

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

City of Camden Zoning Board of Adjustment Special Meeting
August 24, 2026

Regine A. Ervin Reporting
609-280-2230
RegineCSR@gmail.com

ZONING BOARD OF ADJUSTMENT SPECIAL MEETING
CITY OF CAMDEN

- - - -

Monday, August 24, 2026

- - - -

Transcript of proceedings of the Zoning
Board of Adjustment SPECIAL MEETING taken in City
Council Chambers, 2nd floor City Hall, 520 Market
Street, Camden, New Jersey 08101, commencing at
5:35 p.m.

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

GUY STILL, VICE-CHAIRMAN
KAREN MERRICKS
ALICIA RIVERA
YANIECE SPENCER
TAMEEKA MASON

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

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

Regine A. Ervin, CCR
Certified Court Reporter
Email: RegineCSR@gmail.com
(609-280-2230)

I - N - D - E - X

CASES HEARD:	PAGE
1) READING OF THE SUNSHINE LAW	3
2) ROLL CALL	3
PUBLIC HEARING	
NEW BUSINESS:	
3) HEART OF CAMDEN 411 Carl Miller Blvd.	4
4) HEART OF CAMDEN 410 Webster Street	4
5) LONG BAY, LLC 1344 Princess Avenue	19
6) MOLD SERVICE, LLC 1433 Bradley Avenue	27
7) MOLD SERVICE, LLC 1446 Bradley Avenue	33
8) MOLD SERVICE, LLC 1448 Bradley Avenue	33
9) ADOPTION OF RESOLUTIONS	39
10) ADJOURNMENT	40

1 VICE-CHAIRMAN STILL: Good evening
2 everyone. Welcome to the Zoning Board of Adjustment
3 SPECIAL MEETING on August 24, 2026.

4 Reading of the Sunshine Law: In
5 conformance with the Sunshine Law of New Jersey,
6 notice of this meeting was posted in the Municipal
7 Clerk's office on Monday, August 17, 2026.

8 Please silence your cell phones. Roll
9 call.

10 MR. EINGORN: Chairman Hance. Absent.
11 Vice-Chairman Still.

12 VICE-CHAIRMAN STILL: Here.

13 MR. EINGORN: Ms. Merricks.

14 MS. MERRICKS: Here.

15 MR. EINGORN: Ms. Nunez. Absent.

16 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: Very good.

24 Good evening everyone. Again, a reminder
25 to silence your cell phones. Tonight we have several

1 matters of New Business. If you hear your matter,
2 please let us know you're here. The first two
3 matters are for Heart of Camden, 411 Carl Miller and
4 410 Webster.

5 MR. SHEEHAN: Here.

6 MR. EINGORN: Long Bay, III, LLC.

7 MS. McKOY: Here.

8 MR. EINGORN: And then I saw Josh for the
9 last three, Mold Service, LLC. Those are all yours,
10 right?

11 MR. HERNANDEZ: Right.

12 MR. EINGORN: And then we'll have some
13 Resolutions from July. So let's take Heart of
14 Camden. Good evening, Counsel.

15 MR. SHEEHAN: Good evening. Kevin
16 Sheehan, Parker McCay on behalf of the applicant,
17 Heart of Camden. If you look at the agenda just so
18 if you do the Resolution, the block number for the
19 first one should be 467, not 457. They're both in
20 467.

21 MR. EINGORN: Thank you.

22 MR. SHEEHAN: You're welcome.

23 MR. SHEEHAN: So this is two
24 applications. If it's okay with the Board, we'll do
25 them at the same time. They're similar applications

1 to build new homes on existing vacant lots and some
2 setback variances.

3 So the first one is Block 467, Lot 53.
4 That's 411 Carl Miller Blvd. That's vacant. The
5 proposal is to put a home and a driveway on there.
6 It needs setback variances for a 6-foot setback where
7 ten is permitted and an aggregate 24 where 25 is
8 required. And the second one is 467, Lot 20. It's
9 410 Webster. Same thing; vacant lot; build a new
10 home on it. That needs a side yard setback of four
11 feet where ten is required. And 15.3 feet where 25
12 is required.

13 So with me is John Martin from Heart of
14 Camden and Rod Ritchie from Dynamic Design. Do you
15 want to come up and be sworn?

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

18 - - -

19 RODMAN RITCHIE, P.E., P.P.; JOHN MARTIN,
20 having first been duly sworn/affirmed, was examined
21 and testified as follows:

22 - - -

23 MR. EINGORN: Please state your names and
24 addresses for the record. You can use your business
25 address.

1 MR. MARTIN: John Martin, 1840 South
2 Broadway.

3 MR. RITCHIE: Rod Ritchie, 5 Greentree
4 Center in Marlton, New Jersey.

5 MR. SHEEHAN: I'll start with John.
6 John, can you just explain to the Board what you guys
7 are trying to do?

8 MR. MARTIN: So we're building two
9 affordable homes in the Waterfront South Neighborhood
10 in accordance with the Neighborhood Redevelopment
11 Plan, Catch The Wave. So these two homes will
12 provide -- the sales prices for these homes will be
13 \$150,000 each. They're funded through
14 an HFI Grant through the City of Camden from DCA.
15 And we'll provide family homes in the Waterfront
16 South neighborhood.

17 MR. SHEEHAN: And these are
18 single-families, correct?

19 MR. MARTIN: Yes.

20 MR. SHEEHAN: Any questions of
21 Mr. Martin before I go to Mr. Ritchie?

22 MR. EINGORN: Yes. Can you just tell me
23 what your position is with the applicant?

24 MR. MARTIN: I'm director of real estate
25 development at the Heart of Camden.

1 MR. EINGORN: Thank you. I have no
2 further questions. Does the Board have any
3 questions?

4 MS. RIVERA: How much did you say the
5 house is going to be?

6 MR. MARTIN: One hundred fifty thousand
7 dollars.

8 MS. RIVERA: Okay.

9 MR. SHEEHAN: Mr. Ritchie, can you
10 qualify yourself as an expert?

11 MR. RITCHIE: Sure. I have appeared
12 before this Board before. I have been recognized as
13 an expert in professional engineering and
14 professional planning. I have a Bachelor of Science,
15 Master's of Science in civil engineering from Lehigh
16 University. I've been practicing civil engineering
17 for 30 years -- almost 30 years. I'm licensed in
18 both planning and engineering. Both of my licenses
19 are valid and up-to-date.

20 MR. EINGORN: Are you --

21 MR. SHEEHAN: I will submit him as an
22 expert in engineering and planning if we need it.

23 MR. EINGORN: Is that acceptable to the
24 Board?

25 VICE-CHAIRMAN STILL: Yes.

1 MR. SHEEHAN: Rod, please show the Board
2 what we're trying to do here; where the properties
3 are located and then the plot plans?

4 MR. RITCHIE: Sure. On this aerial
5 photo, this is Waterfront South. This is the CCMUA
6 Waste Water Treatment Plant for those of you who are
7 familiar with the area. This is Webster Street
8 running east, west and Carl Miller Boulevard running
9 east, west. So it's this block here in between 4th
10 and Broadway where the two blocks are located.

11 MR. SHEEHAN: We'll refer to the aerial
12 as A-1.

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

15 MR. RITCHIE: This is the lot on Carl
16 Miller and then the lot on Webster is just on the
17 other side of the corner. So they're just
18 caddy-corner to each other.

19 So one thing that I would like to do is
20 just point out the -- we did do sort of an aerial
21 view of each of these lots. This is 411 Carl Miller
22 Boulevard. So you could see what we're proposing.
23 Very similar in nature to --

24 MR. EINGORN: Can you move the board so
25 Ms. Spencer can see it?

1 MR. RITCHIE: Sure.

2 MR. SHEEHAN: We'll call that A-2.

3 (Whereupon Exhibit No. A-2, Aerial view
4 of 411 Carl Miller Boulevard, was marked for
5 identification.)

6 MR. RITCHIE: Just to give you a sense of
7 how this fits into the surrounding residential
8 neighborhood, very similar in character to what we're
9 proposing. This is the same view. So this is the
10 410 Webster lot, again, sandwiched between other
11 existing two-story-townhome-type structures.

12 MR. SHEEHAN: We will call that A-3.

13 (Whereupon Exhibit No. A-3, Aerial Photo
14 of 410 Webster Avenue, was marked for
15 identification.)

16 MR. RITCHIE: We will start with Lot 53
17 then, right?

18 MR. SHEEHAN: Yes.

19 MR. RITCHIE: This is a plot plan.

20 MR. SHEEHAN: A-4.

21 Whereupon Exhibit No. A-4, Plot Plan, was
22 marked for identification.)

23 MR. RITCHIE: This is a plot plan of
24 Block 467, Lot 53, 411 Carl Miller Boulevard. We're
25 proposing a single-family home, more or less, offset

1 from the center of the lot to accommodate a two-car
2 driveway for off-street parking. And that's really
3 the need for the setback variances that we're
4 seeking. Six feet is the setback that we're
5 requesting off of the eastern lot line and 18 feet
6 off the western lot line. The 18 feet would comply.
7 The six feet is what we're seeking a variance for to
8 allow for that parking to the parking space. And a
9 combined side yard doesn't meet the required 25 feet.
10 So that's the other bulk standard that we're seeking
11 relief from.

12 Everything else, we have some existing
13 nonconforming conditions, the lot size itself doesn't
14 meet the requirements but there's nothing we're
15 doing. The lot exists today. It's an existing lot.
16 And we're just looking to build on it. The lot depth
17 requirement is also an existing nonconforming
18 condition. It's 95-feet deep where 100 is required.
19 And the lot area is 8,000 square feet is what's
20 required. And it's an existing 3,800 square foot
21 lot. We meet the other coverage requirements for
22 building coverage and impervious coverage. So
23 conditions are met.

24 MR. EINGORN: And this is Carl Miller?

25 MR. SHEEHAN: Yes.

1 MR. RITCHIE: Yes. This is the 411 Carl
2 Miller Boulevard site.

3 MR. SHEEHAN: I will go to the other one,
4 410 Webster. Again, this is the same type of
5 structure; same type of building, and same
6 conditions, similar condition here where we are
7 proposing a driveway that can accommodate two
8 vehicles. But because of that, we're only four feet
9 off of the eastern property line where ten feet is
10 required. And our total setback in this case,
11 combined side yard setback, it's 15.3 feet where 25
12 feet is required.

13 A couple of existing nonconforming
14 conditions here as well. The minimum lot area here
15 is 3,000 square feet where we're just shy of that,
16 2,990. And the lot depth requirement is 100 feet
17 where we're 95.7. Again, those are existing
18 conditions that we didn't create. This lot is
19 already an existing lot. Just one other comment to
20 make about both of these projects, we have included
21 in the design, a stormwater management detention
22 system to address the City of Camden's 25-year
23 stormwater ordinance where we're reducing the
24 discharge for the 25-year storm from the site.
25 Other than that, I don't have any other --

1 MR. SHEEHAN: Any questions of
2 Mr. Ritchie? Nobody?

3 MR. EINGORN: I guess not.

4 MR. SHEEHAN: Open to the public?

5 MR. EINGORN: Unless you have any closing
6 argument?

7 MR. SHEEHAN: No.

8 MR. EINGORN: We'll open to the public.
9 Anybody here tonight would like to be heard on the
10 applications regarding 411 Carl Miller Boulevard or
11 410 Webster?

12 UNIDENTIFIED SPEAKER: Yes, I live across
13 from there.

14 MR. EINGORN: Come on up. Would you
15 raise your right hand, please.

16 - - -

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

20 - - -

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

23 MR. WILLIAMS: Brian Williams

24 MR. EINGORN: And which application would
25 you like to be heard?

1 MR. WILLIAMS: For the 411 property.

2 MR. EINGORN: Sure. We need your
3 address. I'm sorry.

4 MR. WILLIAMS: 419 Carl Miller.
5 Does Sacred Heart own that lot?

6 MR. SHEEHAN: The Heart of Camden.

7 MR. WILLIAMS: The Heart of Camden?

8 MR. SHEEHAN: Yes.

9 MR. WILLIAMS: How long have they owned
10 it?

11 MR. SHEEHAN: How long have you owned
12 it?

13 MR. MORALES: How long have we owned the
14 lots?

15 MR. SHEEHAN: Yes.

16 MR. MORALES: We were able to --

17 MR. EINGORN: One moment, please.

18 MR. SHEEHAN: I'll have Mr. Martin speak.

19 MR. MARTIN: So it's been probably about
20 three years so it would have been 2023. They were
21 foreclosures, both of those lots.

22 MR. WILLIAMS: And not one time did you
23 send anybody down to clean it. You haven't sent
24 anybody down there to clean that lot.

25 MR. MARTIN: To clean the 411 Carl Miller

1 lot?

2 MR. WILLIAMS: Yeah.

3 MR. MARTIN: There are cars that are
4 parked on that lot for a long time.

5 MR. WILLIAMS: There was a car on that
6 lot. And there was a trailer on that lot and it was
7 my trailer and my car because I kept the grass cut
8 and kept the lot clean. And now all of a sudden, you
9 all want to come and build a house on there when the
10 house has been torn down for like some 20-some years.

11 I don't agree with this. I don't agree
12 with it cause the lot -- I understand that it's a
13 business and you're looking to make the money off of
14 the empty lot and putting a house up there. As far
15 as maintaining it and keeping it all up, somebody got
16 to compensate me.

17 MR. EINGORN: Is that all you have to
18 say, sir?

19 MR. WILLIAMS: Yeah.

20 MR. EINGORN: Thank you for your time.

21 MR. SHEEHAN: As the Board knows, The
22 Heart of Camden is a nonprofit so they're not going
23 to make money off of it. They're going to sell it
24 for affordable housing.

25 MR. EINGORN: Anybody here tonight that

1 would like to be heard on the applications regarding
2 411 Carl Miller or 410 Webster Street? Hearing none,
3 and seeing none, we'll close the public portion.

4 Counsel, any closing argument?

5 MR. SHEEHAN: Just that in order to -- so
6 we're seeking relatively minor variances. It will
7 improve -- it's a better planning alternative because
8 it will have parking. It's an undersized lot. It'll
9 provide parking on the site. The parking on the site
10 actually generates the need for the variances. And
11 it will improve the site and provide affordable
12 housing for the community. And it won't have a
13 significant impact on the neighborhood because the
14 setback variances will not because you already
15 townhomes on those blocks that do not have any
16 setbacks. We would ask that you grant the variances.

17 MR. EINGORN: Thank you, Counsel.

18 So the applicant is here on two
19 applications so we do need two separate votes. The
20 applicants are here tonight for bulk variances so the
21 Board needs to a discussion of the Positive and
22 Negative Criteria. Why don't we start with the first
23 one on the agenda which is 411 Carl Miller Boulevard.
24 Discussion and a motion.

25 VICE-CHAIRMAN STILL: I feel that empty

1 lots need to be filled with housing and people that
2 need that housing. Affordable housing was something
3 that I documented because that's important in the
4 city that we live in. And the nonprofit is already
5 kind of ahead of the game with the stormwater and the
6 drainage preparation for what may come forward.

7 I will say this to your point, sir, we
8 respect the work that you've done and all that you
9 have done to keep that yard and that lot clean.
10 I think you said your testimony was, your trailer was
11 on that lot. Right?

12 MR. WILLIAMS: Yes.

13 VICE-CHAIRMAN STILL: But the fact is
14 that these empty lots in the City, there's people
15 that use them for parking and they're not for
16 parking.

17 MR. WILLIAMS: I understand that and I
18 know that.

19 VICE-CHAIRMAN STILL: And I understand
20 where you're coming from with the work that you've
21 done. I don't necessarily think anybody asked you to
22 do it but you did out of your kindness of your
23 heart.

24 MR. WILLIAMS: Yes. And not only that,
25 the one across from that, the Sacred Heart lot, I

1 keep the grass cut.

2 VICE-CHAIRMAN STILL: And we appreciate
3 that. I think that this is great to uplift the
4 community in the grand scheme of things, right?
5 Because there are people that need housing; people
6 that don't have it. And there are people that are
7 trying to help to put people in housing.

8 MS. RIVERA: All I want to say is, if
9 Monsignor Michael was here, he would have been proud.
10 Because that's his baby. And you guys know who I'm
11 talking about. He's my pastor.

12 MR. EINGORN: Any other comment? A
13 motion?

14 MS. MASON: Motion to approve.

15 MS. SPENCER: Second.

16 MR. EINGORN: We have a motion to approve
17 and a second for 411 Carl Miller Boulevard.
18 Roll-call vote. Vice-Chairman Still.

19 VICE-CHAIRMAN STILL: Yes.

20 MR. EINGORN: Ms. Merricks.

21 MS. MERRICKS: 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 five in favor and
4 zero opposed, the motion passes.

5 And now for 410 Webster Street. We need
6 a discussion and a motion. You can adopt your same
7 discussion if you want.

8 VICE-CHAIRMAN STILL: Yes.

9 MR. EINGORN: For purposes of the record,
10 we will adopt the discussion from 411 Carl Miller
11 Boulevard. Do we have a motion?

12 MS. MASON: Motion.

13 MS. SPENCER: Second.

14 MR. EINGORN: That's a motion to pass?

15 MS. MASON: Yes.

16 MR. EINGORN: We'll take a roll-call
17 vote. Vice-Chairman Still.

18 VICE-CHAIRMAN STILL: Yes.

19 MR. EINGORN: Ms. Merricks.

20 MS. MERRICKS: 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: Five in favor and none
3 opposed, the motion passes. Thank you.

4 MR. SHEEHAN: Thank you.

5 MR. MARTIN: Thank you. We appreciate
6 your time.

7 MR. EINGORN: The next matter is Long
8 Bay, LLC, 1334 Princess Avenue.

9 MS. MCKOY: Tamika McKoy for Long Bay,
10 LLC.

11 MR. EINGORN: Welcome back.

12 Ms. MCKOY: Thank you. Good evening
13 everyone. This is a proposal for a duplex that has
14 both interior and exterior improvements made on to
15 it, on to an existing structure. It's my
16 understanding the proposal is for a 3-bedroom unit on
17 the first floor and a 2-bedroom unit on the second
18 floor. It is a double lot. And I have here an
19 aerial photograph that shows the existing structure
20 and there's an empty lot on the corner that is
21 Princess and Bradley Avenue.

22 The lot that is on the corner is going to
23 remain empty. It's going to be a side yard
24 essentially for the usage of the two units that are
25 already existing. The proposal is that there is a

1 four-space parking area for the purpose of the
2 occupants of the structure. And the entrance would
3 be on Bradley Avenue. That's going to require a
4 separate approval. I believe there's a
5 simultaneously application for City Council with
6 regard to a curb cut. But the proposal essentially
7 is that the side yard be utilized as parking space.

8 There is a proposal for a fence. The
9 fence is see-thru. It's black. It'll be gated.
10 That will basically go around the perimeter from the
11 property around the side yard that will secure that
12 area. It's see-thru. The proposal essentially is a
13 54-inch fence. We are aware that a 48-inch is
14 permitted but the 54-inch is what is proposed to be
15 used. And because it is see-thru, there should be
16 little or minimal interference from drivers seeing
17 on-coming traffic or pedestrians crossing at the
18 intersection. Separate and apart from that --

19 MR. EINGORN: And the fence will be -- is
20 there a sidewalk?

21 MS. MCKOY: There is a sidewalk. It
22 basically would be on the grass

23 MR. EINGORN: Inside the sidewalk?

24 MS. MCKOY: Yes.

25 MR. EINGORN: So then a fence should be

1 out of the sight line anyway, right, being inside?

2 MS. MCKOY: Correct.

3 MR. EINGORN: Okay. Cool.

4 MR. SHEEHAN: And I do have a picture of
5 what the actual fence would look like.

6 MS. MASON: Is it 4.5 or 45?

7 MS. MCKOY: So the fence is 54 inches.

8 MS. MASON: Oh, it's 54 inches. Okay.

9 MS. MCKOY: Yes. So it's 5 feet and 1/2
10 whereas usually, it's four feet that would be
11 normally approved.

12 MR. EINGORN: The photographs that you
13 just referenced, do you want submit them into the
14 record?

15 MS. MCKOY: Yes, I would like to.

16 MR. EINGORN: Great. So why don't we
17 mark the aerial photograph as A-1. Because I don't
18 see that we have those in our packets here.

19 MS. MCKOY: That is correct. I did
20 supplement because I thought it would be useful to
21 see that it's not just structure. It's a double lot
22 and that there would be a side yard. So A-1 and A-2
23 because there are two of them.

24 MR. EINGORN: Okay. Thank you.

25 (Whereupon Exhibit No. A-1, Aerial

1 Photograph, was marked for identification.)

2 (Whereupon Exhibit No. A-2, Aerial
3 Photograph, was marked for identification.)

4 MS. McKOY: I am going to present
5 Mr. Ron Wilson who is the project manager who is here
6 who oversaw much of the project. Another part of
7 what is being requested is the basement accessway.

8 So among the pictures that you have are
9 these two photographs. It's basically the front
10 basement accessway. There's going to be -- there's a
11 sump pump that has been implemented to eliminate
12 flooding into the basement that has been integrated
13 in the design, as well as lighting that's affixed in
14 the concrete steps so that it would avoid any
15 safety or tripping hazard. Of course there's going
16 to be railings that will go along those stairwells.

17 The basement essentially is going to
18 occupy the mechanicals, I believe -- utilities and
19 mechanicals. It basically will be a room separate to
20 itself. The front apartment will have its own
21 entrance. The second-floor apartment has its own
22 individual entrance. So in the front here, is the
23 entrance for the second story. You enter into the
24 front, come up the stairway and then you're into the
25 second-floor apartment.

25 MR. EINGORN: Please state your name and

1 address for the record.

2 MR. WILSON: Ronald Wilson, 2121 Route
3 38, Cherry Hill, New Jersey.

4 MR. EINGORN: Mr. Wilson, did you hear
5 everything that Ms. McKoy had to say?

6 MR. WILSON: Yes.

7 MR. EINGORN: And is it true and
8 accurate?

9 MR. WILSON: Yes.

10 MR. EINGORN: Very good.

11 You said it's -- the discussion was, it's
12 a double lot. Is it a single tax lot or are they
13 separately taxed lots?

14 MR. WILSON: It's a single lot. It's not
15 separately taxed.

16 MR. EINGORN: Okay. So they're
17 consolidated?

18 MS. MCKOY: Yes, from his presentation.

19 MR. EINGORN: Got you. Sometimes we see
20 people come in and they have two separate lots and
21 they don't want to combine them. And they say, we're
22 going to use it for this project but we want to
23 reserve the right later. And it's like, we can't
24 come in. But if they're already consolidated as a
25 single lot, that answers my question.

1 Does the Board have questions?

2 VICE-CHAIRMAN STILL: No.

3 MR. EINGORN: I appreciate you coming
4 back and giving us a little idea of what else needed
5 to be done here especially with the fence and
6 everything. I think the Board needed to see all
7 that. Anything else now that they got the --

8 VICE-CHAIRMAN STILL: No.

9 MR. EINGORN: Open to the public?

10 VICE-CHAIRMAN STILL: Yes.

11 MR. EINGORN: Anybody here tonight that
12 like to be heard on the application regarding 1344
13 Princess Avenue? Hearing none, seeing none, we'll
14 close the public portion.

15 MR. EINGORN: Counsel, any closing
16 remarks?

17 MS. McKOY: Just that the use of the
18 duplex is consistent with what is in the
19 neighborhood. There is approximately eight other
20 structures that it's in the area that are also used
21 for multi-family living. It does provide ample
22 living space for each of the units that are proposed.
23 And I ask that you consider approval because leaving
24 it vacant would essentially leave a nuisance and an
25 eye sore within the area.

1 MR. EINGORN: And the Board is aware that
2 this is the R-2 Zone so a duplex is a permitted use.
3 The applicant is here tonight for bulk variances it
4 appears. If there's no final questions, we need a
5 discussion and a motion on the application.

6 VICE-CHAIRMAN STILL: I can definitely
7 appreciate that they made the adjustments necessary
8 and they came back to us being giving us more of a
9 visual representation and essential adjustments
10 being, you know, what they needed to be. So I make a
11 motion to approve.

12 MS. SPENCER: Second.

13 MR. EINGORN: Great. We have a motion to
14 approve and a second. Roll call vote.

15 MR. EINGORN: We'll take a roll-call
16 vote. Vice-Chairman Still.

17 VICE-CHAIRMAN STILL: Yes.

18 MR. EINGORN: Ms. Merricks.

19 MS. MERRICKS: Yes.

20 MR. EINGORN: Ms. Rivera.

21 MS. RIVERA: Yes.

22 MR. EINGORN: Ms. Spencer.

23 MS. SPENCER: Yes.

24 MR. EINGORN: And Ms. Mason.

25 MS. MASON: Yes.

1 MR. EINGORN: Five in favor and none
2 opposed, thank you.

3 MS. MCKOY: Thank you.

4 MR. EINGORN: Have a nice night.

5 Let's start with 1433 Bradley Avenue.

6 MR. EINGORN: Mr. Hernandez, would you
7 raise your right hand, please.

8 - - -

9 JOSHUA HERNANDEZ, having first been duly
10 sworn/affirmed, was examined and testified as
11 follows:

12 - - -

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

15 MR. HERNANDEZ: Josh Hernandez, 4414
16 Baker Avenue, Pennsauken, New Jersey.

17 MR. EINGORN: Mr. Hernandez, for the
18 purposes of these next three applications, are you
19 the sole member of Mold Service, LLC?

20 MR. HERNANDEZ: Yes.

21 MR. EINGORN: Great. Thank you.

22 Let's start with, and you can do any one
23 you want, but the first one we have is 1433; is that
24 good?

25 MR. HERNANDEZ: Yes, that's fine.

1 MR. EINGORN: We'll start with that one.

2 MR. HERNANDEZ: 1433 Bradley, this is a
3 duplex. It has its own egress. So it was a duplex.
4 It was illegal. They had one meter powering two
5 apartments. It does have a separate entrance to that
6 back apartment as well. There's steps leading to the
7 apartment upstairs. And we're pretty much are kind
8 of making it legal now in that area.

9 MR. EINGORN: You provided some
10 photographs. Is this the front of the building?

11 MR. HERNANDEZ: Yes.

12 MR. EINGORN: Is it currently boarded up
13 like this still?

14 MR. HERNANDEZ: No. We took the steps
15 and put like a door. We're making it look nice and
16 doing as much as we can without the permits that we
17 need. We're pretty much securing everything. We did
18 the roof over. It was leaking really bad, you know,
19 stuff like that.

20 MR. EINGORN: This is heck of a job.

21 MR. HERNANDEZ: Yes.

22 MS. MASON: It's a beautiful property.

23 VICE-CHAIRMAN STILL: Is this your work?

24 MR. HERNANDEZ: Yes. So we added the --
25 because it's one meter currently powering the two

1 apartments so we just took the initiative to put the
2 two meter banks outside just to show, you know,
3 pretty much what --

4 VICE-CHAIRMAN STILL: They are going to
5 be separate?

6 MR. HERNANDEZ: Exactly.

7 MS. MASON: What is this?

8 MR. HERNANDEZ: That's the entrance to
9 the back apartment and the alleyway.

10 MR. EINGORN: And the alleyway, great.
11 What's going on -- is this the back yard?

12 MR. HERNANDEZ: No. I'm sorry. That's
13 part of the property across the street that I own
14 that could be parking for this building, if possible.

15 MR. EINGORN: Okay. But this house, how
16 old would you estimate this property is, the
17 building?

18 MR. HERNANDEZ: I think the building was
19 built in like 1920's, I believe. I'm not sure. I
20 don't have the exact date. But it's an old home,
21 yeah.

22 MR. EINGORN: And it shares a party wall
23 on one side and has an alleyway on the other?

24 MR. HERNANDEZ: It's a fire wall, yeah.

25 MR. EINGORN: So there's really no space

1 to put parking, correct?

2 MR. HERNANDEZ: No.

3 MR. EINGORN: Is this your truck parked
4 out front?

5 MR. HERNANDEZ: Yes.

6 MR. EINGORN: When you drive up here, how
7 often is there spaces?

8 MR. HERNANDEZ: There's always space
9 there. The tenants that I have across the street, so
10 I own the property across the street as well, they
11 all park in the parking lot. So there's always
12 off-street parking. I have separate parking for each
13 building that's across the street which I can house
14 at least eight cars in each parking lot.

15 VICE-CHAIRMAN STILL: Is this the
16 property you're talking about that you own across the
17 street?

18 MR. HERNANDEZ: With the cut curb
19 exactly. So each property has its own parking.
20 Tenants all park inside. We don't ever have any
21 trouble with the parking out there.

22 MR. EINGORN: Right. The only issue is,
23 and I'm not your lawyer so I can't give you legal
24 advice, but to the extent that you go to sell this
25 property and not the other ones, that parking gets

1 divorced, right?

2 MR. HERNANDEZ: Yes.

3 MR. EINGORN: And so I think for the
4 Board's consideration as you consider the parking,
5 request for a parking variance --

6 MR. HERNANDEZ: Like a waiver.

7 MR. EINGORN: -- in that event.

8 MR. HERNANDEZ: Huh-huh.

9 MR. EINGORN: Does the Board have
10 questions? This house desperately needs the work?

11 MR. HERNANDEZ: Yes.

12 MR. EINGORN: And this is the R-2 Zone
13 where a duplex is a permitted use so it's just the
14 bulk variances.

15 VICE-CHAIRMAN STILL: So it'll be with
16 conditions, correct? The condition like that if one
17 sells, that the --

18 MR. EINGORN: No. My point was, he has
19 parking across the street. It's nice that the people
20 can use it. But that the off-street parking -- the
21 requested off-street parking variance should be
22 considered because if he sells then it divorces the
23 parking from the lot. So it's a nice consideration,
24 but I don't know that -- with the understanding that
25 there's a request for a variance, that that really

1 should be taken into consideration.

2 VICE-CHAIRMAN STILL: I think there needs
3 to be a lot of work done.

4 MR. EINGORN: I didn't know if you guys
5 had questions. No questions?

6 VICE-CHAIRMAN STILL: No questions.

7 MR. EINGORN: There's nobody here. We'll
8 open and close to the public for the good of the
9 order.

10 VICE-CHAIRMAN STILL: I think that this
11 property does need a lot of work. The work getting
12 done is quality work and following all rules and
13 regulations and expectations of our City, it looks
14 like something that would only benefit the area. I
15 like the fact that there is for now parking available
16 across the street. But I also know that that block
17 does have parking throughout the day.

18 MS. MASON: Yeah, I agree. It's already
19 a duplex. And just coming in and rehabbing that and,
20 again, creating housing for folks that need it. And
21 that is an area that is in need. It sounds like
22 that's a focus area. We commend that of having that
23 area and just rebuilding that.

24 VICE-CHAIRMAN STILL: Motion to approve.

25 MS. MASON: Second.

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

3 VICE-CHAIRMAN STILL: Yes.

4 MR. EINGORN: Ms. Merricks.

5 MS. MERRICKS: 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: Five in favor and none
13 opposed, the motion passes.

14 The next matter is 1446 Bradley Avenue.
15 Do you want to do these next two together because
16 they're connected, right?

17 MR. HERNANDEZ: Yes, fine.

18 MR. EINGORN: You've already been sworn
19 so we're good there.

20 MR. HERNANDEZ: So this property -- I did
21 come before -- no. I came before the Board for one
22 of them before and I believe the person that
23 I purchased it off of, came before the Board for the
24 other one. She brought it before the Board as a
25 triplex. I just didn't feel like coming and doing it

1 as a quad at that time. It would have taken too
2 long.

3 The property was finished. It's fully
4 rehabbed. We did do a lot of work at that property.
5 They were vacant for like super long. When I was
6 a kid going to Hatch Middle School, it was vacant.
7 We used to walk passed these properties every day.
8 The entire building was finished and we also finished
9 the basement and got it inspected. I didn't plan on
10 renting the basement out or anything like that until
11 I decided like, you know, I am purchasing assets in
12 that area and housing is one thing that we get a lot
13 of hits on our web page for and not the remodel side
14 of it.

15 We do provide affordable housing. Our
16 one bedrooms go for \$1,000 a month. Our basement
17 units go for whether it's a two or three bedroom, we
18 do them for \$1,200. So it's affordable living. And
19 I think -- it's done really nicely. We have the
20 egresses. We do have egress windows and we do have
21 separate entrances to each basement. And each
22 apartment has the utilities in each apartment. So
23 the utilities are not in the basement.

24 MR. EINGORN: How tall are the ceilings?

25 MR. HERNANDEZ: Each, I believe they are

1 about nine feet. First floor, the second and third
2 floor, they're ten feet high. The basement is nine
3 feet.

4 MR. EINGORN: That's nice.

5 VICE-CHAIRMAN STILL: Square footage on
6 each?

7 MR. HERNANDEZ: Oh, man, it's like 3,600
8 square feet total for each property. They're really
9 big. They're huge. It does have a parking. We do
10 have parking for each side. I think I added the
11 paper that the architect gave me.

12 MS. RIVERA: You did.

13 MR. HERNANDEZ: Yeah. We do have parking
14 on both sides. Each property has parking. We went
15 above and beyond at that property. We have a
16 root-top deck on the back for the residents. It's
17 really nice. We did the driveways and stuff.

18 MS. MASON: And you converted from a
19 triplex to a quad is the basement?

20 MR. HERNANDEZ: Exactly. So the basement
21 is the unit that we want to add as the fourth
22 apartment. Like I said, it does have the egress
23 windows which are required by code enforcement. Then
24 we also have the separate entrance which is also
25 required. Each bedroom has its window in order for

1 it to be considered a bedroom. They do have one.

2 MR. EINGORN: And you're requesting a
3 site plan waiver as well; is that correct?

4 MR. HERNANDEZ: Yes.

5 MR. EINGORN: As part of this
6 application, is there any exterior construction
7 you're proposing? No changes?

8 MR. HERNANDEZ: No. The properties,
9 they're both done. The basements have been done with
10 the construction. It was inspected when we got the
11 CO. So I do have the CO on both sides. And they
12 were inspected with pretty much everything. So all
13 the electrical, the plumbing, everything has been
14 inspected at that property. It's just a matter of
15 now getting it legal for me to be able to rent the
16 basement out. That's about it.

17 MR. EINGORN: Through zoning approval?

18 MR. HERNANDEZ: Yes.

19 MR. EINGORN: Any other questions for the
20 applicant? Basement apartments, they look well done.
21 Egress windows have been shown in the photographs.
22 Everybody is not here. Open to the public. Close to
23 the public.

24 The applicant is here tonight seeking
25 bulk variances -- use variances, I'm sorry, and site

1 plan waivers. It's two separate applications so
2 let's start with 1446 Bradley Avenue. A discussion
3 and a motion.

4 VICE-CHAIRMAN STILL: I will always say
5 that the home-grown work, infrastructure work that's
6 being done is a plus for us having someone from the
7 City; having been part of the City; and is doing, not
8 just work but the quality work that this company is
9 doing is totally a great thing for us. And hope that
10 it just continues.

11 MS. MASON: Motion to pass.

12 MS. SPENCER: Second.

13 MR. EINGORN: Okay. This is for 1446.
14 Roll-call vote. Vice-Chairman Still.

15 VICE-CHAIRMAN STILL: Yes.

16 MR. EINGORN: Ms. Merricks.

17 MS. MERRICKS: 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: Five in favor and none
25 opposed. And then for 1448, we can adopt the

1 discussion if you'd like.

2 VICE-CHAIRMAN STILL: Adopt the
3 discussion.

4 MR. EINGORN: Okay. Do we have a
5 motion?

6 MS. MASON: Motion.

7 MS. SPENCER: Second.

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

10 VICE-CHAIRMAN STILL: Yes.

11 MR. EINGORN: Ms. Merricks.

12 MS. MERRICKS: Yes.

13 MR. EINGORN: Ms. Rivera.

14 MS. RIVERA: Yes.

15 MR. EINGORN: Ms. Moss.

16 MS. MOSS: Yes.

17 MR. EINGORN: Ms. Spencer.

18 MS. SPENCER: Yes.

19 MR. EINGORN: And Ms. Mason.

20 MS. MASON: Yes.

21 MR. EINGORN: Five in favor and none
22 opposed, the motion passes. Thank you,
23 Mr. Hernandez.

24 MR. HERNANDEZ: Thank you.

25 MR. EINGORN: We have Resolutions from

1 July. Let's see who is here, Vice-Chairman Still,
2 Ms. Rivera, Ms. Spencer and Ms. Mason are all
3 available to vote on the Resolutions.

4 Adoption of Resolutions are as follows:
5 Granting Bulk Variance Approval for Quincey Avenue
6 Investments, LLC, 1260 Mechanic Street.

7 Granting Use Variance, Bulk Variance and
8 Site Plan Approval for Jonathan Gabay, 640-642 Pine
9 Street, Deli with Management Office & Second Floor
10 Apartment.

11 Granting Use Variance and Bulk Variance
12 Approval for Holtec Technology Center, LLC, 2500
13 Broadway AKA 1 Holtec Blvd.

14 Granting Use Variance and Bulk Variance
15 Approval for Vision Capital Investments, LLC, 715
16 Walnut Street.

17 Granting Bulk Variance Approval for
18 Antonio M. Duran-Arcenia, 1243 Liberty Street.

19 Granting Use Variance and Bulk Variance
20 Approval for Rocky Thach, 2760 Federal Street.

21 Granting Bulk Variance Approval for Mold
22 Service, LLC, 646 S. 3rd Street.

23 Granting Use Variance and Bulk Variance
24 Approval for Mold Service, LLC, 1715 S. Broadway.

25 Granting Bulk Variance Approval for

1 Joshua's Home Remodeling, LLC, 939 Penn Street.

2 Denying Use Variance and Bulk Variance
3 for Juan C. Hernandez, 1128 Haddon Avenue,
4 Installation and Distribution of Vehicle Accessories.

5 Do we have a motion to adopt the
6 Resolutions from July 2026?

7 VICE-CHAIRMAN STILL: Motion.

8 MS. SPENCER: Second.

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

11 VICE-CHAIRMAN STILL: Yes.

12 MR. EINGORN: Ms. Rivera.

13 MS. RIVERA: Yes.

14 MR. EINGORN: Ms. Spencer.

15 MS. SPENCER: Yes.

16 MR. EINGORN: And Ms. Mason.

17 MS. MASON: Yes.

18 MR. EINGORN: Four in favor and none
19 opposed. We need a motion to adjourn.

20 MS. RIVERA: Motion.

21 MS. SPENCER: Second.

22 MR. EINGORN: All in favor?

23 THE BOARD: Ayes.

24 MR. EINGORN: So moved.

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

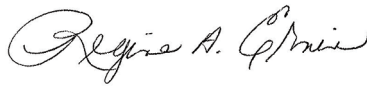
1 CERTIFICATION

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 

19 _____
20 Regine A. Ervin, CCR
21 Certified Court Reporter
License #30XI000222200

22 (The foregoing certification of this transcript
23 does not apply to any reproduction of the same by any
24 means, unless under the direction, control and/or
25 supervision of the certifying reporter.)

	11:4,17;32:20	avoid (1) 22:14	30:13;34:8	comment (2) 11:19; 17:12
\$	agenda (2) 4:17; 15:23	aware (2) 20:13;26:1	built (1) 29:19	community (2) 15:12; 17:4
\$1,000 (1) 34:16	aggregate (1) 5:7	away (1) 23:5	bulk (15) 10:10; 15:20;26:3;31:14; 36:25;39:5,7,11,14, 17,19,21,23,25;40:2	company (1) 37:8
\$1,200 (1) 34:18	agree (3) 14:11,11; 32:18	Ayes (1) 40:23	Business (3) 4:1;5:24; 14:13	compensate (1) 14:16
\$150,000 (1) 6:13	ahead (1) 16:5	B		comply (1) 10:6
*	AKA (1) 39:13	baby (1) 17:10	C	concluded (1) 40:25
*Meeting (1) 40:25	alleyway (3) 29:9,10, 23	Bachelor (1) 7:14		concrete (1) 22:14
A	allow (1) 10:8	back (7) 19:11;25:4; 26:8;28:6;29:9,11; 35:16	caddy-corner (1) 8:18	condition (3) 10:18; 11:6;31:16
A-1 (5) 8:12,13;21:17, 22,25	almost (1) 7:17	bad (1) 28:18	call (4) 3:9;9:2,12; 26:14	conditions (6) 10:13, 23;11:6,14,18;31:16
A-2 (4) 9:2,3;21:22; 22:2	along (1) 22:16	Baker (1) 27:16	Camden (9) 4:3,14, 17;5:14;6:14,25;13:6, 7;14:22	conformance (1) 3:5
A-3 (2) 9:12,13	alternative (1) 15:7	banks (1) 29:2	Camden's (1) 11:22	connected (1) 33:16
A-4 (2) 9:20,21	always (3) 30:8,11; 37:4	basement (15) 22:7, 10,12,17;23:7;34:9, 10,16,21,23;35:2,19, 20;36:16,20	came (3) 26:8;33:21, 23	consider (2) 25:23; 31:4
able (2) 13:16;36:15	among (1) 22:8	basements (1) 36:9	can (14) 5:24;6:6,22; 7:9;8:24,25;11:7; 18:6;26:6;27:22; 28:16;30:13;31:20; 37:25	consideration (3) 31:4,23;32:1
above (1) 35:15	ample (1) 25:21	basically (5) 20:10,22; 22:9,19;23:3	Capital (1) 39:15	considered (2) 31:22; 36:1
Absent (3) 3:10,15,18	Antonio (1) 39:18	Bay (3) 4:6;19:8,9	car (2) 14:5,7	consistent (1) 25:18
acceptable (1) 7:23	apart (1) 20:18	beautiful (1) 28:22	Carl (16) 4:3;5:4;8:8, 15,21;9:4,24;10:24; 11:1;12:10;13:4,25; 15:2,23;17:17;18:10	consolidated (2) 24:17,24
access (1) 23:6	apartment (14) 22:20, 21,25;23:1,3,4,11; 28:6,7;29:9;34:22,22; 35:22;39:10	bedroom (3) 34:17; 35:25;36:1	cars (2) 14:3;30:14	construction (2) 36:6, 10
accesses (1) 23:3	apartments (3) 28:5; 29:1;36:20	bedrooms (1) 34:16	case (1) 11:10	continues (1) 37:10
accessible (1) 23:2	appeared (1) 7:11	behalf (1) 4:16	Catch (1) 6:11	converted (1) 35:18
Accessories (1) 40:4	appears (1) 26:4	benefit (1) 32:14	cause (1) 14:12	Cool (1) 21:3
accessway (2) 22:7, 10	applicant (6) 4:16; 6:23;15:18;26:3; 36:20,24	better (1) 15:7	CCMUA (1) 8:5	corner (3) 8:17;19:20, 22
accommodate (2) 10:1;11:7	applicants (1) 15:20	beyond (1) 35:15	ceilings (1) 34:24	Council (1) 20:5
accordance (1) 6:10	application (5) 12:24; 20:5;25:12;26:5;36:6	big (1) 35:9	cell (2) 3:8,25	Counsel (4) 4:14; 15:4,17;25:15
accurate (1) 24:8	applications (7) 4:24, 25;12:10;15:1,19; 27:18;37:1	black (1) 20:9	Center (3) 6:4;10:1; 39:12	couple (1) 11:13
across (9) 12:12; 16:25;29:13;30:9,10, 13,16;31:19;32:16	appreciate (4) 17:2; 19:5;25:3;26:7	block (5) 4:18;5:3; 8:9;9:24;32:16	Chairman (1) 3:10	course (1) 22:15
actual (1) 21:5	approval (12) 20:4; 25:23;36:17;39:5,8, 12,15,17,20,21,24,25	blocks (2) 8:10;15:15	changes (1) 36:7	coverage (4) 10:21, 22,22;23:12
actually (1) 15:10	approve (5) 17:14,16; 26:11,14;32:24	Blvd (2) 5:4;39:13	character (1) 9:8	create (1) 11:18
add (1) 35:21	approved (1) 21:11	Board (18) 3:2;4:24; 6:6;7:2,12,24;8:1,24; 14:21;15:21;25:1,6; 26:1;31:9;33:21,23, 24;40:23	Cherry (1) 24:3	creating (1) 32:20
added (2) 28:24; 35:10	approved (1) 21:11	boarded (1) 28:12	City (8) 6:14;11:22; 16:4,14;20:5;32:13; 37:7,7	Criteria (1) 15:22
addition (1) 23:13	approximately (1) 25:19	Board's (1) 31:4	civil (2) 7:15,16	crossing (1) 20:17
additional (2) 23:13, 16	architect (1) 35:11	both (10) 4:19;7:18, 18;11:20;13:21; 19:14;23:6;35:14; 36:9,11	clean (5) 13:23,24,25; 14:8;16:9	curb (2) 20:6;30:18
address (6) 5:25; 11:22;12:22;13:3; 24:1;27:14	area (15) 8:7;10:19; 11:14;20:1,12;23:4,7; 25:20,25;28:8;32:14, 21,22,23;34:12	Boulevard (9) 8:8,22; 9:4,24;11:2;12:10; 15:23;17:17;18:11	clerk's (1) 3:7	currently (2) 28:12,25
addresses (1) 5:24	argument (2) 12:6; 15:4	Bradley (7) 19:21; 20:3;23:2;27:5;28:2; 33:14;37:2	close (4) 15:3;25:14; 32:8;36:22	cut (4) 14:7;17:1; 20:6;30:18
adjourn (1) 40:19	around (2) 20:10,11	BRIAN (2) 12:17,23	closing (3) 12:5;15:4; 25:15	D
Adjustment (1) 3:2	assets (1) 34:11	Broadway (4) 6:2; 8:10;39:13,24	CO (2) 36:11,11	date (1) 29:20
adjustments (2) 26:7,9	August (2) 3:3,7	brought (1) 33:24	code (1) 35:23	day (2) 32:17;34:7
adopt (5) 18:6,10; 37:25;38:2;40:5	available (2) 32:15; 39:3	build (4) 5:1,9;10:16; 14:9	combine (1) 24:21	DCA (1) 6:14
Adoption (1) 39:4	Avenue (12) 9:14; 19:8,21;20:3;23:2; 25:13;27:5,16;33:14; 37:2;39:5;40:3	building (10) 6:8; 10:22;11:5;23:10; 28:10;29:14,17,18;	combined (2) 10:9; 11:11	decided (1) 34:11
advice (1) 30:24			coming (4) 16:20; 25:3;32:19;33:25	deck (1) 35:16
aerial (10) 8:4,11,13, 20;9:3,13;19:19; 21:17,25;22:2			commend (1) 32:22	deep (1) 10:18
affixed (1) 22:13				definitely (1) 26:6
affordable (6) 6:9; 14:24;15:11;16:2; 34:15,18				Deli (1) 39:9
Again (5) 3:24;9:10;				Denying (1) 40:2

detention (1) 11:21 development (1) 6:25 director (1) 6:24 discharge (1) 11:24 discussion (10) 15:21, 24;18:6,7,10;24:11; 26:5;37:2;38:1,3 Distribution (1) 40:4 divorced (1) 31:1 divorces (1) 31:22 documented (1) 16:3 dollars (1) 7:7 done (11) 16:8,9,21; 25:5;32:3,12;34:19; 36:9,9,20;37:6 door (1) 28:15 double (3) 19:18; 21:21;24:12 down (3) 13:23,24; 14:10 drainage (1) 16:6 drains (1) 23:8 drive (1) 30:6 drivers (1) 20:16 driveway (3) 5:5;10:2; 11:7 driveways (1) 35:17 duly (4) 5:20;12:17; 23:21;27:9 duplex (7) 19:13; 25:18;26:2;28:3,3; 31:13;32:19 Duran-Arcenia (1) 39:18 Dynamic (1) 5:14	36:2,5,17,19;37:13, 16,18,20,22,24;38:4, 8,11,13,15,17,19,21, 25;40:9,12,14,16,18, 22,24 either (1) 23:10 electrical (1) 36:13 eliminate (2) 22:11; 23:10 else (3) 10:12;25:4,7 empty (5) 14:14; 15:25;16:14;19:20,23 enforcement (1) 35:23 engineering (5) 7:13, 15,16,18,22 enter (1) 22:23 entire (2) 23:3;34:8 entrance (9) 20:2; 22:21,22,23;23:2,5; 28:5;29:8;35:24 entrances (1) 34:21 erected (1) 23:9 especially (1) 25:5 essential (1) 26:9 essentially (5) 19:24; 20:6,12;22:17;25:24 estate (1) 6:24 estimate (1) 29:16 evening (5) 3:1,24; 4:14,15;19:12 event (1) 31:7 Everybody (1) 36:22 everyone (3) 3:2,24; 19:13 exact (1) 29:20 Exactly (3) 29:6; 30:19;35:20 examined (4) 5:20; 12:18;23:22;27:10 Exhibit (6) 8:13;9:3, 13,21;21:25;22:2 existing (12) 5:1;9:11; 10:12,15,17,20;11:13, 17,19;19:15,19,25 exists (1) 10:15 expectations (1) 32:13 expert (3) 7:10,13,22 explain (1) 6:6 extent (1) 30:24 exterior (2) 19:14; 36:6 eye (1) 25:25	feel (2) 15:25;33:25 feet (20) 5:11,11;10:4, 5,6,7,9,19;11:8,9,11, 12,15,16;21:9,10; 35:1,2,3,8 fence (8) 20:8,9,13, 19,25;21:5,7;25:5 fifty (1) 7:6 filled (1) 16:1 final (1) 26:4 fine (2) 27:25;33:17 finished (3) 34:3,8,8 fire (1) 29:24 first (11) 4:2,19;5:3, 20;12:17;15:22; 19:17;23:21;27:9,23; 35:1 first-floor (1) 23:1 fits (1) 9:7 five (6) 18:3;19:2; 27:1;33:12;37:24; 38:21 flooding (2) 22:12; 23:10 floor (5) 19:17,18; 35:1,2;39:9 focus (1) 32:22 folks (1) 32:20 following (1) 32:12 follows (5) 5:21; 12:19;23:23;27:11; 39:4 foot (1) 10:20 footage (1) 35:5 foreclosures (1) 13:21 forward (1) 16:6 four (4) 5:10;11:8; 21:10;40:18 four-space (1) 20:1 fourth (1) 35:21 French (1) 23:8 front (7) 22:9,20,22, 24;23:6;28:10;30:4 fully (1) 34:3 funded (1) 6:13 further (1) 7:2	grass (3) 14:7;17:1; 20:22 great (7) 17:3;21:16; 23:18;26:13;27:21; 29:10;37:9 Greentree (1) 6:3 guess (1) 12:3 guys (3) 6:6;17:10; 32:4	illegal (1) 28:4 impact (1) 15:13 impervious (1) 10:22 implemented (1) 22:11 important (1) 16:3 improve (2) 15:7,11 improvements (1) 19:14 inches (2) 21:7,8 included (1) 11:20 individual (1) 22:22 infrastructure (1) 37:5 initiative (1) 29:1 Inside (3) 20:23;21:1; 30:20 inspected (4) 34:9; 36:10,12,14 Installation (1) 40:4 integrated (1) 22:12 interference (1) 20:16 interior (1) 19:14 intersection (1) 20:18 into (6) 9:7;21:13; 22:12,23,24;32:1 Investments (2) 39:6, 15 issue (1) 30:22
E			H	J
east (2) 8:8,9 eastern (2) 10:5;11:9 egress (4) 28:3; 34:20;35:22;36:21 egresses (1) 34:20 eight (2) 25:19;30:14 EINGORN (131) 3:10, 13,15,18,21,23;4:6,8, 12,21;5:16,23;6:22; 7:1,20,23;8:24;10:24; 12:3,5,8,14,21,24; 13:2,17;14:17,20,25; 15:17;17:12,16,20,22, 24;18:1,3,9,14,16,19, 21,23,25;19:2,7,11; 20:19,23,25;21:3,12, 16,24;23:18,25;24:4, 7,10,16,19;25:3,9,11, 15;26:1,13,15,18,20, 22,24;27:1,4,6,13,17, 21;28:1,9,12,20; 29:10,15,22,25;30:3, 6,22;31:3,7,9,12,18; 32:4,7;33:1,4,6,8,10, 12,18;34:24;35:4;			Haddon (1) 40:3 Hance (1) 3:10 hand (4) 5:17;12:15; 23:19;27:7 Hatch (1) 34:6 hazard (1) 22:15 hear (2) 4:1;24:4 heard (4) 12:9,25; 15:1;25:12 Hearing (2) 15:2; 25:13 Heart (11) 4:3,13,17; 5:13;6:25;13:5,6,7; 14:22;16:23,25 heck (1) 28:20 help (1) 17:7 HERNANDEZ (38) 4:11;27:6,9,15,15,17, 20,25;28:2,11,14,21, 24;29:6,8,12,18,24; 30:2,5,8,18;31:2,6,8, 11;33:17,20;34:25; 35:7,13,20;36:4,8,18; 38:23,24;40:3 HFI (1) 6:14 high (1) 35:2 Hill (1) 24:3 hits (1) 34:13 Holtec (2) 39:12,13 home (5) 5:5,10;9:25; 29:20;40:1 home-grown (1) 37:5 homes (5) 5:1;6:9,11, 12,15 hope (1) 37:9 house (8) 7:5;14:9,10, 14;23:7;29:15;30:13; 31:10 housing (10) 14:24; 15:12;16:1,2,2;17:5, 7;32:20;34:12,15 huge (1) 35:9 Huh-huh (1) 31:8 hundred (1) 7:6	Jersey (4) 3:5;6:4; 24:3;27:16 job (1) 28:20 John (5) 5:13,19;6:1, 5,6 Jonathan (1) 39:8 Josh (2) 4:8;27:15 JOSHUA (1) 27:9 Joshua's (1) 40:1 Juan (1) 40:3 July (3) 4:13;39:1; 40:6
	F	G	I	K
	fact (2) 16:13;32:15 familiar (1) 8:7 family (1) 6:15 far (1) 14:14 favor (8) 18:3;19:2; 27:1;33:12;37:24; 38:21;40:18,22 Federal (1) 39:20	Gabay (1) 39:8 game (1) 16:5 gated (1) 20:9 gave (1) 35:11 generates (1) 15:10 gets (1) 30:25 giving (2) 25:4;26:8 Good (10) 3:1,23,24; 4:14,15;19:12;24:10; 27:24;32:8;33:19 grand (1) 17:4 Grant (2) 6:14;15:16 Granting (9) 39:5,7, 11,14,17,19,21,23,25	idea (1) 25:4 identification (6) 8:14; 9:5,15,22;22:1,3 III (1) 4:6	keep (2) 16:9;17:1 keeping (1) 14:15 kept (2) 14:7,8 Kevin (1) 4:15 kid (1) 34:6 kind (2) 16:5;28:7 kindness (1) 16:22 knows (1) 14:21
				L
				last (1) 4:9 later (1) 24:23 Law (2) 3:4,5 lawyer (1) 30:23 leading (1) 28:6 leaking (1) 28:18

least (1) 30:14 leave (1) 25:24 leaving (1) 25:23 legal (3) 28:8;30:23; 36:15 Lehigh (1) 7:15 less (1) 9:25 Liberty (1) 39:18 licensed (1) 7:17 licenses (1) 7:18 lighting (1) 22:13 line (4) 10:5,6;11:9; 21:1 little (2) 20:16;25:4 live (2) 12:12;16:4 living (3) 25:21,22; 34:18 LLC (11) 4:6,9;19:8, 10;27:19;39:6,12,15, 22,24;40:1 located (2) 8:3,10 Long (9) 4:6;13:9,11, 13;14:4;19:7,9;34:2,5 look (4) 4:17;21:5; 28:15;36:20 looking (2) 10:16; 14:13 looks (1) 32:13 Lot (51) 5:3,8,9;8:15, 16;9:10,16,24;10:1,5, 6,13,15,16,19,21; 11:14,16,18,19;13:5, 24;14:1,4,6,6,8,12,14; 15:8;16:9,11,25; 19:18,20,22;21:21; 23:11,11;24:12,12,14, 25;30:11,14;31:23; 32:3,11;34:4,12 lots (8) 5:1;8:21; 13:14,21;16:1,14; 24:13,20	37:11,22,23;38:6,19, 20;39:2;40:16,17 Master's (1) 7:15 matter (4) 4:1;19:7; 33:14;36:14 matters (2) 4:1,3 may (2) 16:6;23:16 McCay (1) 4:16 McKOY (16) 4:7;19:9, 9,12;20:21,24;21:2,7, 9,15,19;22:4;24:5,18; 25:17;27:3 Mechanic (1) 39:6 mechanicals (3) 22:18,19;23:7 meet (3) 10:9,14,21 MEETING (2) 3:3,6 member (1) 27:19 Merricks (14) 3:13,14; 17:20,21;18:19,20; 26:18,19;33:4,5; 37:16,17;38:11,12 met (1) 10:23 meter (3) 28:4,25; 29:2 Michael (1) 17:9 Middle (1) 34:6 Miller (16) 4:3;5:4; 8:8,16,21;9:4,24; 10:24;11:2;12:10; 13:4,25;15:2,23; 17:17;18:10 minimal (1) 20:16 minimum (1) 11:14 minor (1) 15:6 Mold (4) 4:9;27:19; 39:21,24 moment (1) 13:17 Monday (1) 3:7 money (2) 14:13,23 Monsignor (1) 17:9 month (1) 34:16 MORALES (2) 13:13, 16 more (2) 9:25;26:8 Moss (3) 3:18;38:15, 16 motion (24) 15:24; 17:13,14,16;18:4,6, 11,12,14;19:3;26:5, 11,13;32:24;33:13; 37:3,11;38:5,6,22; 40:5,7,19,20 move (1) 8:24 moved (1) 40:24 much (7) 7:4;22:6; 28:7,16,17;29:3; 36:12 multi-family (1) 25:21 Municipal (1) 3:6	name (3) 12:21; 23:25;27:13 names (1) 5:23 nature (1) 8:23 necessarily (1) 16:21 necessary (1) 26:7 need (15) 7:22;10:3; 13:2;15:10,19;16:1,2; 17:5;18:5;26:4; 28:17;32:11,20,21; 40:19 needed (3) 25:4,6; 26:10 needs (5) 5:6,10; 15:21;31:10;32:2 Negative (1) 15:22 Neighborhood (6) 6:9, 10,16;9:8;15:13; 25:19 New (7) 3:5;4:1,5;1,9; 6:4;24:3;27:16 next (4) 19:7;27:18; 33:14,15 nice (6) 27:4;28:15; 31:19,23;35:4,17 nicely (1) 34:19 night (1) 27:4 nine (2) 35:1,2 Nobody (2) 12:2;32:7 nonconforming (3) 10:13,17;11:13 none (10) 15:2,3; 19:2;25:13,13;27:1; 33:12;37:24;38:21; 40:18 nonprofit (2) 14:22; 16:4 normally (1) 21:11 notice (1) 3:6 nuisance (1) 25:24 number (1) 4:18 Nunez (1) 3:15	ones (1) 30:25 only (4) 11:8;16:24; 30:22;32:14 Open (5) 12:4,8;25:9; 32:8;36:22 opposed (7) 18:4; 19:3;27:2;33:13; 37:25;38:22;40:19 order (3) 15:5;32:9; 35:25 ordinance (1) 11:23 out (7) 8:20;16:22; 21:1;30:4,21;34:10; 36:16 outside (1) 29:2 over (1) 28:18 oversaw (1) 22:6 own (9) 13:5;22:20, 21;23:5;28:3;29:13; 30:10,16,19 owned (3) 13:9,11,13	Photograph (5) 8:14; 19:19;21:17;22:1,3 photographs (4) 21:12;22:9;28:10; 36:21 picture (1) 21:4 pictures (1) 22:8 Pine (1) 39:8 Plan (8) 6:11;9:19,21, 23;34:9;36:3;37:1; 39:8 planning (4) 7:14,18, 22;15:7 plans (1) 8:3 Plant (1) 8:6 Please (11) 3:8;4:2; 5:17,23;8:1;12:15,21; 13:17;23:25;27:7,13 plot (4) 8:3;9:19,21,23 plumbing (1) 36:13 plus (1) 37:6 pm* (1) 40:25 point (3) 8:20;16:7; 31:18 portion (2) 15:3;25:14 position (1) 6:23 Positive (1) 15:21 possible (1) 29:14 posted (1) 3:6 powering (2) 28:4,25 PP (1) 5:19 practicing (1) 7:16 preparation (1) 16:6 present (2) 22:4; 23:15 presentation (1) 24:18 pretty (4) 28:7,17; 29:3;36:12 prices (1) 6:12 Princess (3) 19:8,21; 25:13 probably (1) 13:19 professional (2) 7:13, 14 project (3) 22:5,6; 24:22 projects (1) 11:20 properties (3) 8:2; 34:7;36:8 property (18) 11:9; 13:1;20:11;28:22; 29:13,16;30:10,16,19, 25;32:11;33:20;34:3, 4;35:8,14,15;36:14 proposal (7) 5:5; 19:13,16,25;20:6,8,12 proposed (3) 20:14; 23:12;25:22 proposing (5) 8:22; 9:9,25;11:7;36:7 proud (1) 17:9 provide (6) 6:12,15; 15:9,11;25:21;34:15
M			P	
maintaining (1) 14:15 making (2) 28:8,15 man (1) 35:7 management (2) 11:21;39:9 manager (1) 22:5 mark (1) 21:17 marked (6) 8:14;9:4, 14,22;22:1,3 Marlton (1) 6:4 Martin (14) 5:13,19; 6:1,1,8,19,21,24;7:6; 13:18,19,25;14:3; 19:5 Mason (29) 3:21,22; 17:14;18:1,2,12,15, 25;19:1;21:6,8;26:24, 25;28:22;29:7;32:18, 25;33:10,11;35:18;			packets (1) 21:18 page (1) 34:13 paper (1) 35:11 park (2) 30:11,20 parked (2) 14:4;30:3 Parker (1) 4:16 parking (31) 10:2,8,8; 15:8,9,9;16:15,16; 20:1,7;29:14;30:1,11, 12,12,14,19,21,25; 31:4,5,19,20,21,23; 32:15,17;35:9,10,13, 14 part (4) 22:6;29:13; 36:5;37:7 particular (1) 23:4 party (1) 29:22 pass (2) 18:14;37:11 passed (1) 34:7 passes (4) 18:4;19:3; 33:13;38:22 pastor (1) 17:11 PE (1) 5:19 pedestrians (1) 20:17 Penn (1) 40:1 Pennsauken (1) 27:16 people (8) 16:1,14; 17:5,5,6,7;24:20; 31:19 percent (2) 23:11,12 perimeter (2) 20:10; 23:9 permits (2) 23:11; 28:16 permitted (4) 5:7; 20:14;26:2;31:13 person (1) 33:22 phones (2) 3:8,25 photo (2) 8:5;9:13	
	N	O		
		occupants (1) 20:2 occupy (1) 22:18 off (6) 10:5,6;11:9; 14:13,23;33:23 office (2) 3:7;39:9 offset (1) 9:25 off-street (4) 10:2; 30:12;31:20,21 often (1) 30:7 old (2) 29:16,20 on-coming (1) 20:17 one (24) 4:19;5:3,8; 7:6;8:19;11:3,19; 13:17,22;15:23; 16:25;23:5;27:22,23; 28:1,4,25;29:23; 31:16;33:21,24; 34:12,16;36:1		

provided (1) 28:9 public (8) 12:4,8;15:3; 25:9,14;32:8;36:22, 23 pump (1) 22:11 purchased (1) 33:23 purchasing (1) 34:11 purpose (1) 20:1 purposes (2) 18:9; 27:18 put (5) 5:5;17:7; 28:15;29:1;30:1 putting (1) 14:14	36:2 require (1) 20:3 required (10) 5:8,11, 12;10:9,18,20;11:10, 12;35:23,25 requirement (2) 10:17;11:16 requirements (2) 10:14,21 reserve (1) 24:23 residential (1) 9:7 residents (1) 35:16 Resolution (1) 4:18 Resolutions (5) 4:13; 38:25;39:3,4;40:6 respect (1) 16:8 right (14) 4:10,11; 5:16;9:17;12:15; 16:11;17:4;21:1; 23:19;24:23;27:7; 30:22;31:1;33:16 Ritchie (16) 5:14,19; 6:3,3,21;7:9,11;8:4, 15;9:1,6,16,19,23; 11:1;12:2 Rivera (22) 3:16,17; 7:4,8;17:8,22,23; 18:21,22;26:20,21; 33:6,7;35:12;37:18, 19;38:13,14;39:2; 40:12,13,20 Rocky (1) 39:20 Rod (3) 5:14;6:3;8:1 RODMAN (1) 5:19 Roll (2) 3:8;26:14 Roll-call (7) 17:18; 18:16;26:15;33:1; 37:14;38:8;40:9 Ron (1) 22:5 RONALD (2) 23:21; 24:2 roof (1) 28:18 room (1) 22:19 root-top (1) 35:16 Route (1) 24:2 rules (1) 32:12 running (2) 8:8,8	14;32:25;35:1;37:12; 38:7;39:9;40:8,21 second-floor (2) 22:21,25 secure (1) 20:11 securing (1) 28:17 seeing (3) 15:3; 20:16;25:13 seeking (5) 10:4,7,10; 15:6;36:24 see-thru (3) 20:9,12, 15 sell (2) 14:23;30:24 sells (2) 31:17,22 send (1) 13:23 sense (1) 9:6 sent (1) 13:23 separate (11) 15:19; 20:4,18;22:19;24:20; 28:5;29:5;30:12; 34:21;35:24;37:1 separately (2) 24:13, 15 Service (4) 4:9;27:19; 39:22,24 setback (9) 5:2,6,6,10; 10:3,4;11:10,11; 15:14 setbacks (1) 15:16 several (1) 3:25 shares (1) 29:22 SHEEHAN (30) 4:5, 15,16,22,23;6:5,17, 20;7:9,21;8:1,11;9:2, 12,18,20;10:25;11:3; 12:1,4,7;13:6,8,11,15, 18;14:21;15:5;19:4; 21:4 show (2) 8:1;29:2 shown (1) 36:21 shows (1) 19:19 shy (1) 11:15 side (12) 5:10;8:17; 10:9;11:11;19:23; 20:7,11;21:22;23:13; 29:23;34:13;35:10 sides (2) 35:14;36:11 sidewalk (3) 20:20,21, 23 sight (1) 21:1 significant (1) 15:13 silence (2) 3:8,25 similar (4) 4:25;8:23; 9:8;11:6 simultaneously (1) 20:5 single (3) 24:12,14,25 single-families (1) 6:18 single-family (1) 9:25 site (8) 11:2,24;15:9, 9,11;36:3,25;39:8 Six (2) 10:4,7	size (1) 10:13 sole (1) 27:19 somebody (1) 14:15 someone (1) 37:6 Sometimes (1) 24:19 sore (1) 25:25 sorry (3) 13:3;29:12; 36:25 sort (1) 8:20 sounds (1) 32:21 South (4) 6:1,9,16;8:5 space (6) 10:8;20:7; 23:14;25:22;29:25; 30:8 spaces (1) 30:7 speak (1) 13:18 SPEAKER (1) 12:12 SPECIAL (1) 3:3 Spencer (25) 3:19,20; 8:25;17:15,24,25; 18:13,23,24;26:12,22, 23;33:8,9;37:12,20, 21;38:7,17,18;39:2; 40:8,14,15,21 square (5) 10:19,20; 11:15;35:5,8 stairway (1) 22:24 stairwells (1) 22:16 standard (1) 10:10 start (7) 6:5;9:16; 15:22;27:5,22;28:1; 37:2 state (4) 5:23;12:21; 23:25;27:13 steps (3) 22:14;28:6, 14 STILL (41) 3:1,11,12; 7:25;15:25;16:13,19; 17:2,18,19;18:8,17, 18;25:2,8,10;26:6,16, 17;28:13,23;29:4; 30:15;31:15;32:2,6, 10,24;33:2,3;35:5; 37:4,14,15;38:2,9,10; 39:1;40:7,10,11 storm (1) 11:24 stormwater (3) 11:21, 23;16:5 story (1) 22:23 Street (17) 8:7;15:2; 18:5;29:13;30:9,10, 13,17;31:19;32:16; 39:6,9,16,18,20,22; 40:1 structure (5) 11:5; 19:15,19;20:2;21:21 structures (2) 9:11; 25:20 stuff (2) 28:19;35:17 submit (2) 7:21;21:13 sudden (1) 14:8 sump (1) 22:11 Sunshine (2) 3:4,5	super (1) 34:5 supplement (1) 21:20 Sure (5) 7:11;8:4;9:1; 13:2;29:19 surrounding (1) 9:7 sworn (2) 5:15;33:18 sworn/affirmed (4) 5:20;12:18;23:22; 27:10 system (1) 11:22
Q			T	
quad (2) 34:1;35:19 qualify (1) 7:10 quality (2) 32:12;37:8 Quincey (1) 39:5			talking (2) 17:11; 30:16 tall (1) 34:24 Tamika (1) 19:9 tax (1) 24:12 taxed (2) 24:13,15 Technology (1) 39:12 ten (4) 5:7,11;11:9; 35:2 tenant (1) 23:14 tenants (2) 30:9,20 testified (4) 5:21; 12:18;23:22;27:10 testimony (1) 16:10 Thach (1) 39:20 third (1) 35:1 thought (1) 21:20 thousand (1) 7:6 three (4) 4:9;13:20; 27:18;34:17 throughout (2) 23:9; 32:17 today (1) 10:15 together (1) 33:15 Tonight (7) 3:25;12:9; 14:25;15:20;25:11; 26:3;36:24 took (2) 28:14;29:1 torn (1) 14:10 total (2) 11:10;35:8 totally (1) 37:9 townhomes (1) 15:15 traffic (1) 20:17 trailer (3) 14:6,7; 16:10 Treatment (1) 8:6 triplex (2) 33:25;35:19 tripping (1) 22:15 trouble (1) 30:21 truck (1) 30:3 true (1) 24:7 trying (3) 6:7;8:2;17:7 two (18) 4:2,23;6:8, 11;8:10;11:7;15:18, 19;19:24;21:23;22:9; 24:20;28:4,25;29:2; 33:15;34:17;37:1 two-car (1) 10:1 two-story-townhome-type (1) 9:11	
R				
R-2 (2) 26:2;31:12 railings (1) 22:16 raise (4) 5:16;12:15; 23:19;27:7 Reading (1) 3:4 real (1) 6:24 really (7) 10:2;28:18; 29:25;31:25;34:19; 35:8,17 rebuilding (1) 32:23 recognized (1) 7:12 record (6) 5:24;12:22; 18:9;21:14;24:1; 27:14 Redevelopment (1) 6:10 reducing (1) 11:23 refer (1) 8:11 referenced (1) 21:13 regard (1) 20:6 regarding (3) 12:10; 15:1;25:12 regulations (1) 32:13 rehabbed (1) 34:4 rehabbing (1) 32:19 relatively (1) 15:6 relief (1) 10:11 remain (1) 19:23 remarks (1) 25:16 reminder (1) 3:24 remodel (1) 34:13 Remodeling (1) 40:1 rent (1) 36:15 renting (1) 34:10 representation (1) 26:9 request (2) 31:5,25 requested (2) 22:7; 31:21 requesting (2) 10:5;				
	S			
	Sacred (2) 13:5;16:25 safety (1) 22:15 sales (1) 6:12 same (7) 4:25;5:9; 9:9;11:4,5,5;18:6 sandwiched (1) 9:10 saw (1) 4:8 scheme (1) 17:4 School (1) 34:6 Science (2) 7:14,15 second (15) 5:8; 17:15,17;18:13; 19:17;22:23;26:12,			

type (2) 11:4,5	votes (1) 15:19	1128 (1) 40:3 1243 (1) 39:18 1260 (1) 39:6 1334 (1) 19:8 1344 (1) 25:12 1433 (3) 27:5,23;28:2 1446 (3) 33:14;37:2,13 1448 (1) 37:25 15.3 (2) 5:11;11:11 17 (1) 3:7 1715 (1) 39:24 18 (2) 10:5,6 1840 (1) 6:1 1920's (1) 29:19	5 (2) 6:3;21:9 53 (3) 5:3;9:16,24 54 (2) 21:7,8 54-inch (2) 20:13,14
U	W		6
undersized (1) 15:8 UNIDENTIFIED (1) 12:12 unit (3) 19:16,17;35:21 units (5) 19:24;23:4,11;25:22;34:17 University (1) 7:16 Unless (1) 12:5 up (7) 5:15;12:14;14:14,15;22:24;28:12;30:6 uplift (1) 17:3 upstairs (1) 28:7 up-to-date (1) 7:19 usage (1) 19:24 use (15) 5:24;16:15;23:14;24:22;25:17;26:2;31:13,20;36:25;39:7,11,14,19,23;40:2 used (3) 20:15;25:20;34:7 useful (1) 21:20 usually (1) 21:10 utilities (3) 22:18;34:22,23 utilized (1) 20:7	waiver (2) 31:6;36:3 waivers (1) 37:1 walk (1) 34:7 wall (2) 29:22,24 Walnut (1) 39:16 Waste (1) 8:6 Water (1) 8:6 Waterfront (3) 6:9,15;8:5 Wave (1) 6:11 web (1) 34:13 Webster (10) 4:4;5:9;8:7,16;9:10,14;11:4;12:11;15:2;18:5 Welcome (3) 3:2;4:22;19:11 west (2) 8:8,9 western (1) 10:6 what's (3) 10:19;23:12;29:11 whereas (1) 21:10 Whereupon (6) 8:13;9:3,13,21;21:25;22:2 whole (1) 23:9 WILLIAMS (14) 12:17,23,23;13:1,4,7,9,22;14:2,5,19;16:12,17,24 Wilson (10) 22:5;23:15,18,21;24:2,4,6,9,14 window (1) 35:25 windows (3) 34:20;35:23;36:21 within (1) 25:25 without (1) 28:16 work (13) 16:8,20;28:23;31:10;32:3,11,11,12;34:4;37:5,5,8,8	2	6:20 (1) 40:25 60 (1) 23:11 63 (1) 23:12 640-642 (1) 39:8 646 (1) 39:22 6-foot (1) 5:6
V	Y	3	7
vacant (6) 5:1,4,9;25:24;34:5,6 valid (1) 7:19 variance (20) 10:7;31:5,21,25;39:5,7,7,11,11,14,14,17,19,19,21,23,23,25;40:2,2 variances (12) 5:2,6;10:3;15:6,10,14,16,20;26:3;31:14;36:25,25 Vehicle (1) 40:4 vehicles (1) 11:8 VICE-CHAIRMAN (40) 3:1,11,12;7:25;15:25;16:13,19;17:2,18,19;18:8,17,18;25:2,8,10;26:6,16,17;28:23;29:4;30:15;31:15;32:2,6,10,24;33:2,3;35:5;37:4,14,15;38:2,9,10;39:1;40:7,10,11 view (3) 8:21;9:3,9 Vision (1) 39:15 visual (1) 26:9 vote (9) 17:18;18:17;26:14,16;33:2;37:14;38:9;39:3;40:10	yard (10) 5:10;10:9;11:11;16:9;19:23;20:7,11;21:22;23:13;29:11 years (4) 7:17,17;13:20;14:10	2,990 (1) 11:16 20 (1) 5:8 2023 (1) 13:20 2026 (3) 3:3,7;40:6 20-some (1) 14:10 2121 (1) 24:2 24 (2) 3:3;5:7 25 (4) 5:7,11;10:9;11:11 2500 (1) 39:12 25-year (2) 11:22,24 2760 (1) 39:20 2-bedroom (1) 19:17	715 (1) 39:15
	Z	4	8
	1	5	8,000 (1) 10:19
			9
			939 (1) 40:1 95.7 (1) 11:17 95-feet (1) 10:18