inside the gated area.  
9 Inside the lot. Right in front of the building.

10 MR. EINGORN: So the driveway has a gate  
11 in front of it?

12 MS. MEDINA: Yes.

13 MR. EINGORN: Could we see your  
14 photographs?

15 MS. MEDINA: Sure.

16 MR. EINGORN: Can we keep them because  
17 we're going through it? For the record, the  
18 applicant has handed us, the Board, four photographs.

19 MS. MEDINA: I just put them there just  
20 so you could see how many space I have for parking.  
21 I would not be requiring no street parking. And this  
22 is by appointment only.

23 MR. EINGORN: We'll start down there and  
24 then we'll come back this way with the photographs.  
25 So let the record reflect four photographs.

1                   CHAIRMAN HANCE: How long have you owned  
2 the place?

3                   MS. MEDINA: I purchased it in -- well, I  
4 didn't purchase it. It was given to me by my  
5 daughter's father because we separated so he didn't  
6 want to get on child support. So he said, here and  
7 make something happen for the girls and make sure  
8 that the girls get something for the future.

9                   CHAIRMAN HANCE: It came with the bike?

10                  MS. MEDINA: No. The bike is mine. I  
11 own it. I like to ride it. When I grew up, my  
12 father he was raised in Camden. He used to wash cars  
13 and fix houses and stuff like that. My brother, he  
14 tinted windows so I have an idea of how to tint.  
15 I've done a couple before.

16                  MR. EINGORN: Very good.

17                  MS. MEDINA: I'm actually a school nurse.  
18 I don't make much money.

19                  VICE-CHAIRMAN STILL: When did you buy  
20 this property again?

21                  MS. MEDINA: March.

22                  CHAIRMAN HANCE: I tinted cars many years  
23 ago.

24                  MS. RIVERA: Of this year or?

25                  MS. MEDINA: Last year. It's just been a

1 hassle to get even into to see you guys. I have  
2 tried everything. That's why I was able to finally  
3 get everything approved.

4 CHAIRMAN HANCE: I did it back when we  
5 did the car systems.

6 MS. MEDINA: My brother does that too but  
7 that's too loud for my ears.

8 CHAIRMAN HANCE: Many years ago.

9 MR. EINGORN: I'm sending these pictures  
10 down. Make sure they get back to Evita. Okay?

11 CHAIRMAN HANCE: So how many cars do you  
12 think you could fit in there at one time?

13 MS. MEDINA: I can fit about six.  
14 Because that trailer is 20-foot long. And then I  
15 have that little dump truck in front of it so you can  
16 how much space.

17 MR. EINGORN: So you're asking for a site  
18 plan waiver. Are there any proposed changes to the  
19 exterior of the property?

20 MS. MEDINA: No.

21 MR. EINGORN: No changes to the drainage,  
22 the lighting, the relationship of the building to the  
23 other buildings in the neighborhood?

24 MS. MEDINA: No.

25 MR. EINGORN: Any signage you propose?

1 MS. MEDINA: No.

2 MR. EINGORN: If you are going to put up  
3 signs, you may have to -- unless you're going to  
4 comply with the ordinance, you're going to have to  
5 make another application.

6 MS. MEDINA: Okay. Can I do that now or  
7 I send you the application if I decide to put up  
8 signage?

9 MR. EINGORN: Well, if your sign is going  
10 to comply with whatever the zoning ordinance  
11 requires, you put up the sign. You need a permit.  
12 Put up the sign. But if it's bigger, then you'll  
13 have to come back.

14 MS. MEDINA: Oh, no. It's going to  
15 comply.

16 MS. MUHAMMAD: When he said come back, he  
17 means if it's more. If you want a sign, you come  
18 back to my office and get the application.

19 MS. MEDINA: Thank you. This is my first  
20 time so...

21 MR. EINGORN: Any other questions. None.  
22 Open to the public?

23 CHAIRMAN HANCE: Yes.

24 MR. EINGORN: No one is here. So no  
25 public portion or nobody in the public to speak.

1           The applicant has come before the Board  
2 today seeking a use variance for car detailing and  
3 window tinting. Off-street parking variance but it  
4 looks like there's -- I don't know how much she needs  
5 so I guess we'll leave that in even though there's a  
6 plethora of parking and a site plan waiver. The Board  
7 should do a quick discussion and a motion:

8           CHAIRMAN HANCE: I think it's something  
9 good. Another business in Camden. Another garage  
10 that's being occupied and not sitting there for  
11 people to live in there or start a fire so I think it  
12 is a good thing. I'm going to test them out.

13           MR. EINGORN: Anybody else? Is there a  
14 motion?

15           MS. NUNEZ: Motion to pass.

16           MR. EINGORN: We have a motion to pass.  
17 Is there a second?

18           MS. MASON: Second.

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

21           CHAIRMAN HANCE: Yes.

22           MR. EINGORN: Vice-Chairman Still.

23           VICE-CHAIRMAN STILL: Yes.

24           MR. EINGORN: Ms. Merricks.

25           MS. MERRICKS: Yes.

1 MR. EINGORN: Ms. Nunez.

2 MS. NUNEZ: Yes.

3 MR. EINGORN: Ms. Rivera.

4 MS. RIVERA: Yes.

5 MR. EINGORN: Ms. Spencer.

6 MS. SPENCER: Yes.

7 MR. EINGORN: And Ms. Mason.

8 MS. MASON: Yes.

9 MR. EINGORN: Seven in favor and none  
10 opposed, the motion passes.

11 MS. MEDINA: Thank you very much.

12 MR. EINGORN: Good luck with your  
13 venture.

14 Now, let's do the Resolutions quickly.  
15 The only one that I don't have is: Denying Use  
16 Variance and Bulk Variance Approval for Jermaine  
17 Hatcher. That was the rooming house.

18 Denying Use Variance and Bulk Variance  
19 Approval for Ahmed Cheikh, 640-642 Pine Street,  
20 grocery store with signs.

21 Granting Nonconforming use for Faustino  
22 Henriquez, 506 Pfeiffer Street, a duplex.

23 Granting Nonconforming Use for Faustino  
24 Henriquez, 444 Pfeiffer Street, a duplex.

25 Granting Nonconforming Use for Kyoko

1 Jones, 312 Mechanic Street, single-family dwelling.

2 Granting Bulk Variance Approval for Mold  
3 Service, LLC, 318 Clinton Street, a duplex.

4 Granting Use Variance Approval and Site  
5 Plan Waiver for Mold Service, LLC, 526 Cooper Street,  
6 three-family dwelling.

7 Granting Use and Bulk Variance Approval  
8 for Global Future Enterprises, LLC, triplex.

9 Granting Bulk Variance Approval for  
10 Richard Stewart, 135 N. 28th Street, additional  
11 bedroom in attic.

12 Granting Bulk Variance Approval for  
13 Roderick Wizzart, 346 Jackson Street, duplex.

14 So Chairman Hance, Vice-Chairman Still,  
15 Ms. Merricks, Ms. Nunez, Ms. Spencer and Ms. Mason  
16 can all vote to adopt the Resolutions. Do I have a  
17 motion to adopt the Resolutions?

18 CHAIRMAN HANCE: Motion to adopt.

19 MR. EINGORN: And a second?

20 MS. MASON: Second.

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

23 CHAIRMAN HANCE: Yes.

24 MR. EINGORN: Vice-Chairman Still.

25 VICE-CHAIRMAN STILL: Yes.

1 MR. EINGORN: Ms. Merricks.  
2 MS. MERRICKS: Yes.  
3 MR. EINGORN: Ms. Nunez.  
4 MS. NUNEZ: Yes.  
5 MR. EINGORN: Ms. Spencer.  
6 MS. SPENCER: Yes.  
7 MR. EINGORN: And Ms. Mason.  
8 MS. MASON: Yes.  
9 MR. EINGORN: All in favor?  
10 THE BOARD: Ayes.  
11 MR. EINGORN: Now I need a motion to go  
12 into Closed Session.  
13 CHAIRMAN HANCE: Motion to go into Closed  
14 Session.  
15 MR. EINGORN: Do I have a second?  
16 MS. SPENCER: Second.  
17 MR. EINGORN: All in favor?  
18 THE BOARD: Ayes.  
19 - - -  
20 (The proceedings are off the record at  
21 8:10 p.m.)  
22 (The proceedings are back on the record  
23 8:15 p.m.)  
24 - - -  
25 MR. EINGORN: I need a motion to adjourn?

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MS. MASON: Motion to adjourn.

MS. RIVERA: Second.

MR. EINGORN: All in favor?

THE BOARD: Ayes.

- - -

- (Meeting adjourned at 8:15 p.m.) -

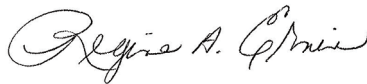
## 1 CERTIFICATION

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

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

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

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

18 

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	117:10	<b>allow (2)</b> 15:4,9	46:19;47:11;49:15;	<b>Assessor's (2)</b> 21:20;
<b>#</b>	<b>Additionally (1)</b> 57:15	<b>allowable (1)</b> 29:13	61:1,6;73:19;75:22;	85:10
<b>#1506 (1)</b> 11:1	<b>address (11)</b> 8:1;	<b>allowed (3)</b> 15:1;	83:2;85:14;86:14;	<b>assessor-separation (1)</b>
<b>\$</b>	10:24;15:21;22:13;	29:17;42:14	94:23;101:23;102:7,	21:11
<b>\$9,000 (1)</b> 107:11	32:17;39:15;56:25;	<b>allows (1)</b> 37:21	15;105:12;106:10,11;	<b>associated (1)</b> 59:21
<b>A</b>	88:12;95:8;103:25;	<b>almost (1)</b> 16:21	109:1;114:5,7,18	<b>Associates (3)</b> 71:8,8,
<b>A-1 (7)</b> 22:19,21;23:3;	108:9	<b>along (5)</b> 41:10,25;	<b>applications (1)</b> 29:4	8
60:1,2,6,7	<b>addresses (4)</b> 17:14,	65:16;73:6,24	<b>applied (6)</b> 14:19;	<b>assume (1)</b> 53:3
<b>abandoned (7)</b> 58:17;	22;19:16;78:11	<b>although (1)</b> 72:2	25:24;26:1;30:1;	<b>assure (1)</b> 9:17
81:13;82:6;92:7,22;	<b>adequate (1)</b> 41:24	<b>always (13)</b> 36:21,22;	43:7;92:4	<b>astonishing (1)</b> 73:8
94:18;95:13	<b>adjacent (3)</b> 32:24;	37:12,17;40:8;42:15;	<b>applying (2)</b> 43:11;	<b>Atlantic (1)</b> 23:7
<b>abide (1)</b> 33:7	68:24;70:2	67:17;74:17;75:8;	68:20	<b>atrocious (1)</b> 72:11
<b>ability (2)</b> 85:19;90:21	<b>Adjaye (2)</b> 71:7,8	82:15,16,18;87:5	<b>appointment (1)</b>	<b>attached (1)</b> 41:22
<b>abandon (7)</b> 58:17;	<b>adjourn (4)</b> 12:5;	<b>Alyce (5)</b> 14:3;22:5,9,	111:22	<b>attention (2)</b> 9:11;
81:13;82:6;92:7,22;	107:19;118:25;119:1	14:23:2	<b>appreciate (2)</b> 37:7;	71:13
94:18;95:13	<b>adjourned (2)</b> 6:4;	<b>amazing (1)</b> 72:10	96:9	<b>attic (1)</b> 117:11
<b>abide (1)</b> 33:7	119:6	<b>amending (1)</b> 31:16	<b>appreciated (1)</b> 5:24	<b>attorney (7)</b> 11:5,7,10,
<b>ability (2)</b> 85:19;90:21	<b>adjournment (3)</b> 6:6;	<b>amenities (1)</b> 18:3	<b>appreciative (1)</b> 10:1	16,17,25;16:17
<b>able (6)</b> 10:2;11:17;	7:15;107:20	<b>American (1)</b> 71:9	<b>approaching (2)</b>	<b>attorneys (1)</b> 9:21
37:21;70:19;99:23;	<b>Adjustment (2)</b> 4:3;	<b>amount (3)</b> 65:7;	59:16;71:1	<b>attract (4)</b> 65:10,15,
113:2	5:19	80:12;81:11	<b>appropriation (1)</b>	17,23
<b>above (3)</b> 42:25;	<b>administrative (6)</b>	<b>ample (2)</b> 92:21;	60:20	<b>audiences (1)</b> 65:9
44:12,16	14:13;21:8,9;28:3,9;	93:13	<b>Appropriations (1)</b>	<b>Authority (5)</b> 59:1,6;
<b>Abraham (4)</b> 6:11;	58:6	<b>amplify (1)</b> 70:15	60:19	60:14;61:2;68:18
10:13;39:10,16	<b>administratively (7)</b>	<b>anchor (2)</b> 66:19,20	<b>Approval (25)</b> 4:23;	<b>availability (1)</b> 44:8
<b>absent (2)</b> 4:14,18	13:12,15;20:18;21:4;	<b>and/or (1)</b> 64:19	14:21;27:16,23;28:2,	<b>available (5)</b> 23:9;
<b>Absolutely (5)</b> 65:20;	27:20;31:7;35:18	<b>angle (1)</b> 91:24	5,24;35:7,23;53:14;	35:11;38:24;70:3;
66:20,25;69:15;71:20	<b>admire (1)</b> 75:6	<b>apart (1)</b> 74:20	57:5,8,10,13;69:3;	91:3
<b>accept (1)</b> 36:15	<b>adopt (4)</b> 83:4;	<b>apartment (14)</b> 24:9,	73:23;76:8;109:10;	<b>Avenue (21)</b> 6:3,6,16;
<b>accepting (1)</b> 28:14	117:16,17,18	10,21;43:10,14;45:4;	116:16,19;117:2,4,7,	7:1,2,6;12:18;13:1;
<b>access (2)</b> 33:24;66:8	<b>Adoption (2)</b> 7:14;	47:17;52:9,11;54:20;	9,12	16:4;23:7,7;32:19;
<b>accomplished (1)</b>	46:12	55:3,8;73:25;85:2	<b>approvals (1)</b> 86:18	34:9;36:6;78:13;84:7,
73:15	<b>advances (1)</b> 35:22	<b>apartments (18)</b>	<b>approve (4)</b> 41:21;	7;86:1,15;103:15;
<b>accordance (1)</b> 4:5	<b>advantage (1)</b> 71:4	12:18;18:2;24:2;	49:11;54:9,10	108:11
<b>Accordingly (1)</b> 35:12	<b>advised (2)</b> 8:11;15:3	27:16,17,19,23;28:5;	<b>approved (4)</b> 31:2;	<b>avoiding (1)</b> 34:24
<b>accounts (1)</b> 60:18	<b>advocate (1)</b> 9:13	37:17;40:1;42:16;	53:19;55:8;113:3	<b>aware (1)</b> 11:20
<b>accurate (3)</b> 44:18;	<b>aerial (1)</b> 23:6	43:5,6;47:19;50:5;	<b>April (3)</b> 4:3,7,88:17	<b>Awesome (1)</b> 8:22
46:14;89:3	<b>Affairs (1)</b> 60:25	51:14;63:9;79:16	<b>architect (1)</b> 24:14	<b>Ayes (3)</b> 118:10,18;
<b>accurately (1)</b> 50:11	<b>Affidavit (1)</b> 8:13	<b>apologize (1)</b> 91:25	<b>architects (1)</b> 71:7	119:4
<b>across (7)</b> 58:14;	<b>affirmed (1)</b> 22:10	<b>appeal (1)</b> 8:9	<b>architectural (3)</b> 14:4;	
81:14;82:5;95:14;	<b>affordable (4)</b> 18:2;	<b>appear (4)</b> 39:1;	22:21;73:4	<b>B</b>
96:2,11;102:10	34:22,24;35:21	42:24;44:18,22	<b>area (16)</b> 29:25;33:3;	<b>back (41)</b> 16:19;
<b>action (1)</b> 13:25	<b>afraid (1)</b> 9:13	<b>appeared (2)</b> 36:9;	52:18;62:17;63:4;	17:15,18,20;18:17;
<b>actions (1)</b> 29:15	<b>African (1)</b> 71:9	38:24	65:6;72:4,11,13;	26:5;27:24;31:12;
<b>activate (1)</b> 34:14	<b>again (8)</b> 12:4;16:1;	<b>appears (3)</b> 47:1,4;	81:21;108:16;110:16,	33:19;37:2;49:12;
<b>active (2)</b> 62:18;63:19	31:7;46:25;57:22;	100:20	17,17;111:3,8	52:17;54:10,21;55:8;
<b>activities (1)</b> 64:16	99:12,24;112:20	<b>Apple (5)</b> 7:4;88:3,18,	<b>areas (4)</b> 62:21;	59:20;62:3,4,12,19;
<b>activity (4)</b> 35:4;58:7;	<b>against (1)</b> 102:15	22;96:14	68:22;79:16;101:1	65:10;72:6,20,24;
62:1;65:3	<b>agenda (7)</b> 5:20,25;	<b>applicant (23)</b> 11:25,	<b>arises (1)</b> 13:3	74:15,15;77:22,24;
<b>actual (1)</b> 109:24	6:11;7:16;8:14,25;	25;13:14;35:23;36:8,	<b>around (4)</b> 16:23;	94:4;98:13;101:22;
<b>actualize (1)</b> 63:6	10:7	13;44:16;46:22;	18:17;19:7,8	105:5;106:15,16;
<b>actually (20)</b> 16:12;	<b>ago (6)</b> 45:2;62:7;	53:12;57:4,8;71:25;	<b>arrange (1)</b> 60:12	111:24;113:4,10;
17:13,21;18:15;	66:6;93:22;112:23;	73:22;74:4;76:7;	<b>arrives (1)</b> 22:24	114:13,16,18;118:22
27:21;50:17;61:23;	113:8	81:17;86:13,17;	<b>art (1)</b> 58:14	<b>bad (3)</b> 18:24;24:10;
62:25;64:25;70:10;	<b>agree (2)</b> 10:3;90:24	88:25;99:6;103:15;	<b>artists (5)</b> 62:16;65:8;	37:2
71:9;74:11;85:8,17;	<b>ahead (1)</b> 95:11	111:18;115:1	66:15;68:3;72:25	<b>Baker (1)</b> 32:19
94:16,17;95:21;	<b>Ahmed (1)</b> 116:19	<b>application (46)</b> 6:1;	<b>arts (10)</b> 57:6,6;	<b>balcony (2)</b> 24:25;
96:14;109:21;112:17	<b>air (1)</b> 18:6	8:6;9:23;11:13;	58:14;61:4;62:2;66:3,	25:14
<b>addicts (1)</b> 72:10	<b>alarm (1)</b> 19:3	12:25;13:24;26:20;	7;72:24;73:23;74:13	<b>bank (2)</b> 60:24;72:6
<b>addition (1)</b> 90:25	<b>alley (2)</b> 99:19;101:5	27:14,15,24;28:14,	<b>artsy (1)</b> 109:19	<b>banker (1)</b> 69:9
<b>additional (8)</b> 25:2;	<b>alleyway (6)</b> 80:14;	20;30:14;31:5,16,17;	<b>aspect (1)</b> 31:14	<b>banks (2)</b> 60:14;63:4
34:5;35:7;64:17;	89:23;90:15;91:5,17;	33:4,9;36:5,8;38:25;	<b>aspects (1)</b> 69:8	<b>base (2)</b> 97:21,22
69:2;70:14;77:15;	92:14	40:12;42:5,10;44:15;	<b>assessor (1)</b> 21:9	

<p><b>based (4)</b> 13:3;27:11; 49:13,19  <b>basic (1)</b> 24:5  <b>basically (3)</b> 29:12; 40:3,7  <b>basket (1)</b> 97:25  <b>bathroom (7)</b> 25:4; 48:14,16;49:22,24; 50:5;85:4  <b>baths (1)</b> 48:7  <b>beautifully (1)</b> 73:15  <b>becoming (1)</b> 66:23  <b>bedroom (6)</b> 18:7; 24:1;25:10;52:6; 79:17;117:11  <b>bedrooms (2)</b> 85:1,4  <b>beginning (3)</b> 68:14; 105:9,12  <b>behalf (2)</b> 56:11;77:5  <b>behind (4)</b> 50:22; 57:18;81:22,23  <b>belong (1)</b> 72:17  <b>benefit (1)</b> 71:18  <b>best (1)</b> 45:3  <b>better (7)</b> 28:24; 48:18;49:8;51:17; 54:22;94:6;109:1  <b>Beyonce (1)</b> 66:15  <b>big (3)</b> 17:17;47:8; 105:18  <b>bigger (1)</b> 114:12  <b>bike (2)</b> 112:9,10  <b>bill (3)</b> 27:3,5;107:11  <b>billing (1)</b> 28:10  <b>BIRDFORTH (1)</b> 58:5  <b>Bishop (2)</b> 93:21,24  <b>bite-size (1)</b> 59:17  <b>Block (11)</b> 13:1;20:11, 12;34:10;65:13; 67:16;72:7;81:15; 86:3;92:22;94:17  <b>blocks (1)</b> 52:7  <b>blow (1)</b> 77:11  <b>Blue (1)</b> 88:14  <b>Board (32)</b> 4:3;5:18; 29:4,7,14;30:3;31:17; 32:2,6,21;34:3;36:13; 46:15;47:5;53:7,19; 57:9;58:2;59:24; 67:6;68:9;71:24; 74:4;81:16;86:19; 99:9;111:18;115:1,6; 118:10,18;119:4  <b>bolster (1)</b> 65:24  <b>booming (1)</b> 72:21  <b>border (2)</b> 86:2,3  <b>both (8)</b> 26:22;43:16; 60:20;79:25;84:10; 86:3;92:9;94:19  <b>bottom (4)</b> 20:3;55:2; 77:7;93:6  <b>bought (6)</b> 17:15;</p>	<p>45:18;79:6;89:25; 92:4;96:13  <b>Box (2)</b> 95:9;97:1  <b>break (1)</b> 77:19  <b>breaking (2)</b> 16:13; 107:10  <b>breath (1)</b> 59:13  <b>brick (3)</b> 89:15;96:23; 98:12  <b>bricked-up (1)</b> 46:4  <b>Bridgeforth (34)</b> 56:16,20;57:1,2,21, 21,23,23;58:1,10,21, 24;59:10;60:10; 61:10,24;63:15;64:6; 65:5,20;66:5,20,25; 67:4,25;68:11;69:4, 15,20;71:20;73:3; 74:23;75:14;77:5  <b>briefly (2)</b> 8:24;60:8  <b>bring (8)</b> 8:12;9:10; 10:6;11:12;65:9,9,10, 11  <b>bringing (3)</b> 59:19; 75:8;99:17  <b>brings (1)</b> 14:1  <b>Broad (1)</b> 6:20  <b>broadly (1)</b> 67:12  <b>Broadway (14)</b> 56:9; 58:20;59:1;61:11; 63:17;65:6,13;66:13; 67:17;72:20;73:6,8, 20;74:21  <b>broke (1)</b> 107:11  <b>broken (1)</b> 45:13  <b>BROOKS (16)</b> 7:21; 8:2,2,5,6,8,11,16,19, 21,23;9:1,19;10:1,8, 11  <b>brother (2)</b> 112:13; 113:6  <b>brought (1)</b> 29:5  <b>building (50)</b> 13:10, 12,21;16:13,15,19,19, 22,25;17:4,19;18:17, 24,25;19:3,15;20:22; 23:12;24:16;33:18; 42:11,15;44:19; 46:12;47:2;51:10; 52:8;53:4;57:18; 60:17;62:3,12,14,23; 63:13,14,15,16,21,23; 74:3,16,19;80:4,24; 85:14,15;111:1,9; 113:22  <b>buildings (13)</b> 13:20; 14:8;17:13;20:6,25; 25:13;28:13;29:9; 30:22;31:23;36:19, 22;113:23  <b>built (1)</b> 71:9  <b>bulk (22)</b> 25:25;26:1, 3,6,7,11;36:12;78:19;</p>	<p>80:3;84:19;86:18; 89:1;90:8;92:15;99:7, 11;116:16,18;117:2, 7,9,12  <b>burn (1)</b> 93:12  <b>Business (6)</b> 10:13; 41:16;63:5;72:21; 104:7;115:9  <b>businesses (2)</b> 63:7, 19  <b>busy (1)</b> 81:10  <b>buy (1)</b> 112:19  <b>buying (1)</b> 75:24</p>	<p><b>case (2)</b> 31:10;47:4  <b>cash (2)</b> 60:16,18  <b>catalyst (1)</b> 66:21  <b>catalytic (1)</b> 64:7  <b>caught (1)</b> 72:7  <b>Cause (3)</b> 48:19; 93:24;98:7  <b>caveat (1)</b> 61:14  <b>CCO (1)</b> 79:19  <b>ceiling (1)</b> 97:11  <b>cell (1)</b> 5:20  <b>Center (3)</b> 13:2;63:1; 64:10  <b>Cert (1)</b> 55:1  <b>certainly (1)</b> 76:3  <b>Certificate (4)</b> 44:17; 46:23;61:16;69:22  <b>Certification (1)</b> 42:6  <b>certified (1)</b> 8:12  <b>CHAIRMAN (78)</b> 4:1, 9,10;5:4,6;32:4;36:3, 17;37:25;38:5,6;45:1, 12,17,22;46:1,4,17; 48:1,4,15,18;49:7; 50:15,22;51:7,13,16; 53:17;54:12,17,25; 55:14,15;73:17; 74:14,18;75:1;76:14, 15;82:1,4,12;83:11, 13,14;86:22,25;87:2, 8,10,11;91:8,11;93:2; 99:12,25;100:6; 102:8,14,17,22,24; 112:1,9,22;113:4,8, 11;114:23;115:8,20, 21;117:14,18,22,23; 118:13  <b>change (9)</b> 17:10; 25:18;28:9;35:3; 72:12,12;80:17,19; 90:21  <b>changed (1)</b> 28:8  <b>changes (2)</b> 113:18, 21  <b>changing (6)</b> 25:13, 20,22;72:15,15;96:22  <b>character (2)</b> 34:16; 35:14  <b>characterized (1)</b> 13:4  <b>Chase (5)</b> 7:5;88:4, 22;94:24;99:4  <b>check (1)</b> 49:18  <b>Cheikh (1)</b> 116:19  <b>Cherry (1)</b> 11:1  <b>Chestnut (1)</b> 78:15  <b>child (1)</b> 112:6  <b>church (4)</b> 52:7;72:3, 6,14  <b>citation (1)</b> 15:6  <b>City (18)</b> 4:2;36:21; 58:12,13;65:25;67:7; 70:12;71:12,18,22; 73:8;74:10,12;77:9;</p>	<p>100:10,12,17;101:20  <b>city-owned (1)</b> 68:24  <b>City's (1)</b> 69:25  <b>clarity (1)</b> 47:7  <b>classification (1)</b> 35:5  <b>Clause (1)</b> 42:8  <b>clean (1)</b> 64:1  <b>cleaned (5)</b> 16:20,20; 17:1;18:17;63:23  <b>clear (2)</b> 29:14;93:11  <b>Clerk's (1)</b> 4:7  <b>Clinton (1)</b> 117:3  <b>close (9)</b> 36:7;37:19; 46:2,21;73:20;83:3; 86:2,16;99:5  <b>Closed (5)</b> 7:14; 33:16;46:7;118:12,13  <b>closing (1)</b> 34:5  <b>clue (1)</b> 73:6  <b>code (4)</b> 18:6;46:12; 47:3;54:4  <b>collaboration (2)</b> 75:22;76:1  <b>collapsed (1)</b> 36:20  <b>collectively (1)</b> 75:25  <b>college (1)</b> 66:9  <b>colleges (1)</b> 66:10  <b>colloquially (1)</b> 42:7  <b>color (1)</b> 58:13  <b>combination (3)</b> 59:3; 62:14;68:2  <b>combined (6)</b> 13:11; 20:18,23;28:10; 34:12;59:11  <b>coming (10)</b> 14:20; 16:25;18:19;70:23, 25;74:15;97:13,16; 98:16;104:11  <b>comments (1)</b> 72:19  <b>commercial (19)</b> 34:13;35:4;40:1,5; 41:3,15;42:15,20,25; 43:18;44:11,15; 46:11,24;47:16; 51:24;52:3;55:2; 63:19  <b>committed (1)</b> 59:22  <b>common (2)</b> 79:16; 81:21  <b>communicate (1)</b> 9:3  <b>communities (1)</b> 58:18  <b>Community (28)</b> 6:19; 37:1;56:8,11;58:6,15; 60:25;62:19;63:2; 65:1,4;66:4,17,19,24; 67:1,3,8,8,13;68:7; 70:21,25;71:3,16; 72:25;74:17;75:4  <b>community-driven (1)</b> 67:9  <b>compact (1)</b> 37:18  <b>company (3)</b> 33:1; 104:19;108:19</p>
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<p><b>compared (1)</b> 19:6  <b>complaining (1)</b> 16:16  <b>complaints (1)</b> 9:5  <b>complete (3)</b> 29:25;  96:4;98:11  <b>completely (5)</b> 17:19;  19:1,4;93:9;94:5  <b>completion (2)</b> 28:3;  35:25  <b>compliance (1)</b> 14:1  <b>complicated (1)</b> 27:14  <b>comply (5)</b> 54:4;  105:18;114:4,10,15  <b>component (2)</b> 34:13;  62:11  <b>comprehensive (1)</b>  58:14  <b>concept (4)</b> 70:9,11,  13;71:2  <b>concern (6)</b> 8:23;9:2,  4;26:16;27:13;29:11  <b>concerned (2)</b> 36:22;  37:18  <b>concerns (2)</b> 10:3;  12:25  <b>condition (3)</b> 16:10;  47:2;76:8  <b>conditions (5)</b> 38:19,  20;55:6;76:10;80:21  <b>configuration (3)</b>  13:16,25;21:10  <b>conflict (1)</b> 28:17  <b>conforming (1)</b> 14:17  <b>confused (1)</b> 48:20  <b>confusing (1)</b> 105:9  <b>Congratulations (1)</b>  103:13  <b>considered (1)</b> 21:23  <b>consist (4)</b> 23:25;  24:1,2,3  <b>consisted (2)</b> 13:8;  34:9  <b>consistent (2)</b> 34:16,  20  <b>consisting (1)</b> 35:1  <b>consists (1)</b> 19:11  <b>construction (5)</b> 33:1,  12;53:9;57:14;93:10  <b>constructive (1)</b> 58:17  <b>consultant (1)</b> 14:4  <b>contain (2)</b> 13:22;  19:24  <b>containing (2)</b> 13:17;  34:11  <b>contains (1)</b> 13:9  <b>contingent (3)</b> 14:22;  28:2,16  <b>continue (3)</b> 30:15;  42:13;79:22  <b>continuous (1)</b> 19:14  <b>contracted (1)</b> 33:2  <b>contracting (1)</b> 33:1  <b>contractor (1)</b> 32:25</p>	<p><b>contribute (1)</b> 34:15  <b>contributions (2)</b> 59:4;  60:15  <b>convenience (1)</b> 41:9  <b>conversation (5)</b> 5:22;  9:5;67:19,20;87:5  <b>convert (3)</b> 90:3,5;  99:8  <b>converted (1)</b> 14:12  <b>converting (2)</b> 35:15;  37:17  <b>Cooper (1)</b> 117:5  <b>copies (1)</b> 59:24  <b>copy (1)</b> 49:1  <b>corner (3)</b> 41:24;44:7;  51:6  <b>corrective (1)</b> 13:24  <b>corridor (4)</b> 63:17,20;  65:16;72:21  <b>costs (1)</b> 59:21  <b>costume (1)</b> 73:24  <b>Council (5)</b> 36:20;  100:11,12,17;101:20  <b>Counsel (6)</b> 12:21;  15:3;25:24;34:5;  56:9;107:23  <b>country (1)</b> 66:11  <b>County (2)</b> 45:5;64:10  <b>couple (4)</b> 81:13;  92:22;108:15;112:15  <b>course (2)</b> 23:6;25:10  <b>courtesy (1)</b> 107:18  <b>coverage (1)</b> 25:2  <b>covered (1)</b> 37:15  <b>covers (1)</b> 91:19  <b>coworking (1)</b> 68:2  <b>CRA (2)</b> 75:23;92:4  <b>craft (2)</b> 62:8,8  <b>cramming (1)</b> 53:20  <b>crazy (1)</b> 107:10  <b>create (4)</b> 59:8;65:3;  73:7;74:8  <b>created (1)</b> 58:11  <b>creating (3)</b> 35:5;  62:25;64:4  <b>creative (1)</b> 58:11  <b>creatives (2)</b> 58:18;  63:2  <b>credit (2)</b> 59:4;61:5  <b>credits (1)</b> 68:21  <b>Criteria (4)</b> 36:14;  74:5;86:21;99:10  <b>critical (2)</b> 69:16,16  <b>cross (1)</b> 33:24  <b>cross-access (1)</b>  33:23  <b>CRT (4)</b> 62:22;65:25;  66:3;67:6  <b>cultivate (1)</b> 75:17  <b>cultivating (1)</b> 75:15  <b>cultural (2)</b> 57:6;61:3  <b>curb (11)</b> 91:8,12,13;  92:13,17;93:1;</p>	<p>100:11,14,14,19,20  <b>current (3)</b> 16:9;44:5;  47:2  <b>currently (17)</b> 4:13;  21:3;42:14;43:23;  47:16;60:20;61:5;  63:13;79:8,16,19;  86:9;90:2,4;92:7;  110:8,11  <b>cut (11)</b> 31:1;91:8,13;  92:13,18;93:1;  100:11,14,19,21;  108:18</p>	<p>51:2  <b>detailing (3)</b> 109:6;  110:23;115:2  <b>developing (1)</b> 37:12  <b>Development (17)</b>  6:20;34:21;56:8,12;  57:7;58:7,9;59:1,6;  60:13;61:2,13;63:6;  67:8,9;68:17;74:9  <b>developments (1)</b>  34:25  <b>diagram (1)</b> 102:5  <b>DiDuch (1)</b> 9:25  <b>difference (1)</b> 36:25  <b>different (8)</b> 9:8;17:14,  22,22;45:23;46:9;  60:12;79:15  <b>difficult (2)</b> 9:24;47:25  <b>diligence (1)</b> 57:13  <b>dimensions (1)</b>  105:22  <b>direct (1)</b> 64:11  <b>direction (2)</b> 26:21;  75:5  <b>directions (1)</b> 8:18  <b>directly (5)</b> 57:13;  74:22;91:14;95:13;  96:2  <b>director (2)</b> 58:2,4  <b>discuss (1)</b> 30:12  <b>discussed (1)</b> 46:25  <b>discussion (10)</b> 8:5;  36:14;47:5;54:16;  74:5;83:4;86:20;  99:10;102:3;115:7  <b>disputes (1)</b> 43:3  <b>diversifies (1)</b> 75:19  <b>divide (3)</b> 29:19;40:6;  44:2  <b>divided (3)</b> 13:10;  24:4;29:15  <b>doctors (1)</b> 66:12  <b>documentation (1)</b>  106:17  <b>documents (1)</b> 24:14  <b>dollar (3)</b> 59:15;61:5;  73:12  <b>dollars (1)</b> 66:9  <b>done (10)</b> 9:5;26:19,  20,21;73:15;100:23;  101:21;107:13;  110:25;112:15  <b>donors (1)</b> 60:19  <b>door (14)</b> 16:20;  18:13;51:11,13;52:2,  3;64:11;92:23;94:1,3;  97:10;106:5;109:23,  25  <b>doors (1)</b> 25:8  <b>doorway (3)</b> 51:20,23;  80:10  <b>double (1)</b> 101:11  <b>down (20)</b> 17:16;</p>	<p>36:21;37:14;45:5,19;  48:19;52:7,10,18;  94:24;95:20;97:12,  13,16;98:16;100:15,  19;101:3;111:23;  113:10  <b>downstairs (8)</b> 17:7,  16,17;18:4;48:10;  52:19;54:19;79:17  <b>downtown (2)</b> 72:3,5  <b>drainage (1)</b> 113:21  <b>drawing (1)</b> 47:21  <b>drawings (7)</b> 22:17,  22;24:12,24;33:11;  93:20;94:7  <b>drawn (1)</b> 50:11  <b>Drive (1)</b> 15:24  <b>driveway (14)</b> 85:18;  91:4,6;92:6,7;95:16,  17;99:23;100:4,15;  101:13,19;111:3,10  <b>driveways (1)</b> 86:6  <b>due (2)</b> 57:13;75:11  <b>duly (12)</b> 7:21;10:19;  15:17;22:9;32:12;  39:10;56:21;78:7;  88:8;95:3;103:20;  108:4  <b>dump (1)</b> 113:15  <b>duplex (31)</b> 13:17;  17:10,23;28:6;35:17;  78:20;79:7,9,9;84:19;  85:9,11;86:19;89:2;  90:2,7;92:5,24;94:18,  18;95:24;99:9;  103:15;105:10,13,16,  19;116:22,24;117:3,  13  <b>duplexes (23)</b> 13:23;  14:9,12;15:1,4,9;  17:25;23:10,11;28:7,  15;29:6,10,30;4,22;  31:25;34:19;35:5,19,  24;36:11;37:14;94:13  <b>during (1)</b> 92:20  <b>dwelling (2)</b> 117:1,6</p>
<b>D</b>				<b>E</b>
<p><b>damage (1)</b> 98:15  <b>date (1)</b> 57:9  <b>daughter's (1)</b> 112:5  <b>day (6)</b> 19:5;72:6,14,  21;92:20,21  <b>days (2)</b> 72:3;93:22  <b>December (2)</b> 85:9;  92:4  <b>decide (1)</b> 114:7  <b>deck (1)</b> 25:17  <b>deed (1)</b> 101:7  <b>deeds (1)</b> 21:12  <b>definitely (4)</b> 36:25;  45:8;72:12;98:5  <b>demerged (2)</b> 27:20;  35:19  <b>demerger (5)</b> 14:13,  22;21:8,9;28:16  <b>demerging (3)</b> 13:15;  21:4;27:4  <b>demo (1)</b> 93:22  <b>demoed (2)</b> 96:17,21  <b>demoing (1)</b> 97:10  <b>demonstrate (1)</b> 43:5  <b>demonstration (1)</b>  47:18  <b>denial (2)</b> 13:3;42:2  <b>denied (2)</b> 8:7;14:20  <b>dentists (1)</b> 66:13  <b>deny (1)</b> 36:15  <b>Denying (2)</b> 116:15,  18  <b>Department (1)</b> 60:25  <b>Depending (1)</b> 52:21  <b>depth (4)</b> 59:13;  78:22;80:3,20  <b>describe (9)</b> 16:9;  17:24;18:21;23:3;  58:8;60:8;61:9;64:5;  65:4  <b>design (5)</b> 57:11;62:9,  9;67:19;73:24  <b>designed (2)</b> 71:9;  92:10  <b>destroyed (4)</b> 16:13;  97:11,16;98:16  <b>detached (2)</b> 50:21;</p>	<p><b>damage (1)</b> 98:15  <b>date (1)</b> 57:9  <b>daughter's (1)</b> 112:5  <b>day (6)</b> 19:5;72:6,14,  21;92:20,21  <b>days (2)</b> 72:3;93:22  <b>December (2)</b> 85:9;  92:4  <b>decide (1)</b> 114:7  <b>deck (1)</b> 25:17  <b>deed (1)</b> 101:7  <b>deeds (1)</b> 21:12  <b>definitely (4)</b> 36:25;  45:8;72:12;98:5  <b>demerged (2)</b> 27:20;  35:19  <b>demerger (5)</b> 14:13,  22;21:8,9;28:16  <b>demerging (3)</b> 13:15;  21:4;27:4  <b>demo (1)</b> 93:22  <b>demoed (2)</b> 96:17,21  <b>demoing (1)</b> 97:10  <b>demonstrate (1)</b> 43:5  <b>demonstration (1)</b>  47:18  <b>denial (2)</b> 13:3;42:2  <b>denied (2)</b> 8:7;14:20  <b>dentists (1)</b> 66:13  <b>deny (1)</b> 36:15  <b>Denying (2)</b> 116:15,  18  <b>Department (1)</b> 60:25  <b>Depending (1)</b> 52:21  <b>depth (4)</b> 59:13;  78:22;80:3,20  <b>describe (9)</b> 16:9;  17:24;18:21;23:3;  58:8;60:8;61:9;64:5;  65:4  <b>design (5)</b> 57:11;62:9,  9;67:19;73:24  <b>designed (2)</b> 71:9;  92:10  <b>destroyed (4)</b> 16:13;  97:11,16;98:16  <b>detached (2)</b> 50:21;</p>	<p><b>damage (1)</b> 98:15  <b>date (1)</b> 57:9  <b>daughter's (1)</b> 112:5  <b>day (6)</b> 19:5;72:6,14,  21;92:20,21  <b>days (2)</b> 72:3;93:22  <b>December (2)</b> 85:9;  92:4  <b>decide (1)</b> 114:7  <b>deck (1)</b> 25:17  <b>deed (1)</b> 101:7  <b>deeds (1)</b> 21:12  <b>definitely (4)</b> 36:25;  45:8;72:12;98:5  <b>demerged (2)</b> 27:20;  35:19  <b>demerger (5)</b> 14:13,  22;21:8,9;28:16  <b>demerging (3)</b> 13:15;  21:4;27:4  <b>demo (1)</b> 93:22  <b>demoed (2)</b> 96:17,21  <b>demoing (1)</b> 97:10  <b>demonstrate (1)</b> 43:5  <b>demonstration (1)</b>  47:18  <b>denial (2)</b> 13:3;42:2  <b>denied (2)</b> 8:7;14:20  <b>dentists (1)</b> 66:13  <b>deny (1)</b> 36:15  <b>Denying (2)</b> 116:15,  18  <b>Department (1)</b> 60:25  <b>Depending (1)</b> 52:21  <b>depth (4)</b> 59:13;  78:22;80:3,20  <b>describe (9)</b> 16:9;  17:24;18:21;23:3;  58:8;60:8;61:9;64:5;  65:4  <b>design (5)</b> 57:11;62:9,  9;67:19;73:24  <b>designed (2)</b> 71:9;  92:10  <b>destroyed (4)</b> 16:13;  97:11,16;98:16  <b>detached (2)</b> 50:21;</p>	<p><b>damage (1)</b> 98:15  <b>date (1)</b> 57:9  <b>daughter's (1)</b> 112:5  <b>day (6)</b> 19:5;72:6,14,  21;92:20,21  <b>days (2)</b> 72:3;93:22  <b>December (2)</b> 85:9;  92:4  <b>decide (1)</b> 114:7  <b>deck (1)</b> 25:17  <b>deed (1)</b> 101:7  <b>deeds (1)</b> 21:12  <b>definitely (4)</b> 36:25;  45:8;72:12;98:5  <b>demerged (2)</b> 27:20;  35:19  <b>demerger (5)</b> 14:13,  22;21:8,9;28:16  <b>demerging (3)</b> 13:15;  21:4;27:4  <b>demo (1)</b> 93:22  <b>demoed (2)</b> 96:17,21  <b>demoing (1)</b> 97:10  <b>demonstrate (1)</b> 43:5  <b>demonstration (1)</b>  47:18  <b>denial (2)</b> 13:3;42:2  <b>denied (2)</b> 8:7;14:20  <b>dentists (1)</b> 66:13  <b>deny (1)</b> 36:15  <b>Denying (2)</b> 116:15,  18  <b>Department (1)</b> 60:25  <b>Depending (1)</b> 52:21  <b>depth (4)</b> 59:13;  78:22;80:3,20  <b>describe (9)</b> 16:9;  17:24;18:21;23:3;  58:8;60:8;61:9;64:5;  65:4  <b>design (5)</b> 57:11;62:9,  9;67:19;73:24  <b>designed (2)</b> 71:9;  92:10  <b>destroyed (4)</b> 16:13;  97:11,16;98:16  <b>detached (2)</b> 50:21;</p>	<p><b>eager (1)</b> 46:7  <b>earlier (1)</b> 95:15  <b>early (1)</b> 69:13  <b>ears (1)</b> 113:7  <b>easily (1)</b> 106:7  <b>easy (5)</b> 9:15,16,18,  20;10:4  <b>Economic (7)</b> 58:25;  59:5;60:13;61:2,13;  65:3;68:17  <b>ecstatic (1)</b> 18:18  <b>education (2)</b> 58:15;  66:7  <b>efforts (1)</b> 64:5</p>

<p><b>egress (3)</b> 25:7,10,11 <b>egresses (3)</b> 25:5; 33:21,25 <b>egress-regulated (1)</b> 25:9 <b>EINGORN (354)</b> 4:9, 11,13,16,18,21,23; 5:2,4,7,9,11,13,15,17; 6:14,18,22;7:1,4,8,13, 18,25;8:4,9,17,20,22, 24;9:17,20;10:2,9,12, 16,23;11:2,5,9,12,23; 12:5,10,14,17,20,23; 14:6,15,24;15:3,11, 14,21;22:6,12,18; 23:14;25:19,23;26:7, 11,15,25;27:7,29;3; 30:17;31:3,15,22; 32:2,5,9,16;33:14,22; 34:3;36:1,4;37:24; 38:1,4,7,9,11,13,15, 17,20,23;39:1,3,7,14, 18,22,25;40:10,15,18, 21,23;41:2,6,11,18; 42:2,5,10,24;43:2,9, 19,25;44:10,14,21,24; 46:8,18;47:12,22,25; 48:13,17,21,24;49:2, 5,9,21;50:4,9,25;51:4, 19,22;52:1,53;2,6,12, 18;54:2,13,15,24; 55:1,7,11,13,16,18, 20,22,24;56:1,3,7,13, 17,24;59:23;71:24; 72:18;73:16,18;74:2; 76:6,11,13,16,18,20, 22,24;77:1,3,18,24; 78:3,10,16,19,22,25; 79:3,12;80:2,9,13,16, 19,23;81:1,5,16;82:8, 22,25;83:7,10,12,15, 17,19,21,23,25;84:2, 6,10,14,18,23;85:1, 13,19,23;86:9,12; 87:9,12,14,16,18,20, 22,24;88:3,11,16,21, 25;89:5,8,12,14,18, 22;90:1,6,12,15,18, 20,24;91:2,12,21; 92:2,11,25;93:17; 94:9,12,21,25;95:7, 11;96:6,98;18,21; 99:2;100:10,14; 101:15;102:2,10,21, 25;103:2,4,6,8,10,12, 17,24;104:3,6,9,13, 15,24;105:1,13,16,21, 25;106:9,24;107:4,6, 15;108:1,8,12,17,22, 25;109:5,9,13,16,19, 23;110:1,4,7,10,13, 19,22,25;111:3,7,10, 13,16,23;112:16;</p>	<p>113:9,17,21,25;114:2, 9,21,24;115:13,16,19, 22,24;116:1,3,5,7,9, 12;117:19,21,24; 118:1,3,5,7,9,11,15, 17,25;119:3 <b>either (1)</b> 11:24 <b>Elaine (1)</b> 15:23 <b>electric (3)</b> 24:21; 86:25;93:8 <b>elements (1)</b> 62:10 <b>elicit (1)</b> 34:6 <b>eliminating (1)</b> 35:3 <b>else (8)</b> 21:21;28:10; 72:17;82:21;98:21; 99:3;107:21;115:13 <b>email (3)</b> 21:20; 104:22;105:7 <b>emergency (1)</b> 93:11 <b>emotional (1)</b> 77:7 <b>empty (6)</b> 36:18,22, 23;64:1,1;74:20 <b>encompassed (1)</b> 26:23 <b>end (2)</b> 91:20;107:6 <b>endeavor (1)</b> 58:15 <b>energy (2)</b> 65:9,10 <b>engaged (1)</b> 67:16 <b>enough (7)</b> 30:25; 31:1;53:11,24;54:1; 105:18;111:4 <b>entering (1)</b> 23:21 <b>Enterprise (1)</b> 60:22 <b>Enterprises (1)</b> 117:8 <b>entertaining (1)</b> 41:14 <b>entire (6)</b> 26:21,22; 27:5,12;29:25;63:10 <b>entirety (2)</b> 65:13,24 <b>entities (1)</b> 60:12 <b>entity (4)</b> 67:9,9; 84:15;108:14 <b>entrance (7)</b> 23:17,20, 20;52:20;85:6,6; 94:10 <b>entrances (6)</b> 19:19; 23:22,24;33:21,25; 52:24 <b>entry (1)</b> 25:8 <b>envisioning (1)</b> 64:21 <b>Ephraim (8)</b> 6:15; 12:18;13:1;16:4; 23:7;32:24;34:9;36:6 <b>equally (1)</b> 68:22 <b>equity (1)</b> 60:16 <b>era (1)</b> 72:24 <b>ERICA (2)</b> 95:3,9 <b>especially (5)</b> 36:22; 37:1;74:9,14;75:4 <b>essence (1)</b> 61:19 <b>essential (2)</b> 66:21; 69:4 <b>Essentially (2)</b> 14:8; 61:14</p>	<p><b>establish (4)</b> 13:7,20; 57:15;71:2 <b>established (4)</b> 28:12; 34:12,17;64:9 <b>estate (1)</b> 70:1 <b>EVAN (2)</b> 103:20; 104:1 <b>even (16)</b> 9:5,23; 16:21;30:12;42:13; 53:25;62:18;67:18; 68:19;72:3;100:22; 101:24;105:11; 108:25;113:1;115:5 <b>evening (18)</b> 4:1;6:14, 18,22;7:8,13;12:19, 20,24;22:6;56:9,10; 57:4,20;78:1,2;94:25; 103:16 <b>eventually (2)</b> 35:18; 72:16 <b>everybody (4)</b> 5:18; 14:24;18:19;72:4 <b>everyone (2)</b> 67:5; 77:5 <b>Evita (2)</b> 31:4;113:10 <b>Ewing (1)</b> 104:2 <b>exact (1)</b> 105:22 <b>exactly (4)</b> 28:8; 49:12;51:21;106:3 <b>examined (12)</b> 7:22; 10:20;15:18;22:10; 32:13;39:11;56:21; 78:7;88:8;95:4; 103:21;108:5 <b>example (1)</b> 75:21 <b>except (3)</b> 25:13;67:5; 107:21 <b>excited (3)</b> 63:24; 72:23;73:9 <b>excitement (1)</b> 65:11 <b>exciting (1)</b> 73:2 <b>exclusively (1)</b> 61:11 <b>executive (5)</b> 59:8,11, 25;60:3;61:8 <b>Exhibit (7)</b> 22:19,21; 23:3;59:25;60:2,6,7 <b>exist (1)</b> 29:2 <b>existed (1)</b> 47:3 <b>existing (11)</b> 23:11, 12;31:23;34:21,23; 43:22;52:25;60:18; 85:14;86:19;96:22 <b>exit (1)</b> 53:1 <b>expand (1)</b> 85:20 <b>expanded (1)</b> 97:2 <b>expansion (1)</b> 35:8 <b>expect (2)</b> 4:14;76:2 <b>expecting (1)</b> 7:5 <b>expense (1)</b> 71:15 <b>experience (2)</b> 44:21; 66:2 <b>explain (4)</b> 17:3,9; 24:19;98:2</p>	<p><b>explanation (1)</b> 59:20 <b>exterior (1)</b> 113:19 <b>external (1)</b> 25:16 <b>extra (1)</b> 24:24 <b>eye (1)</b> 99:13 <b>eyesore (1)</b> 74:20  <b>F</b>  <b>facade (1)</b> 25:17 <b>face (1)</b> 69:11 <b>facilities (1)</b> 61:4 <b>facility (9)</b> 23:10;62:2, 5,11,17,18;63:10; 71:6;73:24 <b>fact (1)</b> 74:10 <b>Fair (2)</b> 53:11;81:5 <b>fairly (1)</b> 81:10 <b>falling (1)</b> 74:20 <b>familiar (15)</b> 24:11; 32:21;33:3,10; 40:12;48:22;52:7,8; 54:17;58:19,22; 63:17;65:5;89:5 <b>famous (1)</b> 63:18 <b>far (3)</b> 25:5,12;68:19 <b>father (2)</b> 112:5,12 <b>Faustino (2)</b> 116:21, 23 <b>favor (9)</b> 56:3;77:3; 84:2;87:24;103:12; 116:9;118:9,17;119:3 <b>feature (1)</b> 24:24 <b>federal (2)</b> 60:21,24 <b>fee (1)</b> 26:8 <b>feed (1)</b> 64:16 <b>feedback (1)</b> 18:10 <b>feel (3)</b> 9:14;37:11; 75:3 <b>feet (7)</b> 24:8,9;44:6; 72:4;93:5;99:15,22 <b>fell (1)</b> 16:14 <b>female (1)</b> 58:12 <b>fence (3)</b> 89:21,22,25 <b>few (3)</b> 41:13;45:8; 98:25 <b>fifth (1)</b> 81:22 <b>figure (3)</b> 31:9;71:4; 97:22 <b>file (1)</b> 29:20 <b>filed (3)</b> 8:9;31:5;36:8 <b>finalization (1)</b> 28:16 <b>finalized (1)</b> 57:11 <b>finally (2)</b> 30:3;113:2 <b>financial (1)</b> 59:13 <b>financing (6)</b> 57:15; 59:5;60:22,24,25; 63:6 <b>fine (4)</b> 10:15;11:13; 92:2;99:1 <b>finest (1)</b> 66:10 <b>finish (1)</b> 18:25 <b>fire (10)</b> 13:10;36:19;</p>	<p>72:7;93:1;98:23; 99:14,16;100:1,3; 115:11 <b>fires (1)</b> 36:18 <b>firewall (7)</b> 17:12,18, 20;19:15;33:17,18,19 <b>firewalls (1)</b> 34:1 <b>first (67)</b> 6:11;7:21; 9:16,22;10:12,19; 14:2;15:12,17;17:5; 22:9;23:19,23,25; 24:3;32:12;33:15; 39:10;40:24;41:3; 42:21;43:15,18; 44:15;46:11,24;48:2; 50:20;51:11;52:21; 56:20;59:12,18;60:7; 61:7,21;62:1;64:7; 67:4;68:12,13,15,16; 69:8,9,21;70:5;78:7; 82:13,13;85:5;87:6,6; 88:7;93:15,15;94:6; 95:3;96:11,12,21; 103:20;104:11; 105:12;107:8;108:4; 114:19 <b>First-come (1)</b> 86:4 <b>first-serve (1)</b> 86:4 <b>fit (4)</b> 101:8,24; 113:12,13 <b>five (2)</b> 62:6;92:1 <b>five-minute (1)</b> 77:19 <b>fix (1)</b> 112:13 <b>flattened (1)</b> 25:3 <b>flight (1)</b> 91:25 <b>floor (65)</b> 23:12,19,23, 23;24:1,3;25:1;33:15, 16;40:5,6;42:16,21, 21;43:15,15,16,17,18; 44:15,22;46:11,11,24, 25;47:22;48:2,2,3,5, 14,22;49:8,17,19; 50:10,16,20,24;51:11, 17;52:22;53:25;54:6, 22;61:21,21,21;62:1, 20;63:8;79:17;82:11; 85:5,7;93:5,6,15,16; 94:1,6,10;96:21;97:5, 11 <b>floors (2)</b> 62:1;63:12 <b>focus (1)</b> 62:21 <b>focused (2)</b> 59:19; 67:10 <b>focuses (1)</b> 61:8 <b>folks (2)</b> 37:21;77:12 <b>followed (1)</b> 14:3 <b>follows (12)</b> 7:23; 10:21;15:19;22:10; 32:14;39:12;56:22; 78:8;88:9;95:5; 103:22;108:6 <b>footage (10)</b> 24:6,8; 37:18;44:4;47:7;50:3,</p>
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<p>12;53:21;54:21;102:5 <b>footprint (4)</b> 25:3,19, 21;26:22 <b>foremost (1)</b> 67:4 <b>formerly (1)</b> 42:20 <b>forward (17)</b> 7:17; 28:14;29:22;30:7,25; 31:4,6,16;39:3;62:13; 63:7;67:14;68:1;71:2, 14;107:22;109:1 <b>foundation (1)</b> 74:16 <b>foundations (1)</b> 60:14 <b>founding (1)</b> 66:6 <b>four (23)</b> 12:18;13:4; 18:2;20:5;23:24; 27:15,16,18,23;28:5, 24;29:9,22;30:21; 36:10;37:17;38:20; 72:2;74:9;91:24; 93:22;111:18,25 <b>foyer (1)</b> 23:21 <b>FRED (2)</b> 10:19,25 <b>free (2)</b> 6:7,8 <b>friends (1)</b> 95:24 <b>front (22)</b> 41:24;51:9; 62:14,23;82:17;85:5, 5;91:14,20;97:10; 98:17,23;99:14; 100:1,3,15,19,21; 110:3;111:9,11; 113:15 <b>full (7)</b> 10:5;25:4; 57:9;59:13,20;64:24, 24 <b>full-grown (1)</b> 95:20 <b>full-time (2)</b> 64:19,23 <b>function (1)</b> 35:17 <b>functioned (1)</b> 13:23 <b>functioning (3)</b> 13:10; 61:12,20 <b>functions (2)</b> 19:21; 58:6 <b>funding (11)</b> 57:10,14, 14;59:3,22;60:9; 61:12;63:25;68:16; 69:2;70:14 <b>fundraising (1)</b> 60:18 <b>funnel (1)</b> 64:15 <b>furniture (3)</b> 57:16; 63:16,22 <b>further (5)</b> 6:5;12:6; 13:20;34:17;71:23 <b>future (3)</b> 79:9;112:8; 117:8</p>	<p>115:9 <b>garments (1)</b> 17:7 <b>gas (3)</b> 24:17;87:2; 93:7 <b>gate (1)</b> 111:10 <b>gated (1)</b> 111:8 <b>Gateway (6)</b> 13:2,6, 19;14:1;15:5,8 <b>gave (2)</b> 93:22,25 <b>general (2)</b> 62:15,22 <b>generally (2)</b> 6:2;86:6 <b>gentleman (1)</b> 17:14 <b>gentlemen (1)</b> 4:2 <b>gets (1)</b> 5:23 <b>girls (2)</b> 112:7,8 <b>given (2)</b> 28:20;112:4 <b>glad (2)</b> 95:12;102:18 <b>Global (1)</b> 117:8 <b>goal (4)</b> 65:21;67:25; 70:14;71:3 <b>goals (1)</b> 35:22 <b>goes (4)</b> 27:4,5;52:5; 91:22 <b>Good (40)</b> 4:1;6:14, 18,22;7:8,13;10:16; 12:19,20,23,24;22:6; 24:5;31:18;37:15; 39:4,6,19;49:3;56:9, 10;75:5;78:1,2;79:4, 14;84:18;88:21; 94:25;96:9,23;98:14; 103:16;105:1;109:13, 16;112:16;115:9,12; 116:12 <b>Google (1)</b> 89:9 <b>Grandfather (1)</b> 42:8 <b>grant (3)</b> 43:6;58:25; 108:10 <b>granting (9)</b> 71:17; 116:21,23,25;117:2,4, 7,9,12 <b>graph (2)</b> 49:14;50:1 <b>grassroots (1)</b> 75:18 <b>Great (16)</b> 8:22; 10:16;11:24;22:18; 31:22;34:3;37:9; 39:22;40:23;75:12; 78:16,25;84:14;85:1; 89:14;108:25 <b>grew (1)</b> 112:11 <b>grocery (2)</b> 45:9; 116:20 <b>Group (4)</b> 6:20;56:8, 12;58:9 <b>growing (11)</b> 58:15; 95:21,23;96:4,12,13, 15,18,19;97:15;98:9</p>	<p>53:3;79:10;81:25; 82:17;113:1</p> <p style="text-align: center;"><b>H</b></p> <p><b>Haddon (1)</b> 80:6 <b>half (3)</b> 17:21;31:8; 86:2 <b>half-years (1)</b> 61:15 <b>Hall (1)</b> 36:21 <b>hallway (5)</b> 5:24;51:8; 52:4,10,15 <b>Hammer (1)</b> 62:5 <b>HANCE (77)</b> 4:1,9,10; 5:5,6;32:4;36:3,17; 37:25;38:5,6;45:1,12, 17,22;46:1,4,17;48:1, 4,15,18;49:7;50:15, 22;51:7,13,16;53:17; 54:12,17,25;55:14, 15;73:17;74:18;75:1; 76:14,15;82:1,4,12; 83:11,13,14;86:22, 25;87:2,8,10,11;91:8, 11;93:2;99:12,25; 100:6;102:8,14,17,23, 24;112:1,9,22;113:4, 8,11;114:23;115:8, 20,21;117:14,18,22, 23;118:13 <b>hand (13)</b> 7:19;10:17; 15:15;22:7;26:25; 32:10;39:8;43:13; 56:18;88:5;95:1; 103:18;108:2 <b>handed (1)</b> 111:18 <b>handle (2)</b> 8:20;21:20 <b>hands (1)</b> 78:4 <b>handy (1)</b> 49:6 <b>hanging (2)</b> 18:16; 97:23 <b>happen (3)</b> 77:10,16; 112:7 <b>happening (1)</b> 71:12 <b>happens (2)</b> 65:8; 72:5 <b>happy (4)</b> 16:24; 18:13,15,20 <b>hard (3)</b> 9:15;44:9; 77:14 <b>hassle (1)</b> 113:1 <b>Hatcher (1)</b> 116:17 <b>hear (2)</b> 6:1;14:2 <b>heard (10)</b> 6:4,6;36:5; 46:19;73:19;74:3; 83:1;86:14;94:23; 99:4 <b>hearing (8)</b> 16:24; 36:6;46:20;72:23; 73:20;83:2;86:15; 99:4 <b>hearts (1)</b> 77:7 <b>heater (2)</b> 81:23,24</p>	<p><b>heaters (4)</b> 81:19; 86:23;93:7,8 <b>heating (1)</b> 24:23 <b>help (6)</b> 10:3;19:2,2; 53:16;63:9;76:3 <b>helpful (1)</b> 15:7 <b>helping (1)</b> 68:16 <b>Henriquez (2)</b> 116:22, 24 <b>here's (1)</b> 70:9 <b>HERNANDEZ (8)</b> 32:12,18,18,20,23; 33:17,24;34:4 <b>Hey (2)</b> 42:11;53:24 <b>high-density (1)</b> 34:25 <b>Hill (1)</b> 11:1 <b>Hillside (1)</b> 78:13 <b>hired (1)</b> 16:17 <b>hire-ups (1)</b> 9:4 <b>historically (6)</b> 13:8, 23;17:4;20:14;34:9; 35:9 <b>hoagie (3)</b> 45:2,8,9 <b>hoagies (1)</b> 45:3 <b>home (10)</b> 58:11; 60:24;61:25;63:2; 90:5,10;93:23;95:13; 99:9,14 <b>homeless (4)</b> 16:14; 37:6;72:11,14 <b>homelessness (1)</b> 37:1 <b>Homes (9)</b> 7:4;81:14; 82:4;88:3,17,18,22; 92:22;96:14 <b>HONER (14)</b> 95:3,9,9, 12;96:25;97:7,18,21; 98:2,7,20,22;102:12, 16 <b>honest (3)</b> 77:12; 92:12;105:8 <b>hope (1)</b> 62:20 <b>hoping (3)</b> 62:23; 68:1;98:14 <b>Hospital (1)</b> 37:20 <b>host (2)</b> 62:20;63:1 <b>hot (2)</b> 37:4;86:23 <b>house (19)</b> 61:25; 91:14,20;92:5,23; 94:17;95:16,18,20; 96:1,2,13;98:13,17, 23;99:17;100:21; 101:3;116:17 <b>houses (8)</b> 80:12; 94:16,16,19;98:25; 101:2;108:15;112:13 <b>housing (5)</b> 34:22,24; 35:22;36:24;37:12 <b>huge (3)</b> 8:25;76:1; 97:23 <b>hung (1)</b> 9:6 <b>hustle (1)</b> 73:11 <b>hydrant (6)</b> 93:1;</p>	<p>98:23;99:14,16; 100:1,3</p> <p style="text-align: center;"><b>I</b></p> <p><b>idea (3)</b> 50:11;73:7; 112:14 <b>ideas (1)</b> 63:3 <b>identical (1)</b> 50:8 <b>identification (2)</b> 22:22;60:4 <b>identified (1)</b> 13:1 <b>identifying (1)</b> 70:1 <b>immediate (1)</b> 34:19 <b>impact (2)</b> 35:13;61:4 <b>impairment (1)</b> 35:14 <b>impervious (1)</b> 25:2 <b>implications (1)</b> 59:14 <b>important (1)</b> 49:11 <b>improve (1)</b> 69:18 <b>in-between (1)</b> 101:1 <b>include (1)</b> 28:22 <b>included (1)</b> 68:8 <b>includes (3)</b> 28:21,22; 61:20 <b>including (3)</b> 57:14; 60:13;92:23 <b>increase (2)</b> 19:7;35:8 <b>incremental (1)</b> 35:1 <b>incubation (1)</b> 63:1 <b>indentation (1)</b> 91:6 <b>independent (2)</b> 19:19;21:12 <b>independently (2)</b> 13:11;19:22 <b>individual (2)</b> 60:19; 68:3 <b>individuals (1)</b> 68:2 <b>information (3)</b> 46:14; 47:4;63:12 <b>initial (4)</b> 26:19;61:12; 70:5;93:20 <b>initiated (2)</b> 21:14,17 <b>initiation (1)</b> 21:24 <b>initiative (2)</b> 61:3;62:5 <b>inside (9)</b> 26:17; 63:22;96:17;110:13; 111:1,6,7,8,9 <b>inspections (2)</b> 79:20, 21 <b>inspector (1)</b> 54:4 <b>inspectors (1)</b> 79:20 <b>instead (1)</b> 14:14 <b>intending (1)</b> 94:9 <b>intends (1)</b> 57:8 <b>intensity (3)</b> 35:6,9,20 <b>intent (1)</b> 22:1 <b>intentional (1)</b> 40:7 <b>intentionally (1)</b> 64:9 <b>interact (1)</b> 67:3 <b>interested (1)</b> 41:17 <b>internal (1)</b> 25:16 <b>international (1)</b> 66:14</p>
<p style="text-align: center;"><b>G</b></p> <p><b>gallery (1)</b> 62:15 <b>game-changer (1)</b> 71:21 <b>garage (10)</b> 41:23; 51:1,3;91:4;106:1; 109:4,22,24;110:14;</p>	<p><b>gating (1)</b> 111:8 <b>gated (1)</b> 111:8 <b>Gateway (6)</b> 13:2,6, 19;14:1;15:5,8 <b>gave (2)</b> 93:22,25 <b>general (2)</b> 62:15,22 <b>generally (2)</b> 6:2;86:6 <b>gentleman (1)</b> 17:14 <b>gentlemen (1)</b> 4:2 <b>gets (1)</b> 5:23 <b>girls (2)</b> 112:7,8 <b>given (2)</b> 28:20;112:4 <b>glad (2)</b> 95:12;102:18 <b>Global (1)</b> 117:8 <b>goal (4)</b> 65:21;67:25; 70:14;71:3 <b>goals (1)</b> 35:22 <b>goes (4)</b> 27:4,5;52:5; 91:22 <b>Good (40)</b> 4:1;6:14, 18,22;7:8,13;10:16; 12:19,20,23,24;22:6; 24:5;31:18;37:15; 39:4,6,19;49:3;56:9, 10;75:5;78:1,2;79:4, 14;84:18;88:21; 94:25;96:9,23;98:14; 103:16;105:1;109:13, 16;112:16;115:9,12; 116:12 <b>Google (1)</b> 89:9 <b>Grandfather (1)</b> 42:8 <b>grant (3)</b> 43:6;58:25; 108:10 <b>granting (9)</b> 71:17; 116:21,23,25;117:2,4, 7,9,12 <b>graph (2)</b> 49:14;50:1 <b>grassroots (1)</b> 75:18 <b>Great (16)</b> 8:22; 10:16;11:24;22:18; 31:22;34:3;37:9; 39:22;40:23;75:12; 78:16,25;84:14;85:1; 89:14;108:25 <b>grew (1)</b> 112:11 <b>grocery (2)</b> 45:9; 116:20 <b>Group (4)</b> 6:20;56:8, 12;58:9 <b>growing (11)</b> 58:15; 95:21,23;96:4,12,13, 15,18,19;97:15;98:9 <b>growth (1)</b> 66:4 <b>guess (4)</b> 14:15;33:7; 45:3;115:5 <b>guessing (1)</b> 50:17 <b>gutted (1)</b> 93:9 <b>guys (7)</b> 18:16;33:12;</p>	<p><b>heard (10)</b> 6:4,6;36:5; 46:19;73:19;74:3; 83:1;86:14;94:23; 99:4 <b>hearing (8)</b> 16:24; 36:6;46:20;72:23; 73:20;83:2;86:15; 99:4 <b>hearts (1)</b> 77:7 <b>heater (2)</b> 81:23,24</p>	<p><b>houses (8)</b> 80:12; 94:16,16,19;98:25; 101:2;108:15;112:13 <b>housing (5)</b> 34:22,24; 35:22;36:24;37:12 <b>huge (3)</b> 8:25;76:1; 97:23 <b>hung (1)</b> 9:6 <b>hustle (1)</b> 73:11 <b>hydrant (6)</b> 93:1;</p>	<p><b>idea (3)</b> 50:11;73:7; 112:14 <b>ideas (1)</b> 63:3 <b>identical (1)</b> 50:8 <b>identification (2)</b> 22:22;60:4 <b>identified (1)</b> 13:1 <b>identifying (1)</b> 70:1 <b>immediate (1)</b> 34:19 <b>impact (2)</b> 35:13;61:4 <b>impairment (1)</b> 35:14 <b>impervious (1)</b> 25:2 <b>implications (1)</b> 59:14 <b>important (1)</b> 49:11 <b>improve (1)</b> 69:18 <b>in-between (1)</b> 101:1 <b>include (1)</b> 28:22 <b>included (1)</b> 68:8 <b>includes (3)</b> 28:21,22; 61:20 <b>including (3)</b> 57:14; 60:13;92:23 <b>increase (2)</b> 19:7;35:8 <b>incremental (1)</b> 35:1 <b>incubation (1)</b> 63:1 <b>indentation (1)</b> 91:6 <b>independent (2)</b> 19:19;21:12 <b>independently (2)</b> 13:11;19:22 <b>individual (2)</b> 60:19; 68:3 <b>individuals (1)</b> 68:2 <b>information (3)</b> 46:14; 47:4;63:12 <b>initial (4)</b> 26:19;61:12; 70:5;93:20 <b>initiated (2)</b> 21:14,17 <b>initiation (1)</b> 21:24 <b>initiative (2)</b> 61:3;62:5 <b>inside (9)</b> 26:17; 63:22;96:17;110:13; 111:1,6,7,8,9 <b>inspections (2)</b> 79:20, 21 <b>inspector (1)</b> 54:4 <b>inspectors (1)</b> 79:20 <b>instead (1)</b> 14:14 <b>intending (1)</b> 94:9 <b>intends (1)</b> 57:8 <b>intensity (3)</b> 35:6,9,20 <b>intent (1)</b> 22:1 <b>intentional (1)</b> 40:7 <b>intentionally (1)</b> 64:9 <b>interact (1)</b> 67:3 <b>interested (1)</b> 41:17 <b>internal (1)</b> 25:16 <b>international (1)</b> 66:14</p>

<p><b>interpretation (1)</b> 26:1 <b>interruption (1)</b> 5:22 <b>into (27)</b> 14:1;16:13; 23:21;31:24;33:16; 35:16;37:17;40:6; 44:1;45:13;47:17; 51:11;52:18;59:20; 60:16;61:1;64:16; 70:21;75:8,24;77:8; 99:9;100:9;108:16; 113:1;118:12,13 <b>intrinsically (1)</b> 66:23 <b>intrude (1)</b> 25:1 <b>intuitive (1)</b> 10:4 <b>investing (1)</b> 108:16 <b>Investment (8)</b> 7:10; 65:11,16,23,25; 107:22;108:13,18 <b>involve (1)</b> 21:8 <b>involves (1)</b> 58:16 <b>issue (5)</b> 9:12;70:18; 99:15;105:17;107:7 <b>issues (1)</b> 8:10 <b>items (1)</b> 6:2 <b>iteration (1)</b> 64:25 <b>iterations (1)</b> 68:15 <b>Ituah (15)</b> 6:11;10:13; 11:14,15;12:7;39:1,2, 4,4,6,10,16,16,21,24</p>	<p>57:4,24;58:3,8,19,22; 59:7;60:5;61:7,22; 63:11;64:3;65:2,17; 66:2,18,22;67:2,23; 68:8;69:1,12,17; 71:17,23;74:1;77:17; 104:24;105:5 <b>JAZKIEA (2)</b> 7:21;8:2 <b>Jermaine (1)</b> 116:16 <b>Jerome (1)</b> 78:13 <b>Jersey (22)</b> 4:5;8:3; 11:1;15:24;22:15; 32:19;39:17;58:18, 25;59:5;60:13,25; 61:2,13;68:17;70:23; 78:13,15;88:15; 95:10;104:2;108:11 <b>job (3)</b> 24:5;54:5; 64:15 <b>jobs (6)</b> 64:4,18,20, 23;65:1;74:8 <b>Johnson (19)</b> 14:4; 22:5,6,9,14,14;23:5, 16;24:13,18,20;25:7, 15,21;26:9;27:2,8; 30:11,24 <b>joist (3)</b> 93:14;97:16; 98:16 <b>joists (2)</b> 97:11;98:12 <b>Jones (1)</b> 117:1 <b>Josh (1)</b> 32:18 <b>JOSHUA (1)</b> 32:12 <b>justification (1)</b> 30:20</p>	<p><b>knowledge (1)</b> 71:5 <b>knows (1)</b> 72:5 <b>Kyoko (1)</b> 116:25</p>	<p><b>limited (1)</b> 108:19 <b>line (1)</b> 41:10 <b>lined (1)</b> 41:12 <b>list (4)</b> 26:15,17; 28:21;60:7 <b>listed (4)</b> 79:7;85:9, 11,11 <b>listening (1)</b> 106:16 <b>lit (1)</b> 19:4 <b>little (5)</b> 44:7;50:10; 61:17;92:14;113:15 <b>live (8)</b> 37:22;57:2; 62:2;67:6;73:5; 88:14;102:9;115:11 <b>lives (1)</b> 18:13 <b>living (4)</b> 16:15;19:8; 85:4;98:8 <b>living-wage (1)</b> 65:1 <b>LLC (13)</b> 7:1,4,6;84:7; 88:3;104:4;106:17; 107:2;108:21,23; 117:3,5,8 <b>loan (1)</b> 60:24 <b>loans (1)</b> 59:4 <b>local (1)</b> 62:17 <b>located (5)</b> 12:25; 20:9;34:8;58:20;90:6 <b>location (1)</b> 23:8 <b>locations (1)</b> 20:3 <b>logging (1)</b> 93:13 <b>long (8)</b> 5:19;16:6; 18:24;40:8;52:4; 111:4;112:1;113:14 <b>longterm (3)</b> 64:8; 65:12,25 <b>look (10)</b> 37:2;47:18; 49:5;52:1;53:7;72:9; 80:6;81:21;94:7;97:4 <b>looked (1)</b> 42:22 <b>looking (11)</b> 16:22; 17:2;23:4,5;47:6; 68:5;80:9;89:1,90:5; 93:17;102:4 <b>looks (16)</b> 41:3;43:3; 46:13;65:23;72:8; 80:4;81:1;89:19; 96:10,19;97:3,13; 98:15;110:7,10;115:4 <b>loopholes (1)</b> 10:5 <b>lost (1)</b> 95:25 <b>Lot (69)</b> 13:1,5;16:11, 12,14,16,20;20:11,12; 21:10;25:12;26:13, 13,16,17;28:19,21,22, 23;29:5,9,21,24,25; 30:1,6,10,10,19; 31:25;37:5,5;45:7; 46:4;52:22;53:16; 60:17;65:10,11;71:5, 13;74:3,11;78:22,22; 80:3,3,3,7,18,20; 84:20,20;85:21;86:5, 18,18;89:1,1;90:12,</p>	<p>22;99:7,7;102:10; 105:17;106:4;107:12, 13;111:9 <b>lots (24)</b> 13:9,11,15; 14:7,14,22;20:9,11, 14,18;21:4,11;22:2; 27:19;28:7,11,13,15; 30:19;31:7;34:10,10; 57:18;68:24 <b>loud (1)</b> 113:7 <b>love (1)</b> 99:17 <b>luck (1)</b> 116:12</p>
<p style="text-align: center;"><b>J</b></p>				<b>M</b>
<p><b>JABLONSKY-WATKINS (48)</b> 88:7,13,14,20,24; 89:4,7,10,13,16,20, 24;90:4,11,14,17,19, 23;91:1,5,10,15,18, 23;92:3,19;93:4,19; 94:11,15;96:8;97:3,9, 19,24;98:4,10;99:21; 100:2,8,12,18,24; 101:9,14,18;102:1,11 <b>Jackson (39)</b> 6:15,17; 12:17,19;14:3;15:17, 23,23;16:2,2,5,8,11; 17:5,12;18:1,12,23; 19:13,17,20,23;20:1, 4,7,10,13,16,20,24; 21:2,6,13,16,19,25; 22:3;26:14;117:13 <b>JAMES (90)</b> 6:21; 12:22,24;14:10,18; 15:8,13,25;16:3,6,9; 17:3,9,24;18:9,21; 19:10,14,18,21,24; 20:2,5,8,11,14,17,22, 25;21:3,7,14,17,23; 22:1,4,16;23:2;24:11, 15,19;25:5,12;26:4, 19;27:10,18;28:1,6; 29:11,23;30:23; 31:14;32:1,8,20;34:7; 38:22;56:10,10,15;</p>	<p style="text-align: center;"><b>K</b></p> <p><b>Kalensky (2)</b> 6:23,25 <b>KANELSKY (26)</b> 7:3; 77:25;78:2,6,12,12, 16,18,21,24;79:2,6, 13,24;80:18;81:3,13; 82:7,15;84:4,8,9,14, 17;86:5;88:1 <b>Karen (1)</b> 31:19 <b>keep (4)</b> 33:8;62:17; 98:14;111:16 <b>keeping (1)</b> 98:11 <b>killing (1)</b> 104:9 <b>kind (15)</b> 9:3;30:17; 44:8;64:7;73:7; 75:19;81:24;86:7; 91:24;92:25;98:17; 99:13;101:5;105:9; 108:14 <b>kinds (1)</b> 70:18 <b>kitchen (3)</b> 48:15,16; 85:4 <b>kitchens (4)</b> 48:4,6; 49:19,21 <b>knew (1)</b> 72:21 <b>knocked (2)</b> 17:16; 101:3 <b>knowing (1)</b> 53:19</p>	<p><b>lead (1)</b> 51:8 <b>leadership (1)</b> 74:11 <b>leading (1)</b> 92:14 <b>learning (1)</b> 106:14 <b>least (2)</b> 42:1;64:22 <b>leave (2)</b> 6:7;115:5 <b>left (3)</b> 80:7;104:22; 109:22 <b>lefthand (1)</b> 85:16 <b>legal (9)</b> 10:5,5;11:15, 18;16:16;100:4; 101:19;104:19; 106:12 <b>legalize (1)</b> 100:4 <b>legally (2)</b> 99:16; 100:22 <b>lengthy (1)</b> 5:20 <b>less (1)</b> 44:7 <b>letter (3)</b> 42:2;67:21; 68:9 <b>letters (1)</b> 68:12 <b>level (6)</b> 59:17;60:21, 21;67:13;68:21;73:12 <b>liability (1)</b> 108:19 <b>licensed (2)</b> 11:16; 24:14 <b>life (2)</b> 37:8,10 <b>lift (2)</b> 75:4;110:19 <b>lighting (3)</b> 18:6;62:8; 113:22</p>	<p><b>long (8)</b> 5:19;16:6; 18:24;40:8;52:4; 111:4;112:1;113:14 <b>longterm (3)</b> 64:8; 65:12,25 <b>look (10)</b> 37:2;47:18; 49:5;52:1;53:7;72:9; 80:6;81:21;94:7;97:4 <b>looked (1)</b> 42:22 <b>looking (11)</b> 16:22; 17:2;23:4,5;47:6; 68:5;80:9;89:1,90:5; 93:17;102:4 <b>looks (16)</b> 41:3;43:3; 46:13;65:23;72:8; 80:4;81:1;89:19; 96:10,19;97:3,13; 98:15;110:7,10;115:4 <b>loopholes (1)</b> 10:5 <b>lost (1)</b> 95:25 <b>Lot (69)</b> 13:1,5;16:11, 12,14,16,20;20:11,12; 21:10;25:12;26:13, 13,16,17;28:19,21,22, 23;29:5,9,21,24,25; 30:1,6,10,10,19; 31:25;37:5,5;45:7; 46:4;52:22;53:16; 60:17;65:10,11;71:5, 13;74:3,11;78:22,22; 80:3,3,3,7,18,20; 84:20,20;85:21;86:5, 18,18;89:1,1;90:12,</p>	<p><b>ma'am (5)</b> 7:17;8:15; 9:17;78:1;94:25 <b>Magic (4)</b> 7:6;103:14; 104:4;107:1 <b>Magnolia (5)</b> 6:3,6,9; 7:1;84:7 <b>mailings (1)</b> 27:11 <b>main (7)</b> 23:20,24; 25:7,17;61:25;74:21; 86:1 <b>mainly (2)</b> 25:15; 94:14 <b>mainstage (4)</b> 58:14; 62:2;64:16;65:22 <b>Maintenance (1)</b> 82:17 <b>major (2)</b> 36:18;61:1 <b>making (1)</b> 70:20 <b>man (1)</b> 107:10 <b>management (2)</b> 62:9, 10 <b>manager (6)</b> 11:21; 39:20;58:4;79:2,3; 84:12 <b>managing (1)</b> 58:2 <b>many (11)</b> 45:2,4,13, 13;75:7;81:14;85:1; 111:20;112:22;113:8, 11 <b>map (1)</b> 28:11 <b>Maps (1)</b> 89:9 <b>March (3)</b> 4:24,24; 112:21 <b>Mardonado (1)</b> 18:14 <b>Maria (5)</b> 7:9;78:6,14; 107:17,19 <b>mark (2)</b> 22:19;59:25 <b>marked (3)</b> 22:22; 23:2;60:3 <b>Market (1)</b> 22:15 <b>Marlkress (1)</b> 11:1 <b>MARTINEZ (31)</b> 78:6, 14,14;79:1,6,14;80:5, 11,15,22,25;81:2,8, 20;82:3,5,11,14;84:5, 11,13,22,25;85:3,16, 22,25;86:11,24;87:1; 88:2</p>

<p><b>Mason (36)</b> 4:21,22; 5:15,16;37:16;38:17, 18;43:21;44:4;47:15, 24;48:8,10;53:23; 56:1,2;72:20;75:21; 76:12;77:1,2;83:25; 84:1;87:22,23;94:13; 103:10,11;115:18; 116:7,8;117:15,20; 118:7,8;119:1</p> <p><b>math (1)</b> 50:12</p> <p><b>matter (11)</b> 6:3,11; 10:12;11:8,16;13:3; 27:9;56:7;77:25; 99:4;103:14</p> <p><b>May (11)</b> 6:7;22:16; 26:16;29:23;41:15; 44:7;50:1;52:19; 107:16,19;114:3</p> <p><b>maybe (7)</b> 9:23;41:9; 63:5;64:23;86:2; 109:10,10</p> <p><b>mayor's (8)</b> 57:19; 68:10,12,14,22; 69:25;70:4;75:24</p> <p><b>mean (6)</b> 47:9;50:10; 54:1;72:13;75:22; 108:18</p> <p><b>meaning (3)</b> 27:20; 91:3;92:15</p> <p><b>means (6)</b> 33:20; 62:8;64:19;73:13; 77:9;114:17</p> <p><b>Mechanic (2)</b> 23:7; 117:1</p> <p><b>Medina (47)</b> 7:10,12; 107:21,24;108:4,10, 10,13,15,18,21,24; 109:2,4,8,12,15,18, 21,24;110:2,6,9,12, 15,21,24;111:2,4,8, 12,15,19;112:3,10,17, 21,25;113:6,13,20,24; 114:1,6,14,19;116:11</p> <p><b>meet (1)</b> 96:9</p> <p><b>meeting (6)</b> 4:3,6,8;5; 22:25;107:15;119:6</p> <p><b>member (10)</b> 9:7; 84:15;88:18,20,21; 104:3,6,7,16;108:22</p> <p><b>members (3)</b> 88:19; 104:18;106:13</p> <p><b>men (1)</b> 74:24</p> <p><b>mentioned (7)</b> 23:16; 24:4;30:13;65:2; 95:15,25;99:14</p> <p><b>Merricks (21)</b> 4:13; 22:24;31:21;38:9,10, 24;55:18,19;76:18, 19;83:17,18;87:14, 15;103:2,3;115:24, 25;117:15;118:1,2</p> <p><b>meter (3)</b> 24:21,22;</p>	<p>107:12</p> <p><b>meters (5)</b> 24:17;48:8, 9;87:2;93:8</p> <p><b>microbusiness (1)</b> 63:1</p> <p><b>middle (4)</b> 62:13; 98:15,17;110:17</p> <p><b>might (3)</b> 9:15;11:17; 101:15</p> <p><b>million (2)</b> 59:14;61:5</p> <p><b>millions (1)</b> 66:9</p> <p><b>mind (1)</b> 41:11</p> <p><b>mine (2)</b> 102:12; 112:10</p> <p><b>minutes (1)</b> 4:23</p> <p><b>missing (4)</b> 48:14; 49:24;50:2,4</p> <p><b>mission (1)</b> 58:8</p> <p><b>MITCHELL (81)</b> 6:13; 10:14,15,19,25,25; 11:2,4,7,11,20;12:2,9, 13,16;39:18,20,23; 40:3,10,14,17,20,22; 41:1,5,8,13,19;42:3,9, 17;43:1,8,12,16,22; 44:2,6,13,20,23,25; 45:10,15,21,24;46:3, 6;47:20;48:3,6,9,12, 22,23,25;49:3,10,25; 50:7,13,19,23;51:2,6, 9,15,19,21,25;52:4, 12,16;53:2,5,11; 54:14,23;56:4,6</p> <p><b>mixed (4)</b> 17:6;37:16; 49:16;57:6</p> <p><b>mixed-use (1)</b> 35:4</p> <p><b>modern (1)</b> 18:2</p> <p><b>Mold (2)</b> 117:2,5</p> <p><b>moment (1)</b> 81:10</p> <p><b>money (5)</b> 60:17; 66:15;69:6;93:13; 112:18</p> <p><b>month (1)</b> 12:6</p> <p><b>months (1)</b> 85:8</p> <p><b>Moran (3)</b> 7:9;107:17, 19</p> <p><b>more (12)</b> 5:23;37:5; 50:11;52:10;53:23; 61:18;70:7;75:8; 82:20;92:18;106:18; 114:17</p> <p><b>Moss (1)</b> 4:18</p> <p><b>most (4)</b> 63:19,19; 65:25;98:24</p> <p><b>motion (40)</b> 4:25;5:1; 36:15;37:24,25;38:2, 21;47:5;54:16,24,25; 55:1;56:4;74:6;76:9; 77:4;82:21;83:8,9; 84:3;86:21;87:7,25; 99:11;102:2,17,19, 21;103:13;115:7,14, 15,16;116:10;117:17,</p>	<p>18;118:11,13,25; 119:1</p> <p><b>move (8)</b> 17:2;28:14; 29:22;30:7,25;73:5; 77:13;109:1</p> <p><b>moved (2)</b> 5:17;80:1</p> <p><b>Moving (6)</b> 62:13; 63:7;67:14;68:1;71:2, 14</p> <p><b>Mt (8)</b> 6:15;12:18; 13:1;16:4;23:6; 32:24;34:9;36:6</p> <p><b>much (14)</b> 24:5;25:2; 50:8;61:18;67:5;77:8, 9,16;88:1;111:5; 112:18;113:16;115:4; 116:11</p> <p><b>MUHAMMAD (26)</b> 15:1;27:13,22;28:4, 17;29:18;30:5,12; 31:10;38:19;43:14; 49:18,23;91:13,16; 92:9;100:20,25; 101:11,22;105:4; 106:17,20,22;107:1; 114:16</p> <p><b>multi-family (1)</b> 15:9</p> <p><b>multiple (5)</b> 34:19; 74:2;82:7;104:18; 106:13</p> <p><b>multi-use (2)</b> 13:5; 14:11</p> <p><b>Municipal (1)</b> 4:6</p> <p><b>Museum (1)</b> 71:10</p> <p><b>must (1)</b> 96:17</p> <p><b>mutual (1)</b> 61:4</p> <p><b>myself (2)</b> 9:11,14</p>	<p>115:4</p> <p><b>Negative (4)</b> 36:14; 74:5;86:20;99:10</p> <p><b>negatively (1)</b> 35:13</p> <p><b>neighbor (3)</b> 64:11; 102:8,18</p> <p><b>neighborhood (13)</b> 18:22,23;34:15,16, 18;35:13;65:18; 67:11;71:19,21; 99:13,18;113:23</p> <p><b>neighborhoods (1)</b> 67:10</p> <p><b>neighbors (6)</b> 16:15, 23;18:10,12;67:20; 96:9</p> <p><b>neighbor's (1)</b> 85:18</p> <p><b>network (1)</b> 63:4</p> <p><b>New (27)</b> 4:5;8:3; 10:12;11:1;15:24; 22:15;32:19;33:7; 39:17;58:18,25;59:5; 60:13,24;61:2,3,13; 65:23;68:17;73:7; 78:13,15;88:15; 95:10;101:10;104:2; 108:11</p> <p><b>Newton (2)</b> 7:6; 103:15</p> <p><b>next (15)</b> 12:5;16:20; 18:13;31:23;56:7; 64:11;77:25;80:7; 92:5,23;93:1;94:17; 103:14;106:4;107:15</p> <p><b>nice (2)</b> 10:9;56:5</p> <p><b>nice-sized (1)</b> 44:3</p> <p><b>night (3)</b> 10:10;19:4,5</p> <p><b>NJEDA (3)</b> 57:14; 61:6;63:25</p> <p><b>nobody (3)</b> 16:25; 107:21;114:25</p> <p><b>noise (1)</b> 5:23</p> <p><b>Nonconforming (12)</b> 42:7;43:4;44:17; 46:10,23;55:2;80:21; 85:20;90:25;116:21, 23,25</p> <p><b>none (21)</b> 36:6,6,13; 46:20,20;56:3;73:20; 77:4;83:3,3;84:2; 86:13,15,16;87:24; 94:21;99:5,5;103:12; 114:21;116:9</p> <p><b>nonprofits (5)</b> 67:24; 68:4;75:15,16,19</p> <p><b>normally (3)</b> 101:1,2,5</p> <p><b>nosey (1)</b> 5:23</p> <p><b>notes (1)</b> 34:22</p> <p><b>notice (9)</b> 4:6;6:5,5,8; 8:10;10:7;12:6; 26:18;107:20</p> <p><b>noticed (6)</b> 28:20; 29:19,24;30:8,14;</p>	<p>43:7</p> <p><b>NOVOA (21)</b> 7:7; 103:20;104:1,1,5,10, 14,21,25;105:6,15,20, 24;106:3,14,19,21,25; 107:3,5,9</p> <p><b>number (3)</b> 62:25; 104:22;105:7</p> <p><b>Nunez (22)</b> 4:14,15; 5:9,10;38:11,12; 55:20,21;76:20,21; 83:19,20;87:16,17; 103:4,5;115:15; 116:1,2;117:15; 118:3,4</p> <p><b>nurse (2)</b> 107:25; 112:17</p>
<b>O</b>				
			<p><b>objectives (1)</b> 35:2</p> <p><b>Obviously (6)</b> 31:8; 33:19;47:9,16;61:17; 74:13</p> <p><b>Occupancy (2)</b> 61:16; 69:22</p> <p><b>occupied (3)</b> 79:25; 86:10;115:10</p> <p><b>occupy (1)</b> 41:21</p> <p><b>October (1)</b> 79:8</p> <p><b>odd (1)</b> 92:25</p> <p><b>OEO (5)</b> 45:5;64:10; 67:20;68:10;75:25</p> <p><b>off (9)</b> 28:24;49:13; 72:14;75:14;76:1; 77:21;93:23;108:18; 118:20</p> <p><b>office (19)</b> 4:7;8:13; 21:20;31:12;57:19; 62:21,22;68:10,12,14, 22;69:25;70:1,4; 75:24;101:23;109:22; 110:4;114:18</p> <p><b>official (2)</b> 21:24; 31:12</p> <p><b>officially (1)</b> 30:9</p> <p><b>off-street (17)</b> 36:12; 78:23;81:7,8;84:20; 85:24,25;86:19;89:2; 91:2,3;92:16;99:8; 106:1,4;109:10;115:3</p> <p><b>old (6)</b> 36:23;46:13; 63:16;80:23,25;81:1</p> <p><b>Once (8)</b> 18:25;29:1; 30:8;49:15;57:10; 70:13;76:2;94:5</p> <p><b>one (96)</b> 11:20;13:21; 17:17;18:7;19:14; 20:2,3,15;23:20;24:1, 7,24;25:4,7;26:12,20; 27:3,5;29:5,5,9,25,25; 30:6,19;32:8;33:16; 36:20;41:20,21,22;</p>	

<p>42:4,18,19,23;43:10, 21,22;44:5;46:9; 47:16;48:10,11,13; 49:4,12,22;50:1,1,4, 14,14;52:6,9,14,16; 53:13,14,19,25,25; 54:6,9,20;55:3;62:21; 63:18;65:8;69:8,8; 73:3,10;79:17,20; 81:19;82:10,11; 84:12;89:10,11,15,15, 17,18;91:24;93:6,11; 95:24;96:3;106:18; 110:15,16,19;113:12; 114:24;116:15</p> <p><b>one-car (2)</b> 41:23; 51:4</p> <p><b>ones (1)</b> 94:20</p> <p><b>one-time (1)</b> 107:18</p> <p><b>one-unit (2)</b> 49:14; 53:10</p> <p><b>one-way (1)</b> 82:1</p> <p><b>only (22)</b> 28:8,20,22; 30:6;37:13;42:18; 43:21;48:13;49:12, 22,23;57:5,16;65:18, 21;71:21;73:14;76:4; 87:3;110:19;111:22; 116:15</p> <p><b>on-street (5)</b> 23:9; 26:10;35:10,10;57:17</p> <p><b>Open (11)</b> 36:1; 46:16;65:7;73:16; 82:8,25;85:17;86:7, 13;94:22;114:22</p> <p><b>opened (3)</b> 33:15; 82:22;97:9</p> <p><b>operated (1)</b> 57:16</p> <p><b>operations (1)</b> 63:10</p> <p><b>opportunities (1)</b> 34:22</p> <p><b>opportunity (2)</b> 65:23; 71:11</p> <p><b>opposed (8)</b> 31:15; 53:20;56:4;77:4; 84:3;87:25;103:13; 116:10</p> <p><b>opposition (2)</b> 29:16; 69:11</p> <p><b>options (2)</b> 41:13,19</p> <p><b>Orange (1)</b> 78:15</p> <p><b>order (3)</b> 6:2;69:2; 100:16</p> <p><b>ordinance (5)</b> 33:7; 42:12;105:19;114:4, 10</p> <p><b>organization (3)</b> 58:7; 61:25;73:11</p> <p><b>original (6)</b> 13:16,25; 31:17;40:4;58:1; 98:11</p> <p><b>originally (2)</b> 14:19; 33:18</p>	<p><b>originating (2)</b> 97:1,8</p> <p><b>ours (1)</b> 68:5</p> <p><b>ourselves (2)</b> 67:1; 77:8</p> <p><b>out (32)</b> 16:15,18,18, 20,25;18:15,17;19:2, 2;21:19,22;25:3;27:4, 5;31:9;37:5;41:22; 50:6;60:7;63:24; 71:4;79:20;80:1; 95:21;96:18;97:22, 23;98:5,6;99:13; 105:3;115:12</p> <p><b>outlook (1)</b> 72:15</p> <p><b>outside (3)</b> 37:5; 86:25;111:7</p> <p><b>over (14)</b> 12:4,7; 18:14;51:7;52:1,2; 62:6;66:6,7,8;79:18; 95:16,23;96:1</p> <p><b>overall (1)</b> 59:12</p> <p><b>oversee (1)</b> 58:5</p> <p><b>own (22)</b> 11:2;13:9; 16:21;19:18,25; 23:17,19;24:16; 32:23,25;33:20; 34:11;41:15;60:16, 17,18;68:3;78:17; 101:16;106:5;108:15; 112:11</p> <p><b>owned (7)</b> 16:6; 18:24;45:5,7;95:14, 24;112:1</p> <p><b>owner (9)</b> 14:3;16:3; 24:22;41:15,20; 45:22,23;88:22;95:25</p> <p><b>owners (1)</b> 63:23</p> <p><b>owns (2)</b> 84:15;109:2</p> <p><b>OZ (1)</b> 71:8</p>	<p>41:24;44:8;57:17,17; 69:17,18,19;70:4,15, 17;78:23;81:6,7,9,11, 12;82:12,16,20; 84:20;85:24,25;86:4, 19;87:4,6;89:2;91:3; 92:10,16,21;98:24; 99:8;106:1,4,7; 109:10;110:2,3; 111:5,20,21;115:3,6</p> <p><b>Parkside (2)</b> 70:22; 72:2</p> <p><b>part (22)</b> 16:21;61:12; 62:17,23;64:6,12; 66:6,22,23,23;67:1; 69:24;87:5;90:16,18; 98:24;101:7,16,16; 106:6,10;110:15</p> <p><b>participating (1)</b> 74:25</p> <p><b>particular (3)</b> 9:7; 11:8;71:19</p> <p><b>particularly (2)</b> 46:13; 58:12</p> <p><b>partner (3)</b> 67:24; 104:7;106:22</p> <p><b>partnered (1)</b> 67:23</p> <p><b>partnering (1)</b> 63:4</p> <p><b>partners (1)</b> 62:25</p> <p><b>partnership (1)</b> 70:15</p> <p><b>partnerships (1)</b> 64:9</p> <p><b>parts (1)</b> 110:16</p> <p><b>part-time (2)</b> 64:19,24</p> <p><b>party (6)</b> 24:4;31:24; 80:13,16;85:14;90:9</p> <p><b>pass (10)</b> 37:25; 54:20;76:9;82:21; 83:9;87:7;102:18,19; 115:15,16</p> <p><b>passes (7)</b> 38:21; 56:4;77:4;84:3; 87:25;103:13;116:10</p> <p><b>pass-thru (1)</b> 104:17</p> <p><b>past (2)</b> 61:17;75:11</p> <p><b>pathway (1)</b> 63:5</p> <p><b>patterns (1)</b> 34:21</p> <p><b>pay (1)</b> 63:9</p> <p><b>paying (1)</b> 60:11</p> <p><b>pending (1)</b> 61:6</p> <p><b>Pennsauken (5)</b> 32:19;86:2,3;108:11, 16</p> <p><b>Pennsylvania (1)</b> 57:3</p> <p><b>people (29)</b> 9:3,12,15; 16:13,14;24:23; 26:16;41:16;64:13; 65:14;66:8,17;69:6; 70:8,9,21;71:5;72:16; 74:10;75:6,6,7;77:9; 86:5,6;98:8;105:2; 107:10;115:11</p> <p><b>per (2)</b> 24:8,9</p> <p><b>perfect (1)</b> 75:10</p> <p><b>performance (1)</b> 62:2</p>	<p><b>performing (5)</b> 57:6; 66:13,14;73:5,23</p> <p><b>permanent (4)</b> 35:24; 64:20,23;65:1</p> <p><b>permit (7)</b> 8:6;27:24; 53:9,15;57:5;93:10; 114:11</p> <p><b>permits (2)</b> 45:20;53:3</p> <p><b>permitted (7)</b> 13:5,18; 35:5,16,19;90:7; 105:14</p> <p><b>perspective (1)</b> 71:1</p> <p><b>Pfeiffer (2)</b> 116:22,24</p> <p><b>pharmacy (1)</b> 41:10</p> <p><b>Phase (6)</b> 57:17; 59:18;61:8,9,10;70:5</p> <p><b>phased (1)</b> 27:11</p> <p><b>phases (1)</b> 69:21</p> <p><b>Philadelphia (3)</b> 45:6; 57:3;70:24</p> <p><b>Philly (2)</b> 75:6,6</p> <p><b>phone (4)</b> 9:6;96:16; 97:6;105:7</p> <p><b>phones (1)</b> 5:21</p> <p><b>photo (1)</b> 81:22</p> <p><b>photograph (7)</b> 40:24; 89:6,9;90:9;91:21; 109:17,20</p> <p><b>photographs (12)</b> 40:11,13,16,19; 44:18;84:24,24; 92:12,111:14,18,24, 25</p> <p><b>photos (3)</b> 79:10,12; 81:21</p> <p><b>physically (1)</b> 20:23</p> <p><b>picky (1)</b> 37:7</p> <p><b>picture (2)</b> 81:24; 101:4</p> <p><b>pictures (5)</b> 91:6; 92:20;96:16;97:5; 113:9</p> <p><b>piecing (1)</b> 51:17</p> <p><b>piggyback (2)</b> 74:18; 75:14</p> <p><b>Pine (3)</b> 7:10;109:3; 116:19</p> <p><b>place (4)</b> 70:23,24; 107:8;112:2</p> <p><b>placed (1)</b> 8:14</p> <p><b>Plan (35)</b> 13:6,19; 14:2;15:5,10;17:25; 18:1;29:12,16;35:2, 15;47:22;48:14,22; 49:8,17,19;50:16; 51:17;53:25;54:6,22; 57:8,10;63:5;64:3; 67:24;76:8;93:22; 95:22;109:11,11; 113:18;115:6;117:5</p> <p><b>plane (1)</b> 93:24</p> <p><b>planning (1)</b> 8:13</p> <p><b>plans (5)</b> 23:13;33:6;</p>	<p>50:10;93:25;94:3</p> <p><b>plant (1)</b> 97:1</p> <p><b>playing (1)</b> 65:15</p> <p><b>please (31)</b> 6:1;7:19, 25;10:17,23;15:15, 22,25;22:7,12;23:3; 32:10,16;39:3,8,14; 56:18,24;57:21;60:6; 78:4,10;88:5,11;95:1, 7;103:18,24;107:22; 108:2,8</p> <p><b>pledged (1)</b> 57:19</p> <p><b>plethora (1)</b> 115:6</p> <p><b>plus (2)</b> 37:10;74:17</p> <p><b>pm (6)</b> 22:25;77:21, 22;118:21,23;119:6</p> <p><b>PO (1)</b> 95:9</p> <p><b>point (4)</b> 8:14;72:22; 77:11;79:23</p> <p><b>pointing (1)</b> 40:24</p> <p><b>police (1)</b> 19:3</p> <p><b>portfolio (1)</b> 75:19</p> <p><b>portion (7)</b> 36:7; 46:21;73:21;83:3; 86:16;99:5;114:25</p> <p><b>positions (1)</b> 64:20</p> <p><b>Positive (10)</b> 36:14, 17;37:12,23;71:16; 74:5,8,16;86:20; 99:10</p> <p><b>positively (1)</b> 67:3</p> <p><b>possible (2)</b> 101:19; 105:6</p> <p><b>possibly (1)</b> 101:25</p> <p><b>posted (1)</b> 4:6</p> <p><b>pot (1)</b> 97:25</p> <p><b>potentially (1)</b> 94:7</p> <p><b>pots (1)</b> 69:6</p> <p><b>Power (4)</b> 11:7,17; 60:10;92:18</p> <p><b>preexisting (1)</b> 42:12</p> <p><b>preexisting (9)</b> 41:3; 42:11;43:4,20;46:10; 80:21;85:20;90:13,25</p> <p><b>premature (1)</b> 82:23</p> <p><b>prepare (2)</b> 48:24; 109:14</p> <p><b>prepared (2)</b> 24:13; 42:19</p> <p><b>present (2)</b> 7:5;57:20</p> <p><b>presenting (1)</b> 94:2</p> <p><b>president (1)</b> 58:2</p> <p><b>pretty (6)</b> 24:5;25:2; 50:8;67:5;81:1;82:19</p> <p><b>previous (2)</b> 63:22; 72:5</p> <p><b>previously (4)</b> 30:19; 33:15;54:8;84:11</p> <p><b>primarily (3)</b> 34:18; 61:24;74:23</p> <p><b>print (1)</b> 93:23</p> <p><b>prior (5)</b> 8:4;47:3; 57:16;63:20;85:13</p>
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<p>private (2) 59:3;65:16 probably (10) 15:6; 29:22;46:14;52:17; 53:4;72:2;81:3; 93:14;101:6,8 problem (3) 9:1; 42:18;106:8 problems (2) 16:12,16 proceedings (2) 118:20,22 process (13) 9:24; 10:4;12:4;13:14; 14:23;18:19;21:4,15, 18,24;59:2;101:19; 106:15 produced (1) 84:23 production (1) 62:9 productive (1) 35:21 professional (2) 50:16;63:3 program (9) 48:19; 58:15;62:6,18,19; 64:14,14;66:7;74:25 programs (2) 58:14; 64:15 prohibited (1) 35:16 project (25) 32:22; 35:25;57:10;59:9,14, 15,16,18,21;61:9,23; 64:8,21;67:15,16,22; 68:13;69:10,14,18; 70:5;71:7;77:10,15; 107:13 proof (6) 28:18;29:1; 70:8,11,13;71:2 proper (2) 29:15; 45:20 Properties (4) 7:10; 27:21;107:22;108:19 property (67) 11:3,21, 22;12:25;13:3,8,16, 22;14:1,3;16:7,10,22; 17:10;19:7,11;20:8; 23:8;27:6;28:21; 32:24;34:8,15;35:9, 18,24;39:20;40:25; 41:23,24;45:7,18; 53:16;57:7;58:17,20; 61:15;78:17;79:2,3,5, 7,25;82:16;84:12,16; 85:7;89:14;90:6,9,16; 92:3;93:4;94:5; 95:14;101:8,24; 102:13;105:10;106:6; 108:13;109:2,6,17, 20;112:20;113:19 proposal (4) 34:21; 35:3,12,20 propose (1) 113:25 proposed (7) 14:10, 25;23:10;34:14,20; 35:8;113:18 Proposes (2) 12:18;</p>	<p>103:15 proposing (1) 17:10 proprietary (1) 104:17 Protection (4) 7:6; 103:14;104:4;107:2 prove (1) 101:23 provide (6) 14:5;18:2; 32:6;58:11;63:5; 65:22 provided (6) 28:21; 36:10;43:3;47:4; 57:18;68:9 provides (1) 35:21 providing (2) 34:23; 63:2 public (22) 36:2,7; 46:16,21;60:12; 65:16;73:16,21;82:9, 23,25;83:3;86:13,16; 87:6;94:22,23;99:3,5; 114:22,25,25 publication (1) 8:12 pull (1) 85:10 purchase (3) 58:16; 59:1;112:4 purchased (10) 17:5, 15;63:23,25;79:7,24; 85:8;95:13;96:3; 112:3 purposes (5) 13:12; 14:13;20:19;28:9; 44:14 push (1) 72:16 put (17) 17:20,23; 26:2;33:19;49:12; 52:23;77:8;89:22; 91:23;92:25;94:3; 111:4,19;114:2,7,11, 12</p>	<p>112:12 RAQUEL (2) 108:4,10 rather (2) 5:19;23:24 reach (2) 21:22;105:3 reached (1) 21:19 read (2) 5:25;47:25 Reading (2) 4:4;6:10 real (5) 18:19,19; 66:15;69:6,25 really (19) 14:16; 29:10;30:21;36:11; 47:13;52:20;53:21; 54:7;59:19;75:2,25; 76:2;77:13;81:14; 90:20;96:23;97:12; 98:13;105:11 rear (3) 24:24;25:1; 109:20 reasons (3) 35:23; 70:18;73:10 reassigned (1) 14:14 rebuilt (1) 94:6 re-call (1) 12:15 recap (2) 31:22;71:17 receive (1) 59:22 received (4) 18:9; 46:14;59:24;68:17 receiving (1) 64:17 recently (1) 80:1 recessed (1) 18:6 recognize (1) 67:5 recognizing (1) 35:24 record (29) 6:3;8:1; 10:24;15:7,22;16:1; 22:13;24:14;28:8; 32:17;38:23;39:15; 56:25;57:22;59:23; 60:1;77:21,22,24; 78:11;85:10;88:12; 95:8;103:25;108:9; 111:17,25;118:20,22 records (3) 21:10; 27:3;85:12 recovered (1) 73:4 Redevelopment (11) 13:2,6,19;14:2;15:5, 8,35;2,15,22;74:15; 75:23 reduces (2) 35:3,20 reduction (1) 35:6 refer (1) 42:7 referred (1) 9:25 referring (2) 23:15; 101:22 reflect (4) 38:23; 59:23;85:12;111:25 regard (1) 67:15 regarding (14) 8:10; 18:10;26:2;33:12; 36:5;46:15,19;59:8; 60:6;63:11;73:19; 83:2;86:15;94:24 regardless (2) 70:21;</p>	<p>92:14 region (1) 71:22 registered (1) 107:24 regulars (1) 9:22 rehab (1) 58:16 rehabbing (1) 59:19 rehabilitating (1) 34:23 reinvestment (1) 35:1 related (3) 91:17,19; 99:8 relationship (4) 64:12; 69:24;70:3;113:22 relationships (2) 75:15,17 relied (1) 35:9 remain (4) 13:13; 20:25;28:11;96:23 remained (2) 17:18; 34:13 remains (1) 35:10 remake (1) 83:7 remember (1) 105:22 reminder (3) 5:20; 76:6;84:11 Remnants (1) 41:9 removed (1) 94:5 removing (1) 35:4 Renaissance (1) 72:24 renovate (1) 31:24 renovated (1) 19:1 renovations (1) 25:16 rental (1) 95:14 rented (1) 41:22 renting (1) 19:9 repair (1) 93:15 repaired (1) 16:19 repeatedly (1) 46:3 Reperatory (1) 6:19 Repertory (10) 56:8, 11;57:25;58:9,10,24; 59:7,24;60:3;77:6 replicate (1) 66:16 represent (2) 11:15,18 representation (2) 104:19;106:12 represents (2) 13:24; 34:25 request (7) 14:21; 26:12;42:6;57:12; 60:19;99:8;109:11 requested (4) 32:3; 36:15;47:3;99:11 requesting (10) 21:9; 26:3,5;28:12;36:9; 46:23;57:5;69:13; 84:19;92:15 requests (2) 35:23; 60:20 required (4) 23:9; 24:20;26:24;57:13</p>	<p>requires (2) 105:19; 114:11 requiring (1) 111:21 reschedule (1) 104:11 residential (25) 13:4, 22;17:8,11;18:10; 19:25;34:11,14,18, 23;35:1;40:2,5;42:21, 25;43:17;44:11,16, 22;46:11,24;51:22; 52:2;54:7,19 residents (7) 18:3; 19:8;67:11,17;70:16; 71:4;81:15 Resolutions (4) 7:14; 116:14;117:16,17 Resource (1) 64:10 resources (2) 63:3; 77:14 respect (1) 70:25 respectfully (1) 35:23 restore (3) 13:16; 22:2;40:4 restored (1) 21:11 restores (1) 13:25 result (1) 30:20 return (1) 57:9 returns (1) 35:20 reuse (1) 58:17 review (1) 61:6 reviewing (1) 21:10 revitalizing (1) 72:22 Richard (1) 117:10 rid (1) 18:16 ride (1) 112:11 Ridge (1) 88:14 right (87) 7:18;9:19; 10:17;11:23;12:14; 14:11,23;15:15;22:3, 7,23;18:25;9:27;14; 29:7;30:18,20;31:15, 16;32:9;36:21;37:20; 39:7,22;41:2,14;42:8, 24,25;43:9,10;44:1, 10;45:4,11,16,25; 46:9;47:13;48:17; 50:9,18;51:21;53:6; 54:2,5;56:17;59:2; 61:1;62:24;63:25; 70:9,18;71:12;72:4; 75:2,15;76:5;77:11; 78:3;80:7,10,11,19; 81:1;82:14,16;85:17; 88:5;89:21;91:14; 92:11,23;93:1,8,20; 94:17;95:1;97:4; 103:17;105:5,15,19, 20;107:11;108:1; 110:23;111:9 risk (1) 73:12 Rivera (25) 4:16,17; 5:11,12;38:13,14; 54:9;55:22,23;76:22,</p>
	<b>Q</b>			
	<p>quad (1) 33:10 quadruplex (10) 14:14,19;29:12;30:8, 15,25;31:2;33:2,5,9 quick (1) 115:7 quickly (2) 34:7; 116:14 quiet (1) 81:10 quite (1) 23:18</p>			
	<b>R</b>			
	<p>R-2 (3) 90:7;105:14, 17 raise (12) 7:18;10:17; 15:14;22:7;32:9; 39:7;56:17;78:3; 88:5;95:1;103:17; 108:1 raised (2) 26:25;</p>			

<p>23;81:18;82:10; 83:21,22;87:18,19; 98:6;99:19;103:6,7; 112:24;116:3,4;119:2 <b>Road (2)</b> 11:1;88:14 <b>Roderick (1)</b> 117:13 <b>role (2)</b> 57:24;58:3 <b>Roll (1)</b> 4:8 <b>Roll-call (9)</b> 5:4;38:4; 55:13;76:13;83:12; 87:9;102:22;115:19; 117:21 <b>Ronald (5)</b> 6:15; 12:17;15:17,23;16:2 <b>roof (2)</b> 16:14,19 <b>room (1)</b> 85:4 <b>rooming (1)</b> 116:17 <b>roots (2)</b> 97:2,13 <b>rotten (1)</b> 63:22 <b>rough (2)</b> 93:20;94:2 <b>route (1)</b> 9:9 <b>rowhome (1)</b> 80:4 <b>Royden (1)</b> 39:16 <b>rude (1)</b> 9:4 <b>running (5)</b> 61:15; 64:22;69:22;70:6; 76:3</p>	<p>115:17,18;117:19,20; 118:15,16;119:2 <b>Secondarily (3)</b> 67:7; 68:20;70:7 <b>secondly (1)</b> 100:25 <b>secure (5)</b> 64:1;68:5, 16;69:2;70:13 <b>secured (3)</b> 17:1; 57:10;58:25 <b>securing (2)</b> 59:3; 68:24 <b>seeing (11)</b> 16:24; 36:6;46:20;48:13,15; 54:1;56:5;64:25; 83:3;86:16;99:5 <b>seek (1)</b> 53:13 <b>seeking (13)</b> 27:16, 18;44:16;57:7;60:23, 23;69:5;73:22;78:19; 80:2;86:17;99:6; 115:2 <b>seems (2)</b> 27:14; 81:22 <b>sell (1)</b> 31:8 <b>selling (1)</b> 17:7 <b>send (1)</b> 114:7 <b>sending (1)</b> 113:9 <b>sensitive (1)</b> 70:18 <b>sent (1)</b> 93:21 <b>separate (36)</b> 13:9,9, 13,17,20;14:7,8,12, 14;19:11,22;20:6,9, 15;21:1,12;22:2; 23:22;27:24;28:7,11, 13,13,15,23;29:2,6,9; 30:3;34:1,10;52:20; 85:6;86:22;93:7; 94:10 <b>separated (8)</b> 27:20, 25;29:7;30:3,9;34:1; 80:5;112:5 <b>separately (1)</b> 22:2 <b>separates (1)</b> 17:13 <b>separating (3)</b> 29:1; 31:7,11 <b>separation (2)</b> 28:3; 50:21 <b>serve (3)</b> 66:18; 82:13;87:6 <b>Service (3)</b> 8:13; 117:3,5 <b>Session (3)</b> 7:14; 118:12,14 <b>set (3)</b> 23:12;41:15; 70:2 <b>Seven (8)</b> 56:3;63:8; 73:25;77:3;84:2; 87:24;103:12;116:9 <b>several (3)</b> 60:20; 104:8,11 <b>shape (2)</b> 96:24; 98:14 <b>share (9)</b> 31:24;</p>	<p>32:21;52:14;63:3,3; 80:13,15,16;90:9 <b>shared (3)</b> 34:8; 101:2,5 <b>shares (1)</b> 85:14 <b>sharing (1)</b> 67:11 <b>shell (2)</b> 41:8;42:22 <b>shocked (1)</b> 45:14 <b>SHON (2)</b> 88:7,13 <b>shop (6)</b> 17:6;45:2,8, 9;54:19;73:24 <b>short (1)</b> 47:5 <b>show (12)</b> 14:18; 50:10;70:8,11,13; 79:14;92:20;96:16; 97:5;98:1;102:18; 107:17 <b>Showcase (1)</b> 62:16 <b>showing (7)</b> 23:8; 39:23;40:10;41:2; 91:22;96:9;99:2 <b>shut (1)</b> 45:19 <b>Sicklerville (1)</b> 15:24 <b>side (16)</b> 41:25,25; 45:7;51:12;65:6; 81:9;85:6,16;91:17; 92:9;93:25;94:4,10; 95:17;101:12;110:20 <b>sides (1)</b> 86:3 <b>sign (5)</b> 11:17;114:9, 11,12,17 <b>signage (2)</b> 113:25; 114:8 <b>significant (1)</b> 81:11 <b>signs (2)</b> 114:3; 116:20 <b>silence (1)</b> 5:20 <b>Similar (1)</b> 85:13 <b>Similarly (1)</b> 80:6 <b>single (2)</b> 13:5;72:14 <b>single-family (4)</b> 90:2, 5;99:9;117:1 <b>singles (1)</b> 94:14 <b>sit (1)</b> 37:4 <b>site (8)</b> 57:8,9;76:8; 109:10,11;113:17; 115:6;117:4 <b>sitting (3)</b> 64:1; 106:15;115:10 <b>six (2)</b> 42:1;113:13 <b>size (14)</b> 25:9;78:22; 80:3,20;84:20;85:21; 86:18;89:1;90:12,21; 92:7;94:19;99:7; 105:17 <b>sizes (1)</b> 110:18 <b>skinny (1)</b> 52:15 <b>skirt (1)</b> 104:17 <b>slew (1)</b> 73:5 <b>small (3)</b> 62:11,25; 92:6 <b>smaller (3)</b> 34:24; 47:10;68:4</p>	<p><b>Smith (2)</b> 93:21,25 <b>Smithsonian (1)</b> 71:10 <b>sold (3)</b> 85:9,11;95:25 <b>sole (10)</b> 84:15;88:18, 20,21;104:3,6,7,16, 16;108:22 <b>somebody (2)</b> 11:24; 70:19 <b>somehow (1)</b> 49:16 <b>Someone (4)</b> 17:6; 45:18;95:13;107:11 <b>somewhere (3)</b> 37:6; 47:20;72:17 <b>Sonia (1)</b> 56:10 <b>sophisticated (1)</b> 69:5 <b>sore (1)</b> 99:12 <b>sorry (5)</b> 47:21;83:6; 101:9;106:13;107:15 <b>sort (1)</b> 42:20 <b>sounds (2)</b> 33:8;53:15 <b>sources (4)</b> 59:4;60:8, 9,12 <b>South (1)</b> 70:23 <b>space (25)</b> 17:12; 35:21;41:12,17;44:3; 50:21;62:15,15,21; 68:2,5;73:1,1,82:18; 85:20;99:22;101:1,2, 5,6,25;109:22;110:5; 111:20;113:16 <b>spaces (4)</b> 36:12; 87:4,4;92:21 <b>spans (1)</b> 91:19 <b>speak (2)</b> 9:8;114:25 <b>specific (2)</b> 60:15; 61:3 <b>specifically (5)</b> 15:5; 65:14;66:1,5;89:11 <b>Spencer (29)</b> 4:19,20; 5:3,13,14;38:15,16; 43:24;52:6,14;55:4, 12,24,25;72:1;76:24, 25;83:23,24;87:20, 21;103:8,9;116:5,6; 117:15;118:5,6,16 <b>Spencer's (1)</b> 72:22 <b>spend (1)</b> 72:2 <b>spent (1)</b> 93:13 <b>Split (2)</b> 17:20;33:5 <b>spot (1)</b> 100:16 <b>spots (2)</b> 42:1;106:7 <b>square (13)</b> 24:6,8,8, 9;37:18;44:4,6;47:7; 50:3,12;53:21;93:5; 102:5 <b>staff (1)</b> 62:22 <b>staffing (1)</b> 67:6 <b>stage (5)</b> 49:10;62:8, 9,9;69:14 <b>stair (2)</b> 48:20;50:16 <b>stairway (3)</b> 51:10; 52:16,17 <b>stairwell (1)</b> 52:25</p>	<p><b>stand (1)</b> 89:19 <b>standard (2)</b> 46:8; 47:1 <b>standards (1)</b> 10:6 <b>standing (1)</b> 45:14 <b>stands (1)</b> 42:22 <b>start (3)</b> 53:9;111:23; 115:11 <b>started (8)</b> 7:16; 45:18;53:15;62:6; 67:18;79:19;96:18; 97:10 <b>starting (1)</b> 76:1 <b>state (16)</b> 7:25;10:23; 15:21,25;22:12; 32:16;39:14;56:24; 57:22;60:21;68:21; 78:10;88:11;95:7; 103:24;108:8 <b>stated (1)</b> 27:3 <b>status (1)</b> 63:13 <b>stay (2)</b> 6:8;37:6 <b>step (1)</b> 64:7 <b>steps (8)</b> 18:5;21:8; 48:20;50:16;52:9,13; 67:2;72:14 <b>Stewart (1)</b> 117:10 <b>stick (1)</b> 92:17 <b>sticks (2)</b> 95:21;99:13 <b>Still (48)</b> 4:11,12;5:1, 7,8;37:11;38:3,7,8; 45:14;47:6,13;49:25; 53:23;54:3,4;55:5,10, 16,17;74:7;75:13; 76:4,9,16,17;82:19, 24;83:5,6,9,15,16; 87:3,12,13;96:22; 98:13;102:4,20,25; 103:1;112:19;115:22, 23;117:14,24,25 <b>stimulate (1)</b> 65:3 <b>stole (1)</b> 107:12 <b>storage (1)</b> 51:1 <b>store (8)</b> 41:9;42:20; 45:9;48:19;50:18,19; 57:16;116:20 <b>straight (1)</b> 14:7 <b>straightened (1)</b> 16:18 <b>Street (54)</b> 6:12,23; 7:5,9,11;8:3;10:13; 22:15;23:7,21;39:17; 41:25;45:5;46:20; 51:5;57:2;74:21; 77:25;78:15,17;81:9, 10,11,14;82:2,2,5; 83:2;86:1,7;88:4,23; 91:7;92:23;94:14,24; 96:2;97:14;99:4; 102:10;104:1;107:18, 19;109:3;110:3; 111:21;116:19,22,24; 117:1,3,5,10,13 <b>streets (1)</b> 82:13</p>
<p><b>S</b></p>				
<p><b>safe (3)</b> 46:2,7;68:5 <b>same (12)</b> 9:13;25:3; 31:25;40:7;45:22; 72:7;74:3,3;80:6,11; 94:19;96:23 <b>sat (1)</b> 63:21 <b>satisfied (2)</b> 53:7,8 <b>satisfy (2)</b> 12:3;53:18 <b>Save (1)</b> 82:23 <b>saw (2)</b> 6:24;63:24 <b>saying (8)</b> 28:23; 29:21;54:3;93:2;97:1, 7;99:24;101:12 <b>scale (1)</b> 59:16 <b>scenic (1)</b> 73:24 <b>scholarships (1)</b> 66:9 <b>school (1)</b> 112:17 <b>schools (1)</b> 37:21 <b>scope (1)</b> 59:15 <b>seat (1)</b> 12:7 <b>second (58)</b> 5:2,3; 9:22;23:19,23;24:3; 25:1,28;19:29;20,24; 30:10;38:1,3;41:21; 42:21;43:14,15,16, 17;44:22;46:11,25; 48:2,3,5;50:24;52:11; 54:21;55:3,4,7,9,11, 12;61:21;62:20; 76:11,12;81:23; 83:10,11;85:7;87:8; 94:1,3,10;97:5,11; 102:20,22;110:16;</p>				

<p><b>strong (1)</b> 37:3  <b>strongly (1)</b> 35:6  <b>structural (1)</b> 24:16  <b>structure (7)</b> 13:21;  19:18,21,24;35:8,17;  96:22  <b>structures (5)</b> 13:13,  21;19:11;21:1;34:11  <b>struggled (1)</b> 9:22  <b>stuff (6)</b> 33:11;37:7;  45:20;107:13;109:14;  112:13  <b>sub (1)</b> 54:19  <b>subject (1)</b> 40:25  <b>submit (1)</b> 33:4  <b>submitted (1)</b> 33:9  <b>substantial (1)</b> 35:14  <b>substantiated (1)</b> 66:3  <b>successful (1)</b> 70:8  <b>suggesting (5)</b> 30:2,5,  6,7;31:4  <b>summary (6)</b> 59:8,11,  12,25;60:3;61:8  <b>summer (1)</b> 59:2  <b>Sunshine (2)</b> 4:4,5  <b>supplied (2)</b> 40:11;  92:13  <b>support (8)</b> 60:15;  61:3;67:21;68:13,18;  71:16;77:15;112:6  <b>supporting (1)</b> 77:13  <b>supportive (2)</b> 68:15,  23  <b>supports (1)</b> 35:6  <b>suppose (1)</b> 91:25  <b>sure (14)</b> 27:2,8;  29:13;33:14;47:10;  48:21;52:20;61:19;  70:20;79:10;105:11;  111:15;112:7;113:10  <b>surrounding (2)</b>  18:22;34:18  <b>surveillance (1)</b> 19:1  <b>survey (1)</b> 101:16  <b>swear (1)</b> 12:10  <b>sworn (2)</b> 39:19;84:11  <b>sworn/affirmed (11)</b>  7:22;10:20;15:18;  32:13;39:11;56:21;  78:7;88:8;95:4;  103:21;108:5  <b>system (3)</b> 19:1,3;  24:23  <b>systems (2)</b> 24:17;  113:5</p>	<p><b>tax (16)</b> 13:12;14:13;  20:9,18;21:10,19;  27:3,3,5;28:7,9,11;  59:4;61:5;68:21;  85:10  <b>team (1)</b> 73:4  <b>tear-down (3)</b> 96:5;  98:3,11  <b>tearing (1)</b> 95:20  <b>technical (1)</b> 14:5  <b>technically (2)</b> 29:18,  24  <b>telling (1)</b> 43:10  <b>ten (1)</b> 62:7  <b>tenant (4)</b> 41:12;  52:21;79:17,25  <b>tenants (1)</b> 41:20  <b>Terrible (1)</b> 36:20  <b>test (1)</b> 115:12  <b>testified (17)</b> 7:22;  10:20;15:18;19:10,  15;20:2;22:10;25:14;  30:18;32:13;39:11;  56:21;78:8;88:8;  95:4;103:21;108:5  <b>testifying (1)</b> 24:5  <b>testimony (18)</b> 13:7,  19;14:5,9,18;26:2;  30:15;32:6;33:14;  34:6,8,12,17;36:10;  57:15,20;69:1;74:3  <b>Theater (13)</b> 6:19;  56:8,11;57:25;58:11,  25;59:8,25;60:3;62:4,  7,19;77:6  <b>theaters (2)</b> 73:5,6  <b>thinking (2)</b> 49:7;  69:20  <b>third (3)</b> 9:23;61:21;  63:8  <b>though (5)</b> 16:21;  42:13;75:3;89:9;  115:5  <b>thought (4)</b> 44:9;  91:23;99:21,23  <b>three (8)</b> 23:24;36:18;  62:1;63:12;87:4,4;  110:16,17  <b>three-family (1)</b> 117:6  <b>three-quarters (1)</b>  93:14  <b>thrive (1)</b> 74:13  <b>throughout (1)</b> 92:20  <b>tied (1)</b> 57:13  <b>times (4)</b> 45:4,13,13;  104:12  <b>tint (1)</b> 112:14  <b>tinted (2)</b> 112:14,22  <b>tinting (3)</b> 109:6;  110:23;115:3  <b>today (7)</b> 9:5,6;14:20;  21:1;79:1;89:19;  115:2</p>	<p><b>together (3)</b> 18:18;  23:24;51:18  <b>told (2)</b> 9:7;20:21  <b>ton (1)</b> 53:4  <b>Tonight (20)</b> 5:19;6:4;  28:24;31:1;32:7;36:4;  9:46;18,22,23;56:14;  57:8;73:18,22;83:1;  86:14,17;94:22;99:6;  109:2  <b>tonight's (1)</b> 8:4  <b>tons (2)</b> 93:13,13  <b>took (2)</b> 9:8;81:24  <b>top (11)</b> 20:3;23:6;  40:5,6;42:16;48:1;  52:13;53:19;55:3;  93:5,5  <b>total (3)</b> 20:5;24:6,7  <b>totally (1)</b> 95:19  <b>tough (1)</b> 49:9  <b>towards (6)</b> 62:13;  63:5;69:17;74:22;  98:13,16  <b>trade (1)</b> 108:20  <b>traffic (1)</b> 35:13  <b>trailer (1)</b> 113:14  <b>train (1)</b> 62:7  <b>trained (1)</b> 66:7  <b>training (8)</b> 62:5,11,  11;64:13,15,17,18;  73:23  <b>transition (1)</b> 72:8  <b>trash (4)</b> 17:1;93:11,  14;94:5  <b>Tree (19)</b> 7:4;88:3,17,  18,22;95:21,22;96:3,  10,10,11,13,14,17,25;  97:4,15,23;98:8  <b>tremendous (2)</b> 65:7;  77:13  <b>tried (2)</b> 92:19;113:2  <b>triplex (1)</b> 117:8  <b>trough (3)</b> 61:12;  68:16;70:5  <b>truck (1)</b> 113:15  <b>true (1)</b> 75:21  <b>trust (1)</b> 69:7  <b>try (3)</b> 70:14;72:13;  77:14  <b>trying (12)</b> 9:12;37:2;  42:4;45:25;46:1,2;  47:15,17;65:21;  66:16;97:22;107:4  <b>turn (2)</b> 39:23;43:25  <b>twice (1)</b> 49:16  <b>two (104)</b> 9:5;13:8,17,  20,22,23;14:7,7,8,14,  16,22;17:13,14,21,21,  22,23,25;18:7,8,8;  19:11,16;20:3,5,9,25;  22:2;23:10;24:2,3;  27:21;28:7,7,11,12,  13;29:2,6,9,10;30:3,</p>	<p>19,21,22;31:23,25;  33:23;34:10;35:5,24;  36:11;40:1,6;42:4,15;  43:5,6,11,19,24;44:1;  47:8,17,19;48:4,6,6,8,  9,10;49:15,19,19,21;  52:7,23,23,24;53:8,  20;55:9;59:10;61:14;  62:21;68:11;69:21;  79:15;81:18,20,20;  85:3,8;86:22,25;87:2;  91:6;93:18;94:15,19;  101:2,6;106:7  <b>two-and-a-half (1)</b>  69:23  <b>two-bedroom (1)</b>  82:10  <b>two-way (2)</b> 82:2,3  <b>type (1)</b> 24:22  <b>typical (1)</b> 82:20  <b>typically (1)</b> 21:8</p> <p style="text-align: center;"><b>U</b></p> <p><b>under (7)</b> 13:6,18;  24:14;29:12;61:6;  99:22;107:1  <b>understands (2)</b>  14:25;29:8  <b>Understood (2)</b> 25:23;  29:14  <b>Unfortunately (2)</b>  48:25;106:11  <b>unit (25)</b> 17:17;23:17;  25:3;26:20;41:20;  42:4,15,23;43:21,22;  49:12;52:17;53:13,  14,20;54:6,10,11;  85:3;93:5,6,7;94:3,7,  10  <b>units (31)</b> 13:4,22;  17:21,22,23;18:4,7,8,  8;19:25;29:6,10;  34:23;35:7;36:10,11;  38:21;40:6;43:17,19,  20;47:8;49:15;52:23,  24;53:8;73:25;79:15;  86:7,9;93:18  <b>universities (1)</b> 66:11  <b>unless (2)</b> 31:8;114:3  <b>up (42)</b> 9:6;16:20,20,  22;17:1;18:6,19;19:4;  24:22;33:16;39:24;  41:12,15;46:2,7;48:1;  49:16;52:8;55:3;  61:11,15;64:22;  69:21;70:6;74:16;  76:2,4;77:11;82:22;  89:22;94:4;96:9;99:2,  17;102:18;107:6,17;  112:11;114:2,7,11,12  <b>updated (1)</b> 49:17  <b>uplift (1)</b> 65:21</p>	<p><b>upon (5)</b> 14:22;27:11;  28:2,16;35:25  <b>upstairs (18)</b> 17:8,19;  42:17;43:19;45:3;  48:11;50:17;51:23;  52:5,24;53:1,10,13;  54:7,19,20;79:18;  80:1  <b>Urban (1)</b> 60:22  <b>use (48)</b> 13:18;14:21;  17:6,11;18:11;25:25;  28:14;30:20;31:5;  34:14,20;35:16,16,  21;36:9;37:16;40:4,8;  42:7,12,13;43:4;  44:11,17;46:10,24;  55:2;57:5,6;59:20;  73:22;75:5;76:7;79:9,  22;90:7;99:23;  105:14;109:5,9;  115:2;116:15,18,21,  23,25;117:4,7  <b>used (7)</b> 17:4,6;37:8;  45:2;54:18,18;112:12  <b>uses (2)</b> 14:17;74:2  <b>using (3)</b> 57:16;  63:25;79:8  <b>usually (1)</b> 37:13  <b>utilities (1)</b> 19:22</p> <p style="text-align: center;"><b>V</b></p> <p><b>vacancies (1)</b> 37:9  <b>vacancy (1)</b> 65:7  <b>vacant (11)</b> 34:13;  35:21;57:18;58:16;  63:21;79:19;80:7;  82:4;95:24;96:1;  98:25  <b>vagrants (1)</b> 16:18  <b>value (1)</b> 19:7  <b>vandalized (1)</b> 45:13  <b>variance (28)</b> 25:25,  25;26:6,7,12;30:21;  31:6;36:9,12;57:5;  69:13;71:18;73:23;  76:7;86:18;92:15;  109:9;115:2,3;  116:16,16,18,18;  117:2,4,7,9,12  <b>variances (10)</b> 26:1,3;  36:16;78:20;80:3;  84:19;89:1;90:8;99:7,  11  <b>venture (1)</b> 116:13  <b>verbally (1)</b> 102:6  <b>verifications (1)</b> 79:21  <b>versions (1)</b> 59:11  <b>vibrant (2)</b> 62:17;  63:19  <b>Vice-Chairman (40)</b>  4:11,12;5:1,7,8;  37:11;38:3,7,8;47:6,</p>
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13;55:5,10,16,17; 74:7;75:13;76:4,9,16, 17;82:19,24;83:6,9, 15,16;87:3,12,13; 102:4,20,25;103:1; 112:19;115:22,23; 117:14,24,25 <b>vicinity (2)</b> 34:20; 37:22 <b>video (1)</b> 36:19 <b>view (5)</b> 23:6,6,11,11; 66:25 <b>viewing (1)</b> 64:7 <b>Virtua (1)</b> 37:20 <b>vision (8)</b> 60:11; 64:24;65:12,12; 66:22;69:19;73:14,14 <b>visitors (1)</b> 65:18 <b>visual (1)</b> 62:16 <b>vitality (1)</b> 34:15 <b>voice (1)</b> 8:23 <b>voiced (1)</b> 9:4 <b>voices (3)</b> 58:12,13; 67:11 <b>Voorhees (1)</b> 88:15 <b>vote (10)</b> 5:4;38:5; 55:14;76:14;83:13; 87:10;102:22;115:20; 117:16,22	<b>weren't (2)</b> 9:7;52:20 <b>Westfield (4)</b> 7:2; 84:7;86:1,15 <b>what's (9)</b> 14:25; 30:10;31:20;32:3; 33:7;44:4;54:6; 71:15;76:2 <b>wheelchair-accessible (1)</b> 18:4 <b>whenever (1)</b> 82:15 <b>Where's (2)</b> 97:21,22 <b>Whereupon (2)</b> 22:21; 60:2 <b>white (3)</b> 89:15,16,18 <b>whole (10)</b> 17:17; 29:25;41:25;43:17; 52:19;65:20;67:25; 81:9;96:20,21 <b>width (9)</b> 78:22;80:3, 20;84:20;86:18;89:1; 90:12,21;99:7 <b>Williamstown (1)</b> 95:10 <b>willing (2)</b> 53:13; 68:23 <b>window (8)</b> 25:11; 95:22;96:19;97:5,23; 109:6;110:23;115:3 <b>windows (5)</b> 25:8,9, 10;46:5;112:14 <b>within (4)</b> 13:2;65:3; 66:4;69:23 <b>without (6)</b> 5:21;6:4; 11:16;12:3,6;68:18 <b>witness (7)</b> 11:13,15; 12:1,11;15:12;32:8; 56:13 <b>witnesses (1)</b> 34:6 <b>Wizzart (1)</b> 117:13 <b>women (4)</b> 62:7; 74:22,23,24 <b>women's (2)</b> 17:7; 64:10 <b>wonderful (1)</b> 74:19 <b>work (23)</b> 16:11; 28:25;30:9,10;31:13; 37:21;45:19;49:6; 53:4;60:11;61:18; 64:6,17;65:15,21; 67:6,12;68:6,23; 70:12;71:3;75:5; 77:14 <b>workforce (1)</b> 74:9 <b>working (8)</b> 31:11; 62:24;66:3;67:10,10; 69:25;70:15;93:21 <b>work-related (1)</b> 64:14 <b>works (2)</b> 74:11;105:2 <b>workshop (1)</b> 62:4 <b>world-class (2)</b> 70:12; 71:11 <b>wrong (1)</b> 47:11	<b>X</b> <b>x' (1)</b> 105:22 <b>Y</b> <b>y' (1)</b> 105:23 <b>yard (1)</b> 50:20 <b>yards (1)</b> 92:9 <b>year (2)</b> 112:24,25 <b>years (18)</b> 16:12; 18:14;19:9;34:13; 45:2;62:7;63:20,21; 66:6;69:23;74:20; 79:18;95:17,23;96:1; 98:7;112:22;113:8 <b>Yehuda (4)</b> 6:23; 77:25;78:6,12 <b>young (8)</b> 62:7;66:8; 74:22,23,24,24;75:4; 104:21 <b>Z</b> <b>Zone (6)</b> 13:2,18; 60:22;90:7;105:14,17 <b>zoned (2)</b> 105:10,13 <b>Zones (1)</b> 35:19 <b>Zoning (25)</b> 4:2;5:18; 8:6;9:2,7,14;13:3; 26:5;27:24;28:14; 33:6,7;42:12;46:12; 47:3;57:12;69:3,10, 13;92:5;93:20; 101:23;105:18,21; 114:10 <b>0</b> <b>07205 (2)</b> 78:13,15 <b>08034 (1)</b> 11:1 <b>08043 (1)</b> 88:15 <b>08102 (1)</b> 22:15 <b>08103 (1)</b> 39:17 <b>08109 (1)</b> 32:19 <b>1</b> <b>1 (5)</b> 4:7;57:17;61:8, 9,10 <b>1,200 (2)</b> 44:6;47:9 <b>10 (2)</b> 64:23;66:8 <b>1071 (3)</b> 6:3,6,8 <b>108 (1)</b> 88:14 <b>11 (2)</b> 6:15;12:17 <b>117 (3)</b> 7:9;107:17,19 <b>1175 (1)</b> 10:25 <b>12 (2)</b> 92:1;99:22 <b>1244 (5)</b> 7:4;88:3,22; 94:24;99:4 <b>1265 (2)</b> 7:1;84:6 <b>135 (1)</b> 117:10	<b>1404-11 (1)</b> 36:5 <b>1409 (8)</b> 6:15;12:17; 23:18,20,25;24:1,8,25 <b>1409-11 (3)</b> 12:25; 16:4;34:9 <b>1411 (3)</b> 23:18;24:2,9 <b>1413 (1)</b> 18:13 <b>1423 (1)</b> 32:23 <b>15 (3)</b> 64:22;79:18; 98:7 <b>16 (1)</b> 30:10 <b>1727 (1)</b> 104:1 <b>18 (1)</b> 4:24 <b>19 (1)</b> 61:5 <b>1918 (1)</b> 6:20 <b>1-bedroom (1)</b> 24:2 <b>2</b> <b>2 (1)</b> 4:24 <b>2,189 (1)</b> 93:5 <b>20 (3)</b> 66:6;95:23; 96:1 <b>2004 (1)</b> 16:8 <b>2006 (1)</b> 95:15 <b>200-foot (2)</b> 26:15,17 <b>200-requirement (1)</b> 26:21 <b>2022 (2)</b> 79:8;85:9 <b>2025 (2)</b> 59:2;92:4 <b>2026 (6)</b> 4:3,7,24,24; 107:16,20 <b>20-foot (1)</b> 113:14 <b>20's (3)</b> 81:3,4,4 <b>21 (1)</b> 95:16 <b>2180 (1)</b> 102:11 <b>24 (3)</b> 13:18;15:9,11 <b>25 (2)</b> 59:14;65:1 <b>28th (1)</b> 117:10 <b>2-bedroom (2)</b> 24:3; 93:18 <b>3</b> <b>3 (8)</b> 13:1;20:12; 26:13,16;28:21,22; 30:6;34:10 <b>30 (2)</b> 63:20,21 <b>300 (1)</b> 72:3 <b>303 (1)</b> 66:8 <b>312 (1)</b> 117:1 <b>318 (1)</b> 117:3 <b>346 (1)</b> 117:13 <b>34th (3)</b> 7:9;107:18, 19 <b>4</b> <b>4 (2)</b> 107:16,19 <b>401 (1)</b> 7:2 <b>4014 (2)</b> 84:7;86:15 <b>412 (6)</b> 7:10;13:1; 20:11,12;34:10;109:3	<b>414 (2)</b> 7:10;109:3 <b>423 (1)</b> 22:14 <b>4414 (1)</b> 32:18 <b>444 (1)</b> 116:24 <b>48 (1)</b> 17:16 <b>4th (5)</b> 6:23;8:2; 77:25;78:17;83:2 <b>5</b> <b>5 (1)</b> 64:24 <b>50 (1)</b> 18:14 <b>506 (1)</b> 116:22 <b>516 (1)</b> 39:16 <b>526 (1)</b> 117:5 <b>568 (1)</b> 24:8 <b>579 (1)</b> 78:14 <b>5th (4)</b> 6:12;10:13; 46:20;104:1 <b>6</b> <b>6 (2)</b> 4:3;15:23 <b>6:10 (1)</b> 22:25 <b>616 (1)</b> 24:9 <b>640-642 (1)</b> 116:19 <b>66 (6)</b> 13:2;20:12; 26:13,17;30:11;34:10 <b>6612 (1)</b> 57:2 <b>7</b> <b>7:14 (1)</b> 77:21 <b>7:20 (1)</b> 77:22 <b>718 (4)</b> 6:23;77:25; 78:17;83:2 <b>7233 (1)</b> 108:10 <b>75 (1)</b> 99:15 <b>7th (1)</b> 57:2 <b>8</b> <b>8:10 (1)</b> 118:21 <b>8:15 (2)</b> 118:23;119:6 <b>806 (1)</b> 80:6 <b>80-seat (1)</b> 62:3 <b>814 (1)</b> 78:12 <b>822 (3)</b> 6:12;10:13; 46:20 <b>9</b> <b>900 (2)</b> 65:13;67:16 <b>918 (15)</b> 56:9;58:20; 59:1,19;61:11,20,23, 24;64:22;65:13,14; 68:25;70:6,11;73:20 <b>937 (1)</b> 8:2 <b>938 (1)</b> 95:9 <b>941 (2)</b> 7:6;103:15
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