

**In The Matter Of:**  
*CITY OF CAMDEN*  
*PLANNING BOARD*

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*TRANSCRIPT OF MEETING*  
*December 9, 2021*

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PLANNING BOARD  
CITY OF CAMDEN

- - - -

Thursday, December 9, 2021

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

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

JOSE DeJESUS, CHAIRMAN  
COUNCILWOMAN FELISHA REYES-MORTON  
DIRECTOR KEITH WALKER  
ERIN CREAN  
STEVEN LEE  
IAN LEONARD

- - - -

ANGELA MILLER, PLANNING BOARD SECRETARY  
JAMES BURNS, ESQUIRE., ATTORNEY FOR THE BOARD  
DR. EDWARD C. WILLIAMS, P.P., A.S.I.P,  
C.S.I., DIRECTOR OF PLANNING & SECRETARY,  
HISTORIC PRESERVATION COMMISSION

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I N D E X

CASES HEARD:	PAGE
1) APPROVAL OF MEETING MINUTES NOVEMBER 15, 2021	4
2) ALEX AYBAR 3701 Westfield Avenue (Continued to January 13, 2022	6
3) APPROVAL OF MEETING 2022 MEETING DATES	7
4) PLANNING DIRECTOR'S REPORT	10
5) ADOPTION OF RESOLUTIONS	13

1                   CHAIRMAN DeJESUS: Good evening. We'll  
2 call this meeting to order. By the direction of the  
3 Planning Board Chairman Jose DeJesus, Jr., the City  
4 of Camden, there will be a regularly scheduled  
5 meeting being held on Thursday, December 9, 2021 at  
6 6:00 p.m. Since the City of Camden remains under a  
7 declaration of a Health Emergency related to the  
8 COVID-19 virus, City Hall is closed. Therefore, this  
9 regular scheduled meeting will be conducted as a  
10 virtual meeting via remote conferencing platform,  
11 ZOOM. Instructions on accessing this virtual regular  
12 scheduled meeting can be found on the City of  
13 Camden's website. Reading of the Opening Statement,  
14 Angela.

15                   MS. MILLER: Good evening. Adequate  
16 notice of this meeting has been provided in  
17 accordance with the Open Public Meeting Act. The  
18 Camden City Planning Board adopted a Resolution  
19 approving the schedule of regular meetings to be held  
20 during the year of 2021 by, one, posting a copy  
21 thereof on the bulletin boards reserved for such  
22 purpose in the Office of City Clerk, City Hall, first  
23 floor, Camden, New Jersey; two, transmitting a copy  
24 thereof to the Courier Post and to the Philadelphia  
25 Inquirer. These newspapers have been designated by

1 this Board to receive same, and filing a copy thereof  
2 with the City Clerk, City of Camden, New Jersey. The  
3 subject meeting was publicized on December 6, 2021.

4 CHAIRMAN DeJESUS: Roll call.

5 MS. MILLER: Mayor Carstarphen. Jose  
6 DeJesus.

7 CHAIRMAN DeJESUS: Present.

8 MS. MILLER: Councilwoman Reyes-Morton.

9 COUNCILWOMAN REYES-MORTON: Here.

10 MS. MILLER: Director Walker.

11 DIRECTOR WALKER: Present.

12 MS. MILLER: Erin Crean.

13 MS. CREAN: Present.

14 MS. MILLER: Steven Lee.

15 MR. LEE: Here.

16 MS. MILLER: Ian Leonard.

17 MR. LEONARD: Here.

18 CHAIRMAN DeJESUS: Thank you.

19 Approval of Planning Board Public Meeting  
20 held November 15th, 2021. I need a motion to approve  
21 the minutes.

22 MS. CREAN: So moved.

23 COUNCILWOMAN REYES-MORTON: Second.

24 CHAIRMAN DeJESUS: Roll call.

25 MS. MILLER: Jose DeJesus.

1 CHAIRMAN DEJESUS: Yes.

2 MS. MILLER: Councilwoman Reyes-Morton.

3 COUNCILWOMAN REYES-MORTON: Yes.

4 MS. MILLER: Director Walker.

5 DIRECTOR WALKER: Yes.

6 MS. MILLER: Erin Crean.

7 MS. CREAN: Yes.

8 MS. MILLER: Steven Lee.

9 MR. LEE: Yes.

10 MS. MILLER: Ian Leonard.

11 MR. LEONARD: Yes

12 MS. MILLER: Motion carried to approve.

13 Thank you.

14 CHAIRMAN DeJESUS: Swearing in of all  
15 professionals and Planning Board staff.

16 MR. BURNS: For our professionals and  
17 staff, please raise your right hand, please.

18 - - -

19 DR. EDWARD C. WILLIAMS, P.P., A.I.C.P.,  
20 C.S.I., having been duly sworn/affirmed, testified as  
21 follows:

22 - - -

23 CHAIRMAN DeJESUS: Planning Board  
24 Director's Report. Ed, you're on.

25 MS. MILLER: His mike went out.

1                   CHAIRMAN DeJESUS: We'll move right  
2 along. There's no Old Business so we have New  
3 Business, Alex Aybar.

4                   MS. MILLER: He's not being heard  
5 tonight. He'll be continued until next month.

6                   CHAIRMAN DeJESUS: Do we have to make a  
7 motion, Mr. Burns?

8                   MR. BURNS: I believe there's outstanding  
9 escrows due and owing so we can continue on a motion  
10 without prejudice until the fees are paid.

11                   CHAIRMAN DeJESUS: I need a motion to  
12 accept that position?

13                   MR. LEE: So moved.

14                   MS. CREAN: Second.

15                   CHAIRMAN DeJESUS: Roll call.

16                   MS. MILLER: Jose DeJesus.

17                   CHAIRMAN DeJESUS: Yes.

18                   MS. MILLER: Councilwoman Reyes-Morton.

19                   COUNCILWOMAN REYES-MORTON: Yes.

20                   MS. MILLER: Director Walker.

21                   DIRECTOR WALKER: Yes.

22                   MS. MILLER: Erin Crean.

23                   MS. CREAN: Yes.

24                   MS. MILLER: Steven Lee.

25                   MR. LEE: Yes.

1 MS. MILLER: Ian Leonard.

2 MR. LEONARD: Yes.

3 MS. MILLER: Thank you. Motion carried  
4 to continue without prejudice.

5 CHAIRMAN DeJESUS: Has everybody seen the  
6 calendar for 2022? Is there a yes?

7 COUNCILWOMAN REYES-MORTON: I'm sorry.  
8 Can you repeat that again, Chair?

9 CHAIRMAN DeJESUS: I'm sorry. I need to  
10 know if everyone has received the calendar for 2022,  
11 the Planning Board calendar?

12 MS. MILLER: The 2022 Planning Board  
13 Meeting Dates.

14 MS. CREAN: Yes.

15 COUNCILWOMAN REYES-MORTON: No, I  
16 haven't. Did you guys mail the packet?

17 MS. MILLER: Yes, ma'am, they were  
18 mailed.

19 CHAIRMAN DeJESUS: Ian, did you get  
20 yours?

21 MR. LEONARD: Probably if it's in the  
22 mail, yes. It's probably at home. I just got so  
23 much going on. I'd haven't looked but I'll look.  
24 Angela, is there a way you could email just the  
25 dates, please, tomorrow?



1 MS. MILLER: Sure, not a problem.

2 MR. LEONARD: Thank you.

3 COUNCILWOMAN REYES-MORTON: Same here,  
4 Angela.

5 MS. MILLER: Okay.

6 MR. BURNS: I can quickly read them if  
7 you want.

8 CHAIRMAN DeJESUS: Would you please.  
9 That way we can make a motion to approve them.

10 MR. BURNS: Yes. So the Planning Board  
11 meeting dates for 2022, the first meeting date will  
12 be January 13th, 2022. Due date for submissions  
13 would be December 24, 2021. Property Newspaper  
14 Notice will January 3, 2022.

15 For February, it will be February 10,  
16 2022. Due Date of Submission is January 21, 2022 and  
17 January 31st, 2022 will be the Property Newspaper  
18 Notice Date.

19 For March, March 10th, 2022. Date of  
20 Submission, February 18, 2022. Property Notice  
21 Newspaper Date, February 28, 2022.

22 For April it'll be April 14th, 2022.  
23 Date of Submission, March 25, 2022. And Newspaper  
24 Notice is April 4, 2022.

25 For May, May 12, 2022. Date of

1 Submission, April 22nd, 2022. Property and Newspaper  
2 Notice, May 2nd, 2022.

3 For June, it's June 9th, 2022. Date of  
4 Submission is May 20, 2022. Paper and Public Notice,  
5 May 30th, 2022.

6 For July it's July 14, 2022. Date of  
7 Submission, June 24th. Property and Newspaper Notice  
8 July 4th, 2022.

9 For August it's August 11, 2022. Date of  
10 Submission, July 22nd, 2022. Property and newspaper  
11 Notice, August 1, 2022.

12 For September, it's September 8, 2022.  
13 Date of Submission, August 19, 2022. Property and  
14 Newspaper Date Notice, August 29th, 2022.

15 For October, it's October 13, 2022. Date  
16 of Submission, September 23rd, 2022. Property and  
17 Newspaper Notice date, October 3rd, 2022.

18 For November, it's November 10, 2022.  
19 Date of Submission, October 21st, 2022. Property and  
20 Newspaper Date, October 31st, 2022.

21 And lastly for December, December 8,  
22 2022. Date of submission, November 18, 2022. And  
23 Property and Newspaper Notice date, November 28,  
24 2022.

25 CHAIRMAN DeJESUS: I need to motion to

1 approve those calendar dates, please.

2 MR. LEONARD: So moved.

3 MS. CREAN: Second.

4 CHAIRMAN DeJESUS: Roll call.

5 MS. MILLER: Jose DeJesus.

6 CHAIRMAN DeJESUS: Yes.

7 MS. MILLER: Councilwoman Reyes-Morton.

8 COUNCILWOMAN REYES-MORTON: Yes.

9 MS. MILLER: Director Walker.

10 DIRECTOR WALKER: Yes.

11 MS. MILLER: Erin Crean.

12 MS. CREAN: Yes.

13 MS. MILLER: Steven Lee.

14 MR. LEE: Yes.

15 MS. MILLER: Ian Leonard.

16 MR. LEONARD: Yes.

17 CHAIRMAN DeJESUS: Motion carried to  
18 approve dates. Thank you.

19 MR. BURNS: Doctor Williams is back.

20 CHAIRMAN DeJESUS: Doctor, do you have  
21 your report?

22 DR. WILLIAMS: Somehow my microphone went  
23 out. I'm using the telephone.

24 Just two quick things. One is, on the  
25 agenda the Camden Parks & Open Place Plan for 2020

1 will be heard at the Planning Board Meeting in  
2 January. We're working with Cooper's Ferry a/k/a  
3 Camden Community Partnership, to get out the notices  
4 that's required by the Municipal Land Use Law. And  
5 the documents will be mailed out well in advance of  
6 the January meeting for your review. This was  
7 delayed because of COVID. They followed-up on the  
8 document and we made a commitment to them to add them  
9 on the agenda for the January Planning Board meeting.

10 The second thing is in reference to the  
11 packets and materials going out to Board members, our  
12 staff makes it their business to send the  
13 information out well in advance. But keep in mind,  
14 we have a central mail room system where all the  
15 documents go to the mail room. And then from there,  
16 they go out.

17 So if someone is out in the mail office,  
18 they're sick or on vacation or other issues, that  
19 mail will have to sit there until the appropriate  
20 personnel comes in. So we apologize for any lateness  
21 in getting the information. But just keep in mind  
22 and be assured that the information that we send to  
23 you, is sent out well in advance. So that's the  
24 second thing.

25 The third piece would be, there was some

1 inquiries from Councilwoman Morton regarding the Land  
2 Use review from the Ordinance. At the last month's  
3 meeting, we requested from the Board members for us  
4 to look at certain portions of the Zoning Ordinance  
5 relative to parking fees and other types of issues in  
6 the Ordinance. The goal is to bring clarity to the  
7 language in the Code; to make sure that the language  
8 in the Code withstands legal muster.

9 So the tax issue is another one. And  
10 it's also some general language that will allow us to  
11 look at other issues in the Code to reflect changing  
12 times. So that's to respond to the Councilwoman's  
13 issue or inquiries regarding those points. Just know  
14 that we plan to have some drafts at the January  
15 meeting. If not, we'll still report out on what the  
16 status is in terms of our review. That concludes my  
17 report, Mr. Chair.

18 CHAIRMAN DeJESUS: I have a question for  
19 you, though. Is all the Board members on board or  
20 up-to-date with their, how we say, status, making  
21 sure that there's no one expiring or to become  
22 expired?

23 DR. WILLIAMS: Angela, can you speak on  
24 that?

25 MS. MILLER: Yes. We're fine.

1                   CHAIRMAN DeJESUS:   Okay.   Thank you.

2   Mr. Burns, do you want to do the Resolutions?

3                   MR. BURNS:   Yes.   We have Resolutions.

4   For approval tonight will be the Camden Community

5   Partnership.   That was the one concept -- I'm

6   sorry -- the courtesy minor subdivision that we

7   heard.   We really didn't make many recommendations.

8   It was a pretty thorough presentation.

9                   The next would be My East Camden

10   Neighborhood.   I did a Resolution to amend the Master

11   Plan to include that plan with the Master Plan.

12   Very well presented.   Good group of people.

13                   And then we have the approval of the

14   Resolution requesting what Dr. Williams was just

15   talking about, the two ordinances from the City of

16   Camden for that review.   And I know he'll do a

17   thorough review on those.   We'll look at that after

18   he completes his review and makes any comments or

19   changes.

20                   Then the last application that was heard

21   was Plankton Energy.   But we can do a blanket motion

22   to approve all the Resolutions and we'll be good to go.

23                   COUNCILWOMAN REYES-MORTON:   I have a

24   question.   Is all of that on today's agenda because I

25   don't see that on the agenda?

1 MR. BURNS: Which? The Resolutions?

2 COUNCILWOMAN REYES-MORTON: Yeah.

3 MS. MILLER: It's under the "Adoption of the  
4 Following Resolutions" on the first page and second  
5 page.

6 MS. CREAN: Number 8.

7 CHAIRMAN DEJESUS: It's in the back.

8 COUNCILWOMAN REYES-MORTON: Okay. Okay.  
9 All right. I don't have any back-up information  
10 because I don't know where the packet went but okay.

11 So I see in the chats that Director Ed  
12 Williams is saying that the Parks and Open Space Plan  
13 will be heard at the January Planning Board meeting.  
14 So does that still stand? I'm just a little confused  
15 with what's going on here right now.

16 MR. BURNS: I think that's what  
17 Dr. Williams indicated. We'll probably address that,  
18 Councilwoman, at the January meeting. They will  
19 present in January, provided they get everything done  
20 they need to get done. I think we'll be hearing that  
21 at the January meeting which is, what, January 8th, I  
22 think?

23 MS. MILLER: It wasn't on for the agenda  
24 for tonight. It was just to give you a little input;  
25 letting you know that it's coming and it will be

1 heard in January.

2 MR. BURNS: January 13th. My mistake.  
3 January 13, 2022. Sorry.

4 MS. MILLER: Right. So that was under  
5 the Planing Director's Report. He's just giving you  
6 some input.

7 CHAIRMAN DeJESUS: Felisha, do you have  
8 anything else to say?

9 COUNCILWOMAN REYES-MORTON: No. I'm  
10 good. Okay. I see it now. And then for the East  
11 Camden one we had last month, was there any question  
12 submitted by the Board for that plan last month? I'm  
13 trying to recall last month's meeting.

14 CHAIRMAN DeJESUS: I wish I could help  
15 you but I wasn't there.

16 COUNCILWOMAN REYES-MORTON: I know.  
17 I know. I remember that.

18 MR. BURNS: I don't think there was any  
19 questions submitted.

20 CHAIRMAN DEJESUS: Ed, are you saying  
21 something?

22 DR. WILLIAMS: Yes. There were no  
23 questions from the Board regarding the document.

24 MS. MILLER: Right.

25 COUNCILWOMAN REYES-MORTON: Okay. Cool



1 Thank you.

2 CHAIRMAN DeJESUS: I need a motion to  
3 approve the Resolutions, please.

4 MS. CREAN: So moved.

5 COUNCILWOMAN REYES-MORTON: Second.

6 CHAIRMAN DeJESUS: Roll call.

7 MS. MILLER: Jose DeJesus.

8 CHAIRMAN DeJESUS: Yes.

9 MS. MILLER: Councilwoman Reyes-Morton.

10 COUNCILWOMAN REYES-MORTON: Yes.

11 MS. MILLER: Director Walker.

12 DIRECTOR WALKER: Yes.

13 MS. MILLER: Erin Crean.

14 MS. CREAN: Yes.

15 MS. MILLER: Steven Lee.

16 MR. LEE: Yes.

17 MS. MILLER: Ian Leonard.

18 MR. LEONARD: Yes.

19 MS. MILLER: Motion carried to approve  
20 the Resolutions. Thank you.

21 CHAIRMAN DEJESUS: Last but not least, I  
22 want to wish all of you a good holiday, happy New  
23 Year, Merry Christmas and be safe for the new year.  
24 And thank you Erin for being --

25 MS. MILLER: Erin has something to say.

1           CHAIRMAN DEJESUS: I know but let me  
2 finish. I want to say thank you for being  
3 chairperson for me last month. I appreciate that.

4           MS. CREAN: You're quite welcome.

5           CHAIRMAN DEJESUS: I hope that everything  
6 in the new year improves on our system here. Go  
7 ahead. I'm sorry.

8           MS. CREAN: I just had a question  
9 regarding -- so did anybody else log into the Cross  
10 County Connection's webinar regarding the new state  
11 legislation for electric vehicle charging?

12          CHAIRMAN DEJESUS: No.

13          MS. CREAN: So it's now -- electric  
14 vehicle charging stations are now -- the state  
15 legislation supersedes any municipal ordinance. They  
16 are now a required part of site plans for multi --  
17 mixed-use developments with five or more dwellings.  
18 And also a retail or commercial that provides 26 or  
19 more parking spaces.

20          CHAIRMAN DeJESUS: I will keep that in my  
21 memory bank and I'm going to guarantee that I will  
22 not forget that one.

23          MR. BURNS: I'm sure R&V is aware of it  
24 because it's big. I can tell you, and thanks Erin  
25 for pointing that out, it's important to know that

1 it's designed to promote Green Energy which is a good  
2 thing. But for developers, and I have some clients  
3 that are some large developers, it is extremely  
4 costly because you have to run all of the electronics  
5 and all of the -- everything associated with it and  
6 to put them in place. So if you have to do 90, it  
7 could over -- I have a client that has to spend over  
8 1.5 million dollars to put in 90 electric charging  
9 stations. So it's going to impact development, I  
10 think, quite a bit. So you just need to be aware of  
11 that.

12 MS. CREAN: But they can charge a fee for  
13 charging --

14 MR. BURNS: Yes, you can but --

15 MS. CREAN: -- to recoup that over the  
16 years.

17 CHAIRMAN DEJESUS: For a very long time.  
18 For 1.5 million dollars, that takes a little longer  
19 time.

20 MR. BURNS: There's tax credits you can  
21 apply for but everybody is going to be applying for  
22 them, so I don't know if everybody is going to  
23 qualify. We want the City to be the best and to  
24 develop and get a lot of these things --

25 CHAIRMAN DeJESUS: Talk to SBA and see if

1 SBA can help out the City with these persistent  
2 projects and get some of the SBA loans through that  
3 process.

4 COUNCILWOMAN REYES-MORTON: There's an  
5 organization too called New Jersey Energy. I met  
6 with them a couple of weeks ago when they came to  
7 Camden. And they were interested in helping with  
8 like technical assistance and they're on behalf of  
9 the State. So I could forward that information over  
10 to Director Ed Williams. I actually have notes since  
11 I met with that person already.

12 CHAIRMAN DEJESUS: Sounds like a good  
13 idea.

14 MR. BURNS: That would be great. That  
15 would be really helpful.

16 MR. BURNS: What sense did you get from  
17 it, Councilwoman? Were they --

18 COUNCILWOMAN REYES-MORTON: So what they  
19 did was, the New Jersey Energy, they hired a  
20 consultant and she was pretty much responsible for  
21 outreach. So South Jersey obviously is always in  
22 need of resources in the hardest to reach areas.

23 So she was just explaining all the  
24 programs that the government can apply for and the  
25 incentives that are going to be coming down. But,

1 you know, that plays up their conversation to the  
2 development like you guys were talking about which is  
3 where I have no idea about. So it just sounds  
4 perfect to connect the two.

5 MR. BURNS: If you could forward that  
6 info to Erin and myself because I know Erin might  
7 want it too for her --

8 CHAIRMAN DeJESUS: I would appreciate it  
9 as well because that way -- because as an accountant,  
10 those things will also be part of the role of  
11 developing new clients.

12 MS. CREAN: Yes

13 COUNCILWOMAN REYES-MORTON: Yes.

14 MS. CREAN: Cross County Connection has a  
15 lot of resources as well.

16 CHAIRMAN DeJESUS: With all that said,  
17 I'd like to have a motion to adjourn.

18 MS. CREAN: So moved.

19 COUNCILWOMAN REYES-MORTON: Second.

20 CHAIRMAN DeJESUS: Yes.

21 MS. MILLER: Councilwoman Reyes-Morton.

22 COUNCILWOMAN REYES-MORTON: Yes. Happy  
23 holidays to everybody.

24 MS. MILLER: Director Walker.

25 DIRECTOR WALKER: Yes.

1 MS. MILLER: Erin Crean.

2 MS. CREAN: Yes. Happy holidays  
3 everybody. I hope you have a safe and happy and  
4 healthy New Year. MS. MILLER: Steven Lee.

5 MR. LEE: Yes.

6 MS. MILLER: Ian Leonard.

7 CHAIRMAN DEJESUS: Happy holidays to  
8 everybody.

9 - - -

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

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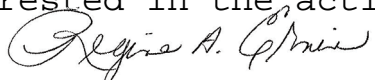
## 1 CERTIFICATION

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

	<b>back-up (1)</b> 14:9 <b>bank (1)</b> 17:21 <b>become (1)</b> 12:21 <b>behalf (1)</b> 19:8 <b>best (1)</b> 18:23 <b>big (1)</b> 17:24 <b>bit (1)</b> 18:10 <b>blanket (1)</b> 13:21 <b>Board (18)</b> 3:3,18;4:1,19;5:15,23;7:11,12;8:10;11:1,9,11;12:3,19,19;14:13;15:12,23 <b>boards (1)</b> 3:21 <b>bring (1)</b> 12:6 <b>bulletin (1)</b> 3:21 <b>BURNS (18)</b> 5:16;6:7,8;8:6,10;10:19;13:2,3;14:1,16;15:2,18;17:23;18:14,20;19:14,16;20:5 <b>Business (3)</b> 6:2,3;11:12	18,22,22;4:2,2;13:15;18:23;19:1 <b>clarity (1)</b> 12:6 <b>Clerk (2)</b> 3:22;4:2 <b>client (1)</b> 18:7 <b>clients (2)</b> 18:2;20:11 <b>closed (1)</b> 3:8 <b>Code (3)</b> 12:7,8,11 <b>coming (2)</b> 14:25;19:25 <b>comments (1)</b> 13:18 <b>commercial (1)</b> 17:18 <b>commitment (1)</b> 11:8 <b>Community (2)</b> 11:3;13:4 <b>completes (1)</b> 13:18 <b>concept (1)</b> 13:5 <b>concluded (1)</b> 21:10 <b>concludes (1)</b> 12:16 <b>conducted (1)</b> 3:9 <b>conferencing (1)</b> 3:10 <b>confused (1)</b> 14:14 <b>connect (1)</b> 20:4 <b>Connection (1)</b> 20:14 <b>Connection's (1)</b> 17:10 <b>consultant (1)</b> 19:20 <b>continue (2)</b> 6:9;7:4 <b>continued (1)</b> 6:5 <b>conversation (1)</b> 20:1 <b>Cool (1)</b> 15:25 <b>Cooper's (1)</b> 11:2 <b>copy (3)</b> 3:20,23;4:1 <b>costly (1)</b> 18:4 <b>Councilwoman (30)</b> 4:8,9,23;5:2,3;6:18,19;7:7,15;8:3;10:7,8;12:1;13:23;14:2,8,18;15:9,16,25;16:5,9,10;19:4,17,18;20:13,19,21,22 <b>Councilwoman's (1)</b> 12:12 <b>County (2)</b> 17:10;20:14 <b>couple (1)</b> 19:6 <b>Courier (1)</b> 3:24 <b>courtesy (1)</b> 13:6 <b>COVID (1)</b> 11:7 <b>COVID-19 (1)</b> 3:8 <b>Crean (26)</b> 4:12,13,22;5:6,7;6:14,22,23;7:14;10:3,11,12;14:6;16:4,13,14;17:4,8,13;18:12,15;20:12,14,18;21:1,2 <b>credits (1)</b> 18:20 <b>Cross (2)</b> 17:9;20:14 <b>CSI (1)</b> 5:20	18,19,21,23,25;9:3,6,9,13,14,15,17,19,20,22,23 <b>Dates (5)</b> 7:13,25;8:11;10:1,18 <b>December (5)</b> 3:5;4:3;8:13;9:21,21 <b>declaration (1)</b> 3:7 <b>DeJESUS (49)</b> 3:1,3;4:4,6,7,18,24,25;5:1,14,23;6:1,6,11,15,16,17;7:5,9,19;8:8;9:25;10:4,5,6,17,20;12:18;13:1;14:7;15:7,14,20;16:2,6,7,8,21;17:1,5,12,20;18:17,25;19:12;20:8,16,20;21:7 <b>delayed (1)</b> 11:7 <b>designated (1)</b> 3:25 <b>designed (1)</b> 18:1 <b>develop (1)</b> 18:24 <b>developers (2)</b> 18:2,3 <b>developing (1)</b> 20:11 <b>development (2)</b> 18:9;20:2 <b>developments (1)</b> 17:17 <b>direction (1)</b> 3:2 <b>Director (14)</b> 4:10,11;5:4,5;6:20,21;10:9;10:14;11:16;11,12;19:10;20:24,25 <b>Director's (2)</b> 5:24;15:5 <b>Doctor (2)</b> 10:19,20 <b>document (2)</b> 11:8;15:23 <b>documents (2)</b> 11:5,15 <b>dollars (2)</b> 18:8,18 <b>done (2)</b> 14:19,20 <b>down (1)</b> 19:25 <b>DR (6)</b> 5:19;10:22;12:23;13:14;14:17;15:22 <b>drafts (1)</b> 12:14 <b>due (3)</b> 6:9;8:12,16 <b>duly (1)</b> 5:20 <b>during (1)</b> 3:20 <b>dwelling (1)</b> 17:17	<b>Emergency (1)</b> 3:7 <b>Energy (4)</b> 13:21;18:1;19:5,19 <b>Erin (11)</b> 4:12;5:6;6:22;10:11;16:13,24,25;17:24;20:6,6;21:1 <b>escrows (1)</b> 6:9 <b>evening (2)</b> 3:1,15 <b>everybody (6)</b> 7:5;18:21,22;20:23;21:3,8 <b>everyone (1)</b> 7:10 <b>expired (1)</b> 12:22 <b>expiring (1)</b> 12:21 <b>explaining (1)</b> 19:23 <b>extremely (1)</b> 18:3
	<b>C</b>		<b>F</b>	
	<b>calendar (4)</b> 7:6,10,11;10:1 <b>call (6)</b> 3:2;4:4,24;6:15;10:4;16:6 <b>called (1)</b> 19:5 <b>Camden (12)</b> 3:4,6,18,23;4:2;10:25;11:3;13:4,9,16;15:11;19:7 <b>Camden's (1)</b> 3:13 <b>came (1)</b> 19:6 <b>can (13)</b> 3:12;6:9;7:8;8:6,9;12:23;13:21;17:24;18:12,14,20;19:1,24 <b>carried (4)</b> 5:12;7:3;10:17;16:19 <b>Carstarphen (1)</b> 4:5 <b>central (1)</b> 11:14 <b>certain (1)</b> 12:4 <b>Chair (2)</b> 7:8;12:17 <b>CHAIRMAN (44)</b> 3:1,3;4:4,7,18,24;5:1,14,23;6:1,6,11,15,17;7:5,9,19;8:8;9:25;10:4,6,17,20;12:18;13:1;14:7;15:7,14,20;16:2,6,8,21;17:1,5,12,20;18:17,25;19:12;20:8,16,20;21:7 <b>chairperson (1)</b> 17:3 <b>changes (1)</b> 13:19 <b>changing (1)</b> 12:11 <b>charge (1)</b> 18:12 <b>charging (4)</b> 17:11,14;18:8,13 <b>chats (1)</b> 14:11 <b>Christmas (1)</b> 16:23 <b>City (12)</b> 3:3,6,8,12,		<b>February (4)</b> 8:15,15,20,21 <b>fee (1)</b> 18:12 <b>fees (2)</b> 6:10;12:5 <b>Felisha (1)</b> 15:7 <b>Ferry (1)</b> 11:2 <b>filing (1)</b> 4:1 <b>fine (1)</b> 12:25 <b>finish (1)</b> 17:2 <b>first (3)</b> 3:22;8:11;14:4 <b>five (1)</b> 17:17 <b>floor (1)</b> 3:23 <b>followed-up (1)</b> 11:7 <b>Following (1)</b> 14:4 <b>follows (1)</b> 5:21 <b>forget (1)</b> 17:22 <b>forward (2)</b> 19:9;20:5 <b>found (1)</b> 3:12	
	<b>B</b>		<b>G</b>	
<b>back (2)</b> 10:19;14:7			<b>general (1)</b> 12:10 <b>giving (1)</b> 15:5 <b>goal (1)</b> 12:6 <b>Good (8)</b> 3:1,15;13:12,22;15:10;16:22;18:1;19:12 <b>government (1)</b> 19:24 <b>great (1)</b> 19:14 <b>Green (1)</b> 18:1 <b>group (1)</b> 13:12 <b>guarantee (1)</b> 17:21 <b>guys (2)</b> 7:16;20:2	
	<b>D</b>		<b>H</b>	
	<b>date (19)</b> 8:11,12,16,		<b>Hall (2)</b> 3:8,22 <b>hand (1)</b> 5:17 <b>happy (5)</b> 16:22;20:22;21:2,3,7 <b>hardest (1)</b> 19:22 <b>Health (1)</b> 3:7 <b>healthy (1)</b> 21:4	
		<b>E</b>		
		<b>East (2)</b> 13:9;15:10 <b>Ed (4)</b> 5:24;14:11;15:20;19:10 <b>EDWARD (1)</b> 5:19 <b>electric (3)</b> 17:11,13;18:8 <b>electronics (1)</b> 18:4 <b>else (2)</b> 15:8;17:9 <b>email (1)</b> 7:24		



<p>heard (6) 6:4;11:1; 13:7,20;14:13;15:1 hearing (1) 14:20 held (3) 3:5,19;4:20 help (2) 15:14;19:1 helpful (1) 19:15 helping (1) 19:7 hired (1) 19:19 holiday (1) 16:22 holidays (3) 20:23; 21:2,7 home (1) 7:22 hope (2) 17:5;21:3</p>	<p>last (7) 12:2;13:20; 15:11,12,13;16:21; 17:3 lastly (1) 9:21 lateness (1) 11:20 Law (1) 11:4 least (1) 16:21 Lee (13) 4:14,15;5:8, 9;6:13,24,25;10:13, 14;16:15,16;21:4,5 legal (1) 12:8 legislation (2) 17:11, 15 Leonard (14) 4:16,17; 5:10,11;7:1,2,21;8:2; 10:2,15,16;16:17,18; 21:6 letting (1) 14:25 little (3) 14:14,24; 18:18 loans (1) 19:2 log (1) 17:9 long (1) 18:17 longer (1) 18:18 look (4) 7:23;12:4,11; 13:17 looked (1) 7:23 lot (2) 18:24;20:15</p>	<p>17;8:1,5;10:5,7,9,11, 13,15;12:25;14:3,23; 15:4,24;16:7,9,11,13, 15,17,19,25;20:21,24; 21:1,4,6 million (1) 18:8 millon (1) 18:18 mind (2) 11:13,21 minor (1) 13:6 minutes (1) 4:21 mistake (1) 15:2 mixed-use (1) 17:17 month (4) 6:5;15:11, 12;17:3 month's (2) 12:2; 15:13 more (2) 17:17,19 Morton (1) 12:1 motion (13) 4:20; 5:12;6:7,9,11;7:3;8:9; 9:25;10:17;13:21; 16:2,19;20:17 move (1) 6:1 moved (5) 4:22;6:13; 10:2;16:4;20:18 much (2) 7:23;19:20 multi (1) 17:16 Municipal (2) 11:4; 17:15 muster (1) 12:8 myself (1) 20:6</p>	<p>one (7) 3:20;10:24; 12:9,21;13:5;15:11; 17:22 Open (3) 3:17;10:25; 14:12 Opening (1) 3:13 order (1) 3:2 Ordinance (4) 12:2,4, 6;17:15 ordinances (1) 13:15 organization (1) 19:5 out (12) 5:25;10:23; 11:3,5,11,13,16,17, 23;12:15;17:25;19:1 outreach (1) 19:21 outstanding (1) 6:8 over (4) 18:7,7,15; 19:9 owing (1) 6:9</p>	<p>prejudice (2) 6:10;7:4 Present (4) 4:7,11,13; 14:19 presentation (1) 13:8 presented (1) 13:12 pretty (2) 13:8;19:20 Probably (3) 7:21,22; 14:17 problem (1) 8:1 process (1) 19:3 professionals (2) 5:15, 16 programs (1) 19:24 projects (1) 19:2 promote (1) 18:1 Property (10) 8:13,17, 20:9;1,7,10,13,16,19, 23 provided (2) 3:16; 14:19 provides (1) 17:18 Public (3) 3:17;4:19; 9:4 publicized (1) 4:3 purpose (1) 3:22 put (2) 18:6,8</p>
<b>I</b>			<b>P</b>	
<p>lan (7) 4:16;5:10;7:1, 19;10:15;16:17;21:6 idea (2) 19:13;20:3 impact (1) 18:9 important (1) 17:25 improves (1) 17:6 incentives (1) 19:25 include (1) 13:11 indicated (1) 14:17 info (1) 20:6 information (5) 11:13, 21,22;14:9;19:9 input (2) 14:24;15:6 Inquirer (1) 3:25 inquiries (2) 12:1,13 Instructions (1) 3:11 interested (1) 19:7 into (1) 17:9 issue (2) 12:9,13 issues (3) 11:18;12:5, 11</p>	<b>M</b>			
	<p>ma'am (1) 7:17 mail (6) 7:16,22; 11:14,15,17,19 mailed (2) 7:18;11:5 makes (2) 11:12; 13:18 making (1) 12:20 many (1) 13:7 March (3) 8:19,19,23 Master (2) 13:10,11 materials (1) 11:11 May (5) 8:25,25;9:2,4, 5 Mayor (1) 4:5 meeting (21) 3:2,5,9, 10,12,16,17;4:3,19; 7:13;8:11,11;11:1,6, 9;12:3,15;14:13,18, 21;15:13 meetings (1) 3:19 members (3) 11:11; 12:3,19 memory (1) 17:21 Merry (1) 16:23 met (2) 19:5,11 microphone (1) 10:22 might (1) 20:6 mike (1) 5:25 MILLER (51) 3:15;4:5, 8,10,12,14,16,25;5:2, 4,6,8,10,12,25;6:4,16, 18,20,22,24;7:1,3,12,</p>	<b>N</b>	<p>packet (2) 7:16;14:10 packets (1) 11:11 page (2) 14:4,5 paid (1) 6:10 Paper (1) 9:4 parking (2) 12:5; 17:19 Parks (2) 10:25;14:12 part (2) 17:16;20:10 Partnership (2) 11:3; 13:5 people (1) 13:12 perfect (1) 20:4 persistent (1) 19:1 person (1) 19:11 personnel (1) 11:20 Philadelphia (1) 3:24 piece (1) 11:25 Place (2) 10:25;18:6 Plan (7) 10:25;12:14; 13:11,11,11;14:12; 15:12 Planing (1) 15:5 Plankton (1) 13:21 Planning (11) 3:3,18; 4:19;5:15,23;7:11,12; 8:10;11:1,9;14:13 plans (1) 17:16 platform (1) 3:10 play (1) 20:1 please (6) 5:17,17; 7:25;8:8;10:1;16:3 pm (1) 3:6 pm** (1) 21:10 pointing (1) 17:25 points (1) 12:13 portions (1) 12:4 position (1) 6:12 Post (1) 3:24 posting (1) 3:20 PP (1) 5:19</p>	
			<b>Q</b>	
				<p>qualify (1) 18:23 quick (1) 10:24 quickly (1) 8:6 quite (2) 17:4;18:10</p>
<b>J</b>				<b>R</b>
<p>January (16) 8:12,14, 16,17;11:2,6,9;12:14; 14:13,18,19,21,21; 15:1,2,3 Jersey (5) 3:23;4:2; 19:5,19,21 Jose (6) 3:3;4:5,25; 6:16;10:5;16:7 Jr (1) 3:3 July (4) 9:6,6,8,10 June (3) 9:3,3,7</p>				<p>R&amp;V (1) 17:23 raise (1) 5:17 reach (1) 19:22 read (1) 8:6 Reading (1) 3:13 really (2) 13:7;19:15 recall (1) 15:13 receive (1) 4:1 received (1) 7:10 recommendations (1) 13:7 recoup (1) 18:15 reference (1) 11:10 reflect (1) 12:11 regarding (5) 12:1,13; 15:23;17:9,10 regular (3) 3:9,11,19 regularly (1) 3:4 related (1) 3:7 relative (1) 12:5 remains (1) 3:6 remember (1) 15:17 remote (1) 3:10 repeat (1) 7:8 Report (5) 5:24; 10:21;12:15,17;15:5 requested (1) 12:3</p>
<b>K</b>				
<p>keep (3) 11:13,21; 17:20</p>				
<b>L</b>				
<p>Land (2) 11:4;12:1 language (3) 12:7,7, 10 large (1) 18:3</p>				
			<b>O</b>	
		<p>obviously (1) 19:21 October (5) 9:15,15, 17,19,20 Office (2) 3:22;11:17 Old (1) 6:2</p>		

<p>requesting (1) 13:14 required (2) 11:4; 17:16 reserved (1) 3:21 Resolution (3) 3:18; 13:10,14 Resolutions (7) 13:2, 3,22;14:1,4;16:3,20 resources (2) 19:22; 20:15 respond (1) 12:12 responsible (1) 19:20 retail (1) 17:18 review (6) 11:6;12:2, 16;13:16,17,18 Reyes-Morton (27) 4:8,9,23;5:2,3;6:18, 19;7:7,15;8:3;10:7,8; 13:23;14:2,8;15:9,16, 25;16:5,9,10;19:4,18; 20:13,19,21,22 right (6) 5:17;6:1; 14:9,15;15:4,24 role (1) 20:10 Roll (5) 4:4,24;6:15; 10:4;16:6 room (2) 11:14,15 run (1) 18:4</p>	<p>state (3) 17:10,14; 19:9 Statement (1) 3:13 stations (2) 17:14; 18:9 status (2) 12:16,20 Steven (6) 4:14;5:8; 6:24;10:13;16:15; 21:4 still (2) 12:15;14:14 subdivision (1) 13:6 subject (1) 4:3 Submission (11) 8:16, 20,23;9:1,4,7,10,13, 16,19,22 submissions (1) 8:12 submitted (2) 15:12, 19 supersedes (1) 17:15 Sure (4) 8:1;12:7,21; 17:23 Swearing (1) 5:14 sworn/affirmed (1) 5:20 system (2) 11:14;17:6</p>	<p>V</p> <p>vacation (1) 11:18 vehicle (2) 17:11,14 via (1) 3:10 virtual (2) 3:10,11 virus (1) 3:8</p>	<p>8:11,12,14,16,16,17, 19,20,21,22,23,24,25; 9:1,2,3,4,5,6,8,9,10, 11,12,13,14,15,16,17, 18,19,20,22,22,24; 15:3 21 (1) 8:16 21st (1) 9:19 22nd (2) 9:1,10 23rd (1) 9:16 24 (1) 8:13 24th (1) 9:7 25 (1) 8:23 26 (1) 17:18 28 (2) 8:21;9:23 29th (1) 9:14 2nd (1) 9:2</p>
<p>S</p>	<p>T</p>	<p>W</p>	<p>Walker (12) 4:10,11; 5:4,5;6:20,21;10:9, 10;16:11,12;20:24,25 way (3) 7:24;8:9;20:9 webinar (1) 17:10 website (1) 3:13 weeks (1) 19:6 welcome (1) 17:4 what's (1) 14:15 WILLIAMS (9) 5:19; 10:19,22;12:23; 13:14;14:12,17; 15:22;19:10 wish (2) 15:14;16:22 without (2) 6:10;7:4 withstands (1) 12:8 working (1) 11:2</p>
<p>safe (2) 16:23;21:3 same (2) 4:1;8:3 saying (2) 14:12; 15:20 SBA (3) 18:25;19:1,2 schedule (1) 3:19 scheduled (3) 3:4,9, 12 Second (8) 4:23;6:14; 10:3;11:10,24;14:4; 16:5;20:19 send (2) 11:12,22 sense (1) 19:16 sent (1) 11:23 September (3) 9:12, 12,16 sick (1) 11:18 sit (1) 11:19 site (1) 17:16 Somehow (1) 10:22 someone (1) 11:17 sorry (5) 7:7,9;13:6; 15:3;17:7 Sounds (2) 19:12; 20:3 South (1) 19:21 Space (1) 14:12 spaces (1) 17:19 speak (1) 12:23 spend (1) 18:7 staff (3) 5:15,17;11:12 stand (1) 14:14</p>	<p>Talk (1) 18:25 talking (2) 13:15;20:2 tax (2) 12:9;18:20 technical (1) 19:8 telephone (1) 10:23 terms (1) 12:16 testified (1) 5:20 thanks (1) 17:24 Therefore (1) 3:8 thereof (3) 3:21,24; 4:1 third (1) 11:25 thorough (2) 13:8,17 though (1) 12:19 Thursday (1) 3:5 times (1) 12:12 today's (1) 13:24 tomorrow (1) 7:25 tonight (3) 6:5;13:4; 14:24 transmitting (1) 3:23 trying (1) 15:13 two (4) 3:23;10:24; 13:15;20:4 types (1) 12:5</p>	<p>Y</p> <p>year (5) 3:20;16:23, 23;17:6;21:4 years (1) 18:16</p>	<p>3</p> <p>3 (1) 8:14 30th (1) 9:5 31st (2) 8:17;9:20 3rd (1) 9:17</p>
<p>S</p>	<p>U</p>	<p>Z</p>	<p>4</p>
<p>S</p>	<p>under (3) 3:6;14:3; 15:4 up (1) 20:1 up-to-date (1) 12:20 Use (2) 11:4;12:2 using (1) 10:23</p>	<p>Zoning (1) 12:4 ZOOM (1) 3:11</p>	<p>4 (1) 8:24 4th (1) 9:8</p>
	<p>U</p>	<p>1</p>	<p>6</p>
		<p>1 (1) 9:11 1.5 (2) 18:8,18 10 (2) 8:15;9:18 10th (1) 8:19 11 (1) 9:9 12 (1) 8:25 13 (2) 9:15;15:3 13th (2) 8:12;15:2 14 (1) 9:6 14th (1) 8:22 15th (1) 4:20 18 (2) 8:20;9:22 19 (1) 9:13</p>	<p>6 (1) 4:3 6:00 (1) 3:6 6:25 (1) 21:10</p>
		<p>2</p>	<p>8</p>
		<p>20 (1) 9:4 2020 (1) 10:25 2021 (5) 3:5,20;4:3, 20;8:13 2022 (39) 7:6,10,12;</p>	<p>8 (3) 9:12,21;14:6 8th (1) 14:21</p>
			<p>9</p>
			<p>9 (1) 3:5 90 (2) 18:6,8 9th (1) 9:3</p>