

CASINO REINVESTMENT DEVELOPMENT AUTHORITY

LAND USE REGULATION ENFORCEMENT DIVISION

APPLICATION: 2025-04-3817

NextRes, LLC

111 N. Indiana Avenue

APPLICANT SEEKS NON-CONFORMING USE CERTIFICATION
FOR SINGLE FAMILY DWELLING

- - -

APPLICATION: 2025-04-3813

Caring, Inc.

2712-2714 Atlantic Avenue

APPLICANT SEEKS SITE PLAN APPROVAL WITH C VARIANCE
RELIEF FOR OFFICE USE WITH UPGRADED PARKING LOT

THURSDAY, May 15, 2025

10:00 A.M.

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2 Public Hearing in the above referenced
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4 matter conducted at CASINO REINVESTMENT DEVELOPMENT
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6 AUTHORITY, 15 South Pennsylvania Avenue, Atlantic City,
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8 New Jersey, taken before Kara Hackett, Professional
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10 Court Reporter and Notary Public of the State of New
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12 Jersey, on Thursday May 15, 2025 commencing at 10:00
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14 a.m.
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1 A P P E A R A N C E S:

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3 CASINO REINVESTMENT DEVELOPMENT AUTHORITY

4 LANCE D. LANDGRAF, JR.

CHAIRMAN

5 DIRECTOR, PLANNING DEPARTMENT

6 ROBERT REID

LAND USE ENFORCEMENT OFFICER

7

8 PROFESSIONALS TO THE BOARD:

9 SCOTT G. COLLINS, ESQ.

RIKER DANZIG

10

JEFFREY HANSEN, PE

11

12

13 COUNSEL FOR APPLICANT NEXTRES:

14 AMANDA MOSCILLO, ESQ.

DENNIS TUOHY

15 FOX ROTHSCHILD

FOR THE APPLICANT

16

17

COUNSEL FOR THE APPLICANT CARING, INC.:

18

HANK ROVILLAD, ESQ.

19 HNR, LLC

FOR THE APPLICANT

20

21 PROFESSIONALS TO THE APPLICANT:

22 THOMAS DASE

JOSEPH DOUGHERTY

23 JAY ADAMSON

MICHAEL SALERNO

24

25

1 I N D E X

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3 APPLICANT PAGE

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5 APPLICATION: 2025-04-3817 6

6 NextRes- 111 N. Indiana Avenue

7 Non-Conforming Use Certification

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17 E X H I B I T S

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19 A-1, B-1

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I N D E X

APPLICANT	PAGE
APPLICATION: 2025-04-3813	5
Caring, Inc. - 2712-2714 Atlantic Avenue	
Site Plan Approval	

- - -

E X H I B I T S

A-1, A-2, B-1

P R O C E E D I N G S

LANCE LANDGRAF: Good morning. I'd like to call to order the May 15, 2025 CRDA Land Use Regulation Enforcement Division Hearing.

Everyone please rise for the Pledge of Allegiance.

This hearing has been noticed in accordance with the Senator Byron M. Bear Open Public Meetings Act. We have three items on our agenda today; however, one of those are item number two, ACC Atlantic City Cannabis, 1714 Atlantic Avenue will not be heard today. There's an issue with their notice. They will be re-noticing for June 5, 2025. That item will not be heard today.

First item is Application 2025-04-3817. Next Res LLC, 111 North Indiana Avenue is a nonconforming use certification. The applicant seeks nonconforming use for a single family dwelling. As I said, the property is located at 111 North Indiana, also known as Block 328, Block 13 in the Central Business District.

Rob, we have proper notice here?

ROBERT REID: Yes, we were provided service of the applicant.

SCOTT COLLINS: Do you swear to tell the truth, the whole truth and nothing but the truth in your

1 testimony here today?

2 ROBERT REID: I do.

3 LANCE LANDGRAF: Our zoning officer and land
4 use regulation enforcement officer, not zoning officer,
5 and also licensed planner in The State of New Jersey.
6 And we're complete on the application as well?

7 ROBERT REID: Correct.

8 AMANDA MOSCILLO: Good morning. Amanda
9 Moscillo on behalf of the applicant, Next Res, LLC. As
10 Mr. Landgraf put on the record, it's a nonconforming use
11 certification. We are in receipt of Mr. Reid's report
12 dated April 21, 2025 and are in agreement.

13 And I'll let Mr. Reid give a summary of his
14 report.

15 ROBERT REID: Thank you very much. Yes, I'll
16 refer to the review memo in April 21st. What was
17 provided was -- adequate evidence was provided to
18 demonstrate that this property lawfully existed as a
19 single family home before the regulations were changed
20 deeming it nonconforming, and I recommend that
21 certification be issued.

22 LANCE LANDGRAF: Okay.

23 ROBERT REID: That's all I have.

24 AMANDA MOSCILLO: Nothing further.

25 LANCE LANDGRAF: We'll open this hearing up to

1 the public. Anybody with any comments or questions,
2 please step forward, state your name.

3 Seeing none, we'll close the public portion.
4 Then we'll close the testimony on this matter.

5 SCOTT COLLINS: Before we close, just want to
6 for the record, mark the application materials A1 and
7 then Rob's memo or letter as B1.

8 LANCE LANDGRAF: All right. With that we will
9 close the testimony on this matter and move to our next
10 item which is application -- Thank you guys.

11 AMANDA MOSCILLO: Thank you.

12 LANCE LANDGRAF: Application 2025-04-3813
13 Caring, Inc. 2712 for 2714 Atlantic Avenue site plan
14 with C Variance relief for office use, upgraded parking
15 lot. Property is located, as I said, at 2712 to 2714
16 Atlantic, also known as Block 174, Lots 3, 4 and 8. Tax
17 map of AC Central Business, it's located in the Central
18 Business District.

19 Rob, we have proper notice.

20 ROBERT REID: Yes, we do. The service
21 provided from the applicant and we have -- to hear the
22 application.

23 LANCE LANDGRAF: All right. Swear in our
24 consultant, Jeff Hansen.

25 SCOTT COLLINS: Do you swear to tell the

1 truth, the whole truth, and nothing but the truth in
2 your testimony here today?

3 JEFFREY HANSEN: Sure do.

4 HANK ROVILLAD: Good morning, Mr. Landgraaf
5 members. Hank Rovillad appearing this morning on behalf
6 of Caring Incorporated. We're before you this morning
7 seeking a final major site plan approval on the C
8 Variance to permit the applicant to renovate the
9 existing parking areas, renovate the existing building
10 facade, replaced the site lighting, install new
11 landscaping elements and wall signage, and to build a
12 shed in the rear of the property located at Block 174,
13 Lots 3, 4 and 8 on the official tax map of The City of
14 Atlantic City, more commonly referred to as 2712 2714
15 Atlantic Avenue and 11 South Iowa Avenue.

16 Applicants respectfully submit that the notice
17 requirements have been met and the subject properties
18 located in the RC Resort Commercial Zoning District.
19 This morning in attendance in support of the application
20 of the following individuals: Tom Dase, licensed
21 professional engineering planner of Ponzio -- Arthur
22 Ponzio Company who filed the site development plans in
23 support of the application, Michael Salerno, a licensed
24 architect from WAT SOSH, a licensed architect in the
25 state whose office prepared the proposed floor plans and

1 existing exterior -- or the exterior elevations filed in
 2 support of the application, and Jay Adamson, a licensed
 3 professional landscape architect in the state who
 4 prepared the landscape and site lighting plans filed in
 5 support of the application, and Joseph Dougherty
 6 Esquire, the Executive Director of Operations at Caring.

7 Without any further ado, Mr. Landgraf, may I
 8 call Mr. Dase and request waiving formal qualification
 9 as he's a licensed professional engineer and planner in
 10 The State of New Jersey?

11 LANCE LANDGRAF: We will accept his
 12 qualifications. Welcome, Tom. Thank you.

13 SCOTT COLLINS: Good morning do you swear to
 14 tell the truth, the whole truth and nothing but the
 15 truth in your testimony here today?

16 THOMAS DASE: Yes.

17 HANK ROVILLAD: Tom, you're a licensed
 18 professional engineering planner in The State of New
 19 Jersey, correct?

20 THOMAS DASE: Correct.

21 HANK ROVILLAD: And have you personally viewed
 22 and inspected the subject property?

23 THOMAS DASE: Yes.

24 HANK ROVILLAD: And are familiar with the CRDA
 25 land development rules?

1 THOMAS DASE: Yes.

2 HANK ROVILLAD: Did you or someone under your
3 control prepare the site development plans filed in
4 support of this application?

5 THOMAS DASE: Yes.

6 HANK ROVILLAD: Would you describe the
7 property as it exists today?

8 THOMAS DASE: All right. I have an exhibit
9 which is a Google Earth aerial which is just showing the
10 area in question here between Atlantic and Pacific
11 avenues, more specifically between Atlantic and Monterey
12 Avenues. And even more specific than that, the part of
13 the property that we're discussing today is on Iowa
14 Avenue, fronts on Iowa Avenue.

15 LANCE LANDGRAF: Tom, if I could interrupt
16 you. Is this part of the submission package?

17 THOMAS DASE: This was not. This is just
18 things for today.

19 LANCE LANDGRAF: We'll mark the submission
20 packet as A-1, and this is A-2, which is a Google Earth
21 image of the site with some property outlined on it.

22 THOMAS DASE: All right. And like I said,
23 it's the Iowa Avenue frontage is where, you know, this
24 project is focused. And what this project consists of
25 is reconfiguring the parking lot, taking out if there's

1 a divider down the middle of it, taking that out,
2 repaving the parking lot with new asphalt, putting up a
3 wall around the property, you know, and as part of that,
4 we mentioned in our -- show in our plan some scuppers.
5 That's just to allow the existing drainage patterns to
6 continue, you know, once this wall is erected. The
7 parking lot will be graded so that these scuppers allow
8 storm water to leave the site and enter into the
9 municipal storm water system exactly as it does today.
10 This just again, it just creates specific channels for
11 it. I don't know if we'll hear from Mr. Adamson, but he
12 presented a landscape package. There's some
13 landscaping. And all-in-all, the proposed improvements
14 to the site are a major upgrade to the site. Like I
15 said, facade enhancements. One of the things that we
16 had pointed out was the variance -- you pointed out that
17 we were incorrect on that was two signs on the Iowa
18 frontage. That is permitted. We don't exceed the area
19 of those signs. So there is no need for variance relief
20 there.

21 HANK ROVILLAD: So with respect to the
22 variance relief, would you describe the requested
23 variance and provide you justification?

24 THOMAS DASE: So that leaves one variance, and
25 that is for a storage shed, which is tough. It's hard

1 to see on here because it's kind of tucked into the
2 corner, and it's the one spot on the property where we
3 can fit the shed. We can't meet the 20 foot rear yard
4 setback. There's nowhere -- The only place we could
5 have a 20 foot rear yard setback on this portion of the
6 site is right in the middle of the parking lot. Where
7 we tucked it away, you know, it's up against the wall.
8 It's not, certainly not violating any of our neighbors,
9 light, air and open space. So at that point we don't
10 think it presents any issues for any of the surrounding
11 properties.

12 HANK ROVILLAD: So finally, can this variance
13 be granted, as you said, without substantial detriment
14 to the public good, without substantially impairing the
15 intended purposes of --

16 THOMAS DASE: Yeah, absolutely. I think, like
17 I said, the only variance really we see, we think is
18 handled in a way that has very little impact on the
19 neighbors and certainly nothing on the plan.

20 HANK ROVILLAD: Nothing more from Mr. Dase.
21 We don't anticipate in calling any other professionals
22 except for going through the review memo of Mr. Hansen.

23 LANCE LANDGRAF: Okay. Just a question on the
24 parking. We gain parking spaces.

25 JEFFREY HANSEN: I can -- I can answer that.

1 I believe it stays the exact same based on my count, in
2 that specific area. It was 22 spaces, which includes
3 one handicap space. And then if you look at the -- At
4 the rear up by the -- What is that? California Avenue
5 up there at the top, there's actually 25 more spaces.
6 They're not touching that. There's a total of 47 spaces
7 is what I counted. Is that correct?

8 THOMAS DASE: Yes, 25 exist. The 22 is going
9 to be 22 going to -- 22 staying the same.

10 JEFFREY HANSEN: Just a reconfiguration.
11 They're going to. There's actually three existing --
12 that access that specific portion of the parking lot.
13 They're going to close all those off. They're going to
14 provide a new one down there towards the -- I guess if
15 that's facing north and that would be towards the
16 easterly property boundary along Iowa Avenue there, the
17 part of the parking lot closest to Atlantic Avenue along
18 Iowa. If you do a two-way ingress anyway, I believe
19 there's one that comes off of Monterey now and two
20 existing ones on Iowa. Those are going to be shut off.
21 And then see where the new ingress.

22 THOMAS DASE: The new ingress --

23 JEFFREY HANSEN: The striping arrows are --
24 That's where the new driveway is going to go.

25 LANCE LANDGRAF: Okay. So the loading area

1 where the shed is going to go is actually behind some
2 gates for the loading area. So it's really kind of
3 cordoned off from everybody anyway, right?

4 THOMAS DASE: That's correct. Yeah. Like I
5 said, it's tucked into the corner of the property, about
6 as hidden as we could get it.

7 JEFFREY HANSEN: The trash, the trash and
8 recycling will be -- is also going to be back there.
9 It'll be screened in the -- of the sixth final gate, I
10 think.

11 THOMAS DASE: Yes, yes.

12 LANCE LANDGRAF: The building behind there is
13 right on the property line, looks like anyway.

14 JEFFREY HANSEN; I believe that's correct.
15 Yeah, correct.

16 LANCE LANDGRAF: All right. I don't have
17 anything further of Tom. If you want to -- Mark that as
18 B-1 dated May 8, 2025 for the environmental
19 resolution --

20 JEFFREY HANSEN: I'll give a brief overview of
21 the letter of import if you'd like me to at this point.

22 LANCE LANDGRAF: Sure.

23 JEFFREY HANSEN: The first page just lists
24 applicant information, going on to page two, documents
25 submitted. There were several submission waivers that

1 were required from the major preliminary and final site
2 plan and the C Variance checklist. We only we
3 recommended numbers 8, 12, 13 and 17 on the preliminary
4 major site plan for completeness only. And then 8, 12,
5 13, 17 for completeness only on the major final site
6 plan checklist. And 32, 34, 35, 36 again for
7 completeness only. Those related to bonding et cetera,
8 they'll have to be addressed prior to CLUC being issued.
9 So should be getting approval here today. And then also
10 9, 12, 13, 17 for completeness only for the C Variance
11 checklist. All the other ones are either not applicable
12 or sufficient information provided by the applicant for
13 the purposes of our review.

14 Rob covered the loan -- He covered that notice
15 was provided in accordance with the regulation. So we
16 have jurisdiction and that we don't have any objection
17 to completeness provided that everything is addressed
18 here today.

19 And as Mr. -- already did and the gentleman
20 from Ponzio's office said it's an existing site for
21 Caring Inc. So we're going to do selective sidewalk,
22 granite curb -- concrete curbing, and concrete gutter
23 replacement along the Iowa and Monterey Avenue
24 frontages. Like I said before, they're going to close
25 off the three existing ingresses to that parking area

1 and provide a new one along the Iowa Avenue frontage.
2 There's going to be a 30 foot high -- or not 30 foot, 30
3 inch high -- That might require -- built one like that
4 in Berlin I believe. With a 30 inch high ornamental
5 fence along the top of the wall. And then I think
6 there's a six foot high fence along the northerly
7 property line that's shared with lot one. And then the
8 drainage scupper system that Tom alluded to is also
9 along the -- adjacent to the wall along the Iowa Avenue
10 frontage with Monterey.

11 Tom, where's that going to tie into? I didn't
12 see -- Is that going to tie into the street? Is it
13 going to discharge to the curb line or --

14 THOMAS DASE: Yes. Yeah. Basically you're
15 maintaining the existing pattern. With the wall the
16 scuppers would allow that --

17 JEFFREY HANSEN: If before just to the street
18 with the wall, you need something to collect it and get
19 to the street?

20 THOMAS DASE: Correct.

21 JEFFREY HANSEN: Okay, we did ask for some.
22 You're going to provide details on that.

23 THOMAS DASE: Yeah.

24 JEFFREY HANSEN: Okay. And then also there's
25 going to be a the aforementioned shed that's 120 square

1 feet that's what requires -- the rear yard building as
2 you can see it there up against Lot 2 adjacent to the
3 trash and recycling, and I believe that comes -- there's
4 three EV spaces that they're going to provide here in
5 the corner of Monterey Avenue. Landscaping and
6 lighting, they provided a lighting plan that shows
7 compliance with the rules.

8 Moving onto page four, review letter, the only
9 variance that's required there's an existing non
10 conformity for impervious coverage of a lot, that's not
11 going to be changed with this proposal. And then the
12 just the rear yard setback variance 2.5 feet required
13 for the -- square foot shed. Tom did provide there was
14 a variance that was a -- where they thought they needed
15 1 for two wall signs along Iowa but a 196657 J3 permits
16 two wall signs per frontage. URC provided that we're
17 still less than 25 percent of the wall area which apply
18 --

19 HANK ROVILLAD: So going on to the site plan,
20 Tom, can you give a little background on what the
21 operation --

22 THOMAS DASE: Yes, if I may can we call Mr.
23 Doherty to respond to that.

24 SCOTT COLLINS: Good morning. Do you swear to
25 tell the truth, the whole truth and nothing but the

1 truth in your testimony here today?

2 JOSEPH DOUGHTERY: I do.

3 HANK ROVILLAD: Joe, would you describe the
4 hours, days, and operation, number of employees present,
5 nature of all goods services provided?

6 JOSEPH DOUGHTERY: Sure. The Caring
7 administrative office is in the entirety of the
8 building. On that side on the Iowa Avenue side is the
9 Human Resources Department and the training facility and
10 then the new tenant space. So in both sides the
11 operation days and hours are generally 8:00 to 5:00
12 Monday through Friday. There's some, not enough, but
13 there's some office traffic probably during the -- on
14 the weekends, and then -- and then the tenant will
15 probably be a 9:00 to 5:00 Monday through Friday
16 primarily also. We do have --

17 JEFFREY HANSEN: Similar office use for the
18 tenant probably?

19 JOSEPH DOUGHTERY: Similar office use. We do
20 have folks come in during the week for training there.
21 So there are more cars in and out than a typical office
22 space, but not more than we have spaces for.

23 JEFFREY HANSEN: I understand they have a CLUC
24 for the tenant space already.

25 I think that covers number two, the details of

1 tenant space, we talked about the drainage scupper
2 number three on page five. Will you provide a sight
3 triangle into Iowa --

4 HANK ROVILLAD: Yes.

5 JEFFREY HANSEN: Details for the metal fence
6 along the Atlantic Avenue frontage that's going to be
7 replaced. There's a gate along Atlantic Avenue on the
8 if you're looking at the front of the building, the left
9 side, it's going to be replaced with seven foot high
10 gate. We just asked for details of that. Details for
11 the EV charging station which were provided on the
12 revised plan. Got to coordinate with Atlantic City
13 regarding anything within their right of way with the
14 concrete. There's paver sidewalk on there that they're
15 going to match up according to the nodes.

16 HANK ROVILLAD: I think the resolution is
17 already in the works, the license agreement will be
18 forthcoming soon.

19 JEFFREY HANSEN: Okay. That covers number
20 eight. You'll need street opening permits obviously for
21 that work, right of way as well. How about the site
22 security surveillance system and all that for the
23 building?

24 JOSEPH DOUGHERTY: We do. We have currently
25 we have cameras all around the building. This will be

1 maintained.

2 JEFFERY HANSEN: Has that ever been vetted by
3 ACPD?

4 JOSEPH DOUGHERTY: They're tied in. They have
5 access.

6 JEFFREY HANSEN: Okay. So that's already
7 covered. Yeah. And then provide the site plans and the
8 architectural plans to the Fire Marshall to make sure
9 they're comfortable with the circulation with the
10 provided layout. And then you gotta meet performance
11 bond inspection, escrow requirement for the city prior
12 to getting the COC.

13 I think that covers everything in my letter.
14 Unless anybody has any questions or comments?

15 LANCE LANDGRAF: I think you addressed all the
16 items in the letter. If you have any other questions.

17 HANK ROVILLAD: I'm good.

18 LANCE LANDGRAF: Anything final?

19 HANK ROVILLAD: Nothing further. Thank you.

20 THOMAS DASE: With that, we'll open this up to
21 the public. Anybody wants to comment or ask a question,
22 please step forward, state your name.

23 Seeing none, we will close the public portion
24 and everything else from us. We'll close the testimony
25 on this matter. We'll try to get this on as soon as we

1 can. Probably not June -- or probably June.

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4 (Hearing concluded at 10:23 a.m.)

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C E R T I F I C A T I O N

I, Kara Hackett, Professional Court
Reporter and Notary Public, do hereby certify that the
foregoing is a true and accurate transcript of the
stenographic notes taken by me in the aforementioned
matter.

- - -

Kara Hackett
DATE: May 15, 2025
Kara Hackett
Court Reporter

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a 3:1,1,1 6:16,18 7:10 7:13,18 9:7,11,23 9:24 10:2,9,17 11:9 11:20 12:1,2,12,14 12:25 13:5,18,23 14:6,10,14,18 15:20 17:1,2,4,6,25 18:6 18:10,14,14,15,20 19:15,21,23 20:2,7 21:21 23:1,6 about 15:5 20:1,21 above 2:2 absolutely 13:16 AC 8:17 ACC 6:11 accept 10:11 access 14:12 21:5 accordance 6:8 16:15 according 20:15 accurate 23:6 ACPD 21:3 Act 6:9 actually 14:5,11 15:1 Adamson 3:23 10:2 12:11 addressed 16:8,17 21:15 adequate 7:17 adjacent	17:9 18:2 administrative 19:7 ado 10:7 aerial 11:9 aforementioned 17:25 23:7 again 12:10 16:6 against 13:7 18:2 agenda 6:10 agreement 7:12 20:17 air 13:9 all 7:23 8:8,23 11:8,22 14:13 15:16 16:11 19:5 20:22,25 21:15 Allegiance 6:7 allow 12:5,7 17:16 alluded 17:8 all-in-all 12:13 along 14:16,17 16:23 17:1 17:5,6,9,9 18:15 20:6,7 already 16:19 19:24 20:17 21:6 also 6:19 7:5 8:16 15:8 16:9 17:8,24 19:16 Amanda 3:14 7:8,8,24 8:11 an 6:13 11:8 16:20 18:9 and	2:10 6:25 7:3,5,6,12 7:13,20 8:6,9,16,21 9:1,11,11,13,15,17 9:25 10:2,4,5,8,9,14 10:21,22,24 11:10 11:11,12,20,22,24 12:3,8,13,23,24 13:2,9,19 14:3,15 14:19,21 15:7 16:1 16:2,3,4,6,9,16,19 16:19,22,23 17:1,5 17:7,18,24 18:3,3,5 18:11,25 19:4,9,9 19:11,14,14,21 20:22 21:7,7,10,24 23:5,6 answer 13:25 anticipate 13:21 any 8:1 10:7 13:8,10,10 13:21 16:16 21:14 21:16 anybody 8:1 21:14,21 anything 15:17 20:13 21:18 anyway 14:18 15:3,13 appearing 9:5 applicable 16:11 applicant 1:8,16 3:13,15,17,19 3:21 4:3 5:4 6:17,23 7:9 8:21 9:8 15:24 16:12 Applicants 9:16 application 1:5,13 4:5 5:6 6:15 7:6 8:6,10,12,22 9:19,23 10:2,5 11:4 apply	18:17 approval 1:16 5:8 9:7 16:9 April 7:12,16 architect 9:24,24 10:3 architectural 21:8 are 6:11 7:11,12 10:24 12:14 14:20,23 16:11 19:11,21 area 11:10 12:18 14:2,25 15:2 16:25 18:17 areas 9:9 around 12:3 20:25 arrows 14:23 Arthur 9:21 as 6:18,19 7:6,9,18 8:7 8:15,16 9:14 10:9 11:7,20 12:3,9 13:13 15:6,6,17 16:19 18:1 20:21 21:25,25 ask 17:21 21:21 asked 20:10 asphalt 12:2 at 2:4,12 6:19 8:15 9:12 10:6 13:9 14:3,3,5 15:21 20:8 22:4 Atlantic 1:15 2:6 5:7 6:11,12 8:13,16 9:14,15 11:10,11 14:17 20:6 20:7,12

attendance 9:19 AUTHORITY 1:1 2:6 3:3 Avenue 1:7,15 2:6 4:6 5:7 6:12,16 8:13 9:15 9:15 11:14,14,23 14:4,16,17 16:23 17:1,9 18:5 19:8 20:6,7 avenues 11:11,12 away 13:7 A-1 4:19 5:15 11:20 A-2 5:15 11:20 a.m 1:24 2:14 22:4 A1 8:6	6:8 9:17 21:2 before 2:8 7:19 8:5 9:6 16:24 17:17 behalf 7:9 9:5 behind 15:1,12 being 16:8 believe 14:1,18 15:14 17:4 18:3 Berlin 17:4 between 11:10,11 Block 6:19,20 8:16 9:12 BOARD 3:8 bond 21:11 bonding 16:7 both 19:10 boundary 14:16 brief 15:20 build 9:11 building 9:9 15:12 18:1 19:8 20:8,23,25 built 17:3 Business 6:20 8:17,18 but 6:25 9:1 10:14 12:11 18:15,25 19:12,22 by 14:4 16:12 21:2 23:7 Byron	6:9 B-1 4:19 5:15 15:18 B1 8:7	channels 12:10 charging 20:11 checklist 16:2,6,11 circulation 21:9 city 2:6 6:11 9:13,14 20:12 21:11 close 8:3,4,5,9 14:13 16:24 21:23,24 closest 14:17 CLUC 16:8 19:23 COC 21:12 collect 17:18 COLLINS 3:9 6:24 8:5,25 10:13 18:24 come 19:20 comes 14:19 18:3 comfortable 21:9 commencing 2:12 comment 21:21 comments 8:1 21:14 Commercial 9:18 commonly 9:14 Company 9:22 complete 7:6 completeness
B			
B 4:17 5:13 back 15:8 background 18:20 based 14:1 Basically 17:14 be 6:12,13,14 7:21 12:7 13:13 14:9,15,20 15:8,8,9 16:8,9 17:2 17:25 18:11 19:15 20:6,9,17,25 Bear 6:9 because 13:1 been			
	6:9 B-1 4:19 5:15 15:18 B1 8:7	C C 1:16 3:1 6:1 8:14 9:7 16:2,10 23:1,1 California 14:4 call 6:4 10:8 18:22 calling 13:21 cameras 20:25 can 13:3,12,25,25 18:2 18:20,22 22:1 Cannabis 6:11 can't 13:3 Caring 1:14 3:17 5:7 8:13 9:6 10:6 16:21 19:6 cars 19:21 CASINO 1:1 2:4 3:3 Central 6:20 8:17,17 certainly 13:8,19 certification 1:8 4:7 6:17 7:11,21 certify 23:5 cetera 16:7 CHAIRMAN 3:4 changed 7:19 18:11	

16:4,5,7,10,17	creates	11:2 16:19 17:21	E
compliance	12:10	18:13	3:1,1 4:1,17 5:1,13
18:7	curb	didn't	6:1,1 23:1
concluded	16:22 17:13	17:11	Earth
22:4	curbing	Director	11:9,20
concrete	16:22	3:5 10:6	easterly
16:22,22 20:14	currently	discharge	14:16
conducted	20:24	17:13	eight
2:4		discussing	20:20
conformity	D	11:13	either
18:10	D	District	16:11
consists	3:4 4:1 5:1 6:1	6:20 8:18 9:18	elements
11:24	DANZIG	divider	9:11
consultant	3:9	12:1	elevations
8:24	Dase	Division	10:1
continue	3:22 9:20 10:8,16,20	1:3 6:5	else
12:6	10:23 11:1,5,8,17	do	21:24
control	11:22 12:24 13:16	6:24 7:2 8:20,25 9:3	employees
11:3	13:20 14:8,22 15:4	10:13 14:18 16:21	19:4
coordinate	15:11 17:14,20,23	18:24 19:2,16,19	enforcement
20:12	18:22 21:20	20:24 23:5	1:3 3:6 6:5 7:4
cordoned	DATE	documents	engineer
15:3	23:21	15:24	10:9
corner	dated	does	engineering
13:2 15:5 18:5	7:12 15:18	12:9	9:21 10:18
correct	days	Doherty	enhancements
7:7 10:19,20 14:7	19:4,11	18:23	12:15
15:4,14,15 17:20	deeming	don't	enough
could	7:20	12:11,18 13:9,21	19:12
11:15 13:4 15:6	demonstrate	15:16 16:16	enter
COUNSEL	7:18	DOUGHERTY	12:8
3:13,17	DENNIS	3:22 20:24 21:4	entirety
count	3:14	Doughtery	19:7
14:1	Department	10:5 19:2,6,19	environmental
counted	3:5 19:9	down	15:18
14:7	describe	12:1 14:14	erected
Court	11:6 12:22 19:3	drainage	12:6
2:10 23:4,23	details	12:5 17:8 20:1	escrow
coverage	17:22 19:25 20:5,10	driveway	21:11
18:10	20:10	14:24	ESQ
covered	detriment	during	3:9,14,18
16:14,14 21:7	13:13	19:13,20	Esquire
covers	development	dwelling	10:6
19:25 20:19 21:13	1:1 2:4 3:3 9:22	1:9 6:18	et
CRDA	10:25 11:3		16:7
6:4 10:24	did	E	EV

18:4 20:11	14:15	formal	give
even	familiar	10:8	7:13 15:20 18:20
11:12	10:24	forthcoming	go
ever	family	20:18	14:24 15:1
21:2	1:9 6:18 7:19	forward	going
everybody	feet	8:2 21:22	13:22 14:8,9,11,13
15:3	18:1,12	four	14:13,20,24 15:1,8
Everyone	fence	18:8	15:24 16:21,24 17:2
6:6	17:5,6 20:5	FOX	17:11,12,13,22,25
everything	filed	3:15	18:4,11,19 20:6,9
16:17 21:13,24	9:22 10:1,4 11:3	Friday	20:15
evidence	final	19:12,15	good
7:17	9:7 15:9 16:1,5 21:18	from	6:3 7:8 9:4 10:13
exact	finally	8:21 9:24 12:11	13:14 18:24 21:17
14:1	13:12	13:20 15:3 16:1,20	goods
exactly	Fire	21:24	19:5
12:9	21:8	front	Google
exceed	first	20:8	11:9,20
12:18	6:15 15:23	frontage	Got
except	fit	11:23 12:18 17:1,10	20:12
13:22	13:3	18:16 20:6	gotta
Executive	five	frontages	21:10
10:6	20:2	16:24	graded
exhibit	floor	fronts	12:7
11:8	9:25	11:14	granite
exist	focused	further	16:22
14:8	11:24	7:24 10:7 15:17	granted
existed	folks	21:19	13:13
7:18	19:20		guess
existing	following	G	14:14
9:9,9 10:1 12:5 14:11	9:20	G	gutter
14:20 16:20,25	foot	3:9 6:1	16:22
17:15 18:9	13:3,5 17:2,2,6 18:13	gain	guys
exists	20:9	13:24	8:10
11:7	for	gate	
exterior	1:9,17 3:13,15,17,19	15:9 20:7,10	H
10:1,1	6:6,14,18 8:6,13,14	gates	H
	11:18 12:10,19,25	15:2	4:17 5:13
F	13:10,22 15:2,18	generally	Hackett
F	16:4,5,6,10,10,12	19:11	2:8 23:4,22
23:1	16:20 17:21 18:10	gentleman	had
facade	18:13,15 19:17,20	16:19	12:16
9:10 12:15	19:22,24 20:5,10,10	get	handicap
facility	20:20,22 21:11	15:6 17:18 21:25	14:3
19:9	foregoing	getting	handled
facing	23:6	16:9 21:12	13:18

Hank 3:18 9:4,5 10:17,21 10:24 11:2,6 12:21 13:12,20 18:19 19:3 20:4,16 21:17,19 Hansen 3:10 8:24 9:3 13:22 13:25 14:10,23 15:7 15:14,20,23 17:17 17:21,24 19:17,23 20:5,19 21:2,6 hard 12:25 has 6:8 13:18 21:2,14 have 6:10,21 7:23 8:19,21 9:17 10:21 11:8 13:5 15:16 16:8,16 16:16 19:16,20,22 19:23 20:24,25 21:4 21:16 he 12:11 16:14 hear 8:21 12:11 heard 6:12,14 hearing 2:2 6:5,8 7:25 22:4 here 6:21 7:1 9:2 10:15 11:10 13:1 16:9,18 18:4 19:1 hereby 23:5 he's 10:9 hidden 15:6 high 17:2,3,4,6 20:9 his 7:13 10:11 HNR 3:19	home 7:19 hours 19:4,11 How 20:21 however 6:10 Human 19:9 I I 4:1,17,17 5:1,13,13 6:1,18 7:2,20,23 8:15 10:7 11:8,15 11:22 12:11,14 13:16,17,25,25 14:1 14:7,14,18 15:4,9 15:14,16 16:24 17:4 17:5,11 18:3,22 19:2,23,25 20:16 21:13,15 23:1,1,1,4 if 11:15,25 12:11 14:3 14:14,18 15:17,21 17:17 18:22 20:8 21:16 image 11:21 impact 13:18 impairing 13:14 impervious 18:10 import 15:21 improvements 12:13 in 2:2 6:8,20,25 7:5,11 7:12,16 8:17,23 9:1 9:12,18,19,19,22,24 10:1,3,4,9,15,18 11:3,10 12:4,4 13:6	13:18,21 14:1 15:9 16:15 17:4 18:4 19:1,7,10,20,21 20:17 21:4,13,16 23:7 Inc 1:14 3:17 5:7 8:13 16:21 inch 17:3,4 includes 14:2 Incorporated 9:6 incorrect 12:17 Indiana 1:7 4:6 6:16,19 individuals 9:20 information 15:24 16:12 ingress 14:18,21,22 ingresses 16:25 inspected 10:22 inspection 21:11 install 9:10 intended 13:15 interrupt 11:15 into 12:8 13:1 15:5 17:11 17:12 20:3 Iowa 9:15 11:13,14,23 12:17 14:16,18,20 16:23 17:1,9 18:15 19:8 20:3 is 6:15,16,19 8:10,15	11:9,9,13,16,17,20 11:20,23,24,25 12:6 12:18,19,25,25 13:6 13:17 14:4,7,7,8,24 15:1,1,8,12 16:17 17:8,12,12 19:7,8 20:16 23:6 issue 6:13 issued 16:8 issues 7:21 13:10 it 7:20 11:7,21 12:1,9 12:10,11 13:7,10 14:1,2 15:6 17:12 17:18 18:2 item 6:11,14,15 8:10 items 6:10 21:16 It'll 15:9 it's 7:10 8:17 11:23 12:25 13:1,2,7,8 15:2,5 16:20 20:9 I'd 6:3 I'll 7:13,15 15:20 I'm 21:17 J Jay 3:23 10:2 Jeff 8:24 JEFFERY 21:2 JEFFREY 3:10 9:3 13:25 14:10 14:23 15:7,14,20,23 17:17,21,24 19:17
--	--	---	---

19:23 20:5,19 21:6 Jersey 2:8,12 7:5 10:10,19 Joe 19:3 Joseph 3:22 10:5 19:2,6,19 20:24 21:4 JR 3:4 June 6:14 22:1,1 jurisdiction 16:16 just 8:5 11:9,17 12:5,10 12:10 13:23 14:10 15:23 17:17 18:12 20:10 justification 12:23 J3 18:15	3:4 6:3 7:3,10,22,25 8:8,12,23 10:7,11 11:15,19 13:23 14:25 15:12,16,22 21:15,18 landscape 10:3,4 12:12 landscaping 9:11 12:13 18:5 lawfully 7:18 layout 21:10 leave 12:8 leaves 12:24 left 20:8 less 18:17 let 7:13 letter 8:7 15:21 18:8 21:13 21:16 license 20:17 licensed 7:5 9:20,23,24 10:2,9 10:17 light 13:9 lighting 9:10 10:4 18:6,6 like 6:3 11:22 12:14 13:16 15:4,13,21 16:24 17:3 line 15:13 17:7,13 lists 15:23 little 13:18 18:20 LLC	1:6 3:19 6:16 7:9 loading 14:25 15:2 loan 16:14 located 6:19 8:15,17 9:12,18 look 14:3 looking 20:8 looks 15:13 lot 1:17 8:15 11:25 12:2 12:7 13:6 14:12,17 17:7 18:2,10 Lots 8:16 9:13	me 15:21 23:7 meet 13:3 21:10 Meetings 6:9 members 9:5 memo 7:16 8:7 13:22 mentioned 12:4 met 9:17 metal 20:5 Michael 3:23 9:23 middle 12:1 13:6 might 17:3 Monday 19:12,15 Monterey 11:11 14:19 16:23 17:10 18:5 more 9:14 11:11,12 13:20 14:5 19:21,22 morning 6:3 7:8 9:4,5,6,19 10:13 18:24 Moscillo 3:14 7:8,9,24 8:11 move 8:9 Moving 18:8 Mr 7:10,11,13 9:4 10:7,8 12:11 13:20,22 16:19 18:22 much 7:15 municipal
K			
Kara 2:8 23:4,22 kind 13:1 15:2 know 11:23 12:3,6,11 13:7 known 6:19 8:16			
L			
LANCE 3:4 6:3 7:3,22,25 8:8 8:12,23 10:11 11:15 11:19 13:23 14:25 15:12,16,22 21:15 21:18 land 1:3 3:6 6:4 7:3 10:25 Landgraaf 9:4 Landgraf			
		M	
		M 6:9 maintained 21:1 maintaining 17:15 major 9:7 12:14 16:1,4,5 make 21:8 map 8:17 9:13 mark 8:6 11:19 15:17 Marshall 21:8 match 20:15 materials 8:6 matter 2:4 8:4,9 21:25 23:8 may 1:23 2:12 6:4 10:7 15:18 18:22 23:21	

12:9 my 14:1 21:13	22:1 Notary 2:10 23:5 notes 23:7 nothing 6:25 7:24 9:1 10:14 13:19,20 18:25 21:19 notice 6:13,21 8:19 9:16 16:14 noticed 6:8 now 14:19 nowhere 13:4 number 6:11 19:4,25 20:2,19 numbers 16:3	office 1:17 8:14 9:25 16:20 19:7,13,17,19,21 officer 3:6 7:3,4,4 official 9:13 Okay 7:22 13:23 14:25 17:21,24 20:19 21:6 on 2:12 6:10 7:6,9,10 8:4,9 9:5,7,13 11:13 11:14,21 12:17,17 13:1,2,5,18,19,23 14:1,20 15:13,24 16:3,5 17:22 18:19 18:20 19:8,8,13 20:2,7,11,14 21:25 21:25 once 12:6 one 6:10 12:15,24 13:2 14:3,14,19 17:1,3,7 ones 14:20 16:11 only 13:4,17 16:2,4,5,7,10 18:8 onto 18:8 open 6:9 7:25 13:9 21:20 opening 20:20 operation 18:21 19:4,11 Operations 10:6 or 8:1,7 10:1 11:2 16:12 17:2,13 21:14,21 22:1 order 6:4	ornamental 17:4 other 13:21 16:11 21:16 our 6:10 7:3 8:9,23 12:4 12:4 13:8 16:13 out 11:25 12:1,16,16 19:21 outlined 11:21 overview 15:20
N N 1:7 3:1 4:1,6 5:1 6:1 23:1 name 8:2 21:22 nature 19:5 need 12:19 17:18 20:20 needed 18:14 neighbors 13:8,19 new 2:8,10 7:5 9:10 10:10 10:18 12:2 14:14,21 14:22,24 17:1 19:10 next 6:15 7:9 8:9 NextRes 1:6 3:13 4:6 no 12:19 nodes 20:15 non 18:9 nonconforming 6:16,17 7:10,20 none 8:3 21:23 Non-Conforming 1:8 4:7 north 6:16,19 14:15 northerly 17:6 not 6:12,14 7:4 11:17 13:8,8 14:6 16:11 17:2 18:10 19:12,22	O O 6:1 23:1 objection 16:16 obviously 20:20 of 2:10,10 6:6,10,22 7:5 7:9,11,13 8:17 9:6 9:12,13,13,19,20,21 9:23 10:2,5,6,10,18 11:4,12,16,21,24 12:1,3,15,19 13:1,5 13:6,8,10,15,22 14:6,12,17,19 15:2 15:5,9,17,20,21 16:13 17:5 18:5,10 18:17 19:4,5,7,25 20:8,10,13,21 23:6 off 14:13,19,20 15:3 16:25	office 1:17 8:14 9:25 16:20 19:7,13,17,19,21 officer 3:6 7:3,4,4 official 9:13 Okay 7:22 13:23 14:25 17:21,24 20:19 21:6 on 2:12 6:10 7:6,9,10 8:4,9 9:5,7,13 11:13 11:14,21 12:17,17 13:1,2,5,18,19,23 14:1,20 15:13,24 16:3,5 17:22 18:19 18:20 19:8,8,13 20:2,7,11,14 21:25 21:25 once 12:6 one 6:10 12:15,24 13:2 14:3,14,19 17:1,3,7 ones 14:20 16:11 only 13:4,17 16:2,4,5,7,10 18:8 onto 18:8 open 6:9 7:25 13:9 21:20 opening 20:20 operation 18:21 19:4,11 Operations 10:6 or 8:1,7 10:1 11:2 16:12 17:2,13 21:14,21 22:1 order 6:4	P P 3:1,1 6:1 Pacific 11:10 package 11:16 12:12 packet 11:20 page 4:3 5:4 15:23,24 18:8 20:2 parking 1:17 8:14 9:9 11:25 12:2,7 13:6,24,24 14:12,17 16:25 part 11:12,16 12:3 14:17 pattern 17:15 patterns 12:5 paver 20:14 PE 3:10 Pennsylvania 2:6 per 18:16 percent

18:17 performance 21:10 permit 9:8 permits 18:15 20:20 permitted 12:18 personally 10:21 place 13:4 plan 1:16 5:8 8:13 9:7 12:4 13:19 16:2,4,6 18:6,19 20:12 planner 7:5 9:21 10:9,18 PLANNING 3:5 plans 9:22,25 10:4 11:3 21:7,8 please 6:6 8:2 21:22 Pledge 6:6 point 13:9 15:21 pointed 12:16,16 Ponzio 9:21,22 Ponzio's 16:20 portion 8:3 13:5 14:12 21:23 preliminary 16:1,3 prepare 11:3 prepared 9:25 10:4 present 19:4	presented 12:12 presents 13:10 primarily 19:16 prior 16:8 21:11 probably 19:13,15,18 22:1,1 professional 2:8 9:21 10:3,9,18 23:4 professionals 3:8,21 13:21 project 11:24,24 proper 6:21 8:19 properties 9:17 13:11 property 6:18 7:18 8:15 9:12 10:22 11:7,13,21 12:3 13:2 14:16 15:5,13 17:7 proposal 18:11 proposed 9:25 12:13 provide 12:23 14:14 17:1,22 18:4,13 20:2 21:7 provided 6:22 7:17,17 8:21 16:12,15,17 18:6,16 19:5 20:11 21:10 public 2:2,10 6:9 8:1,3 13:14 21:21,23 23:5 purposes 13:15 16:13 put 7:10 putting 12:2	Q qualification 10:8 qualifications 10:12 question 11:10 13:23 21:21 questions 8:1 21:14,16 R R 3:1 6:1 23:1 RC 9:18 really 13:17 15:2 rear 9:12 13:3,5 14:4 18:1 18:12 receipt 7:11 recommend 7:20 recommended 16:3 reconfiguration 14:10 reconfiguring 11:25 record 7:10 8:6 recycling 15:8 18:3 refer 7:16 referenced 2:2 referred 9:14 regarding 20:13 regulation 1:3 6:4 7:4 16:15 regulations	7:19 Reid 3:6 6:22 7:2,7,13,15 7:23 8:20 Reid's 7:11 REINVESTMENT 1:1 2:4 3:3 related 16:7 relief 1:17 8:14 12:19,22 renovate 9:8,9 repaving 12:2 replaced 9:10 20:7,9 replacement 16:23 report 7:11,14 Reporter 2:10 23:5,23 request 10:8 requested 12:22 require 17:3 required 16:1 18:9,12 requirement 21:11 requirements 9:17 requires 18:1 Res 6:16 7:9 resolution 15:19 20:16 Resort 9:18 Resources 19:9
---	--	---	---

respect 12:21 respectfully 9:16 respond 18:23 review 7:16 13:22 16:13 18:8 revised 20:12 re-noticing 6:13 right 8:8,23 11:8,22 13:6 15:3,13,16 20:13,21 RIKER 3:9 rise 6:6 Rob 6:21 8:19 16:14 ROBERT 3:6 6:22 7:2,7,15,23 8:20 Rob's 8:7 ROTHSCHILD 3:15 Rovillad 3:18 9:4,5 10:17,21 10:24 11:2,6 12:21 13:12,20 18:19 19:3 20:4,16 21:17,19 rules 10:25 18:7 S S 3:1 4:17 5:13 6:1 said 6:18 8:15 11:22 12:15 13:13,17 15:5 16:20,24 Salerno 3:23 9:23	same 14:1,9 SCOTT 3:9 6:24 8:5,25 10:13 18:24 screened 15:9 scupper 17:8 20:1 scuppers 12:4,7 17:16 security 20:22 see 13:1,17 14:21 17:12 18:2 Seeing 8:3 21:23 seeking 9:7 seeks 1:8,16 6:17 selective 16:21 Senator 6:9 service 6:22 8:20 services 19:5 setback 13:4,5 18:12 seven 20:9 several 15:25 shared 17:7 shed 9:12 12:25 13:3 15:1 17:25 18:13 should 16:9 show 12:4 showing	11:9 shows 18:6 shut 14:20 side 19:8,8 20:9 sides 19:10 sidewalk 16:21 20:14 sight 20:2 signage 9:11 signs 12:17,19 18:15,16 Similar 19:17,19 single 1:9 6:18 7:19 site 1:16 5:8 8:13 9:7,10 9:22 10:4 11:3,21 12:8,14,14 13:6 16:1,4,5,20 18:19 20:21 21:7 six 17:6 sixth 15:9 so 12:7,19,21,24 13:9 13:12 14:25 15:2 16:9,15,21 18:19 19:10,21 21:6 some 11:21 12:4,12 15:1 17:21 19:12,13 someone 11:2 something 17:18 soon 20:18 21:25 SOSH	9:24 South 2:6 9:15 space 13:9 14:3 19:10,22 19:24 20:1 spaces 13:24 14:2,5,6 18:4 19:22 specific 11:12 12:10 14:2,12 specifically 11:11 spot 13:2 square 17:25 18:13 state 2:10 7:5 8:2 9:25 10:3,10,18 21:22 station 20:11 staying 14:9 stays 14:1 stenographic 23:7 step 8:2 21:22 still 18:17 storage 12:25 storm 12:8,9 street 17:12,17,19 20:20 striping 14:23 subject 9:17 10:22 submission 11:16,19 15:25 submit 9:16
--	---	---	---

submitted 15:25	7:15 8:10,11 10:12 21:19	think 13:10,16,17 15:10 17:5 19:25 20:16 21:13,15	18:24 19:11,15 20:6 20:9,12,15,15 21:8 21:8,12,20,21,25
substantial 13:13	that 6:14 7:18,20 8:8 9:16 11:12,13 12:1,3,7 12:15,16,17,18,24 12:25 13:9,18,25 14:2,4,6,7,12,12,15 14:19 15:17,25 16:14,16,17,25 17:3 17:3,8,11,12,16,22 18:3,4,6,14,16,23 19:8,25 20:10,14,19 20:21,22 21:2,13,20 23:5	this 6:8 7:18,25 8:4,9 9:5 9:6,19 11:4,16,17 11:17,20,23,24 12:6 12:10 13:5,12 15:21 18:11 20:25 21:20 21:25,25	today 6:10,12,14 7:1 9:2 10:15 11:7,13,18 12:9 16:9,18 19:1
substantially 13:14		THOMAS 3:22 10:16,20,23 11:1,5,8,17,22 12:24 13:16 14:8,22 15:4,11 17:14,20,23 18:22 21:20	Tom 9:20 10:12,17 11:15 15:17 17:8,11 18:13 18:20
sufficient 16:12		those 6:11 12:19 14:13,20 16:7	top 14:5 17:5
summary 7:13		thought 18:14	total 14:6
support 9:19,23 10:2,5 11:4	that's 7:23 12:5 14:15,24 15:4,14 17:7,25 18:1,9,10 20:6 21:6	three 6:10 14:11 16:25 18:4 20:2	touching 14:6
sure 9:3 15:22 19:6 21:8	their 6:13 20:13	through 13:22 19:12,15	tough 12:25
surrounding 13:10	then 8:4,7 14:3,21 16:4,9 17:5,7,24 18:11 19:10,14,14 21:7,10	Thursday 1:23 2:12	towards 14:14,15
surveillance 20:22	there 12:19,20 14:5,14,16 15:8,12,25 18:2,13 19:20,21 20:14	tie 17:11,12	traffic 19:13
swear 6:24 8:23,25 10:13 18:24	there's 6:12 11:25 12:12 13:4 14:5,6,11,19 17:2,6,24 18:3,9 19:12,13 20:7,14	tied 21:4	training 19:9,20
system 12:9 17:8 20:22	these 12:7	to 3:8,21 6:3,4,24 7:16 7:17,25 8:5,9,15,21 8:25 9:8,8,11,14 10:13 12:5,5,8,14 12:14,21 13:1,14 14:9,9,11,13,13,17 14:20,24 15:1,8,17 15:21,24 16:7,8,8 16:17,21,24,25 17:2 17:8,9,11,12,13,13 17:17,18,19,22,25 18:2,4,11,19,23,23	transcript 23:6
T	they 6:13 18:6,14,14 19:23 21:4	Thursday 1:23 2:12	trash 15:7,7 18:3
T	they'll 16:8	tie 17:11,12	triangle 20:3
4:17 5:13 23:1,1	they're 14:6,11,13,13 16:24 18:4 20:14 21:4,9	tied 21:4	true 23:6
taken 2:8 23:7	things 11:18 12:15	to 3:8,21 6:3,4,24 7:16 7:17,25 8:5,9,15,21 8:25 9:8,8,11,14 10:13 12:5,5,8,14 12:14,21 13:1,14 14:9,9,11,13,13,17 14:20,24 15:1,8,17 15:21,24 16:7,8,8 16:17,21,24,25 17:2 17:8,9,11,12,13,13 17:17,18,19,22,25 18:2,4,11,19,23,23	truth 6:25,25,25 9:1,1,1 10:14,14,15 18:25 18:25 19:1
taking 11:25 12:1			try 21:25
talked 20:1			tucked 13:1,7 15:5
tax 8:16 9:13			TUOHY 3:14
tell 6:24 8:25 10:14 18:25			two 6:11 12:17 14:19 15:24 18:15,16
tenant 19:10,14,18,24 20:1			
testimony 7:1 8:4,9 9:2 10:15 19:1 21:24			
than 11:12 18:17 19:21,22			
Thank			

19:25 two-way 14:18 typical 19:21	15:25 waiving 10:8 wall 9:11 12:3,6 13:7 17:5 17:9,15,18 18:15,16 18:17 want 8:5 15:17 wants 21:21 was 7:16,17,17 11:17 12:16,17 14:2 16:15 18:13,14 WAT 9:24 water 12:8,9 way 13:18 20:13,21 we 6:10,21,22 7:11 8:5,8 8:19,20,21 10:11 12:4,15,17,18 13:2 13:3,4,7,9,17,17,21 13:24 15:6 16:2,2 16:15,16 17:21 18:22 19:16,19,22 20:1,10,24,24,25 21:23,25 week 19:20 weekends 19:14 Welcome 10:12 well 7:6 20:21 were 6:22 7:19 12:17 15:25 16:1 20:11 we'll 7:25 8:3,4 11:19 12:11 21:20,24,25 we're	7:6 9:6 11:13 16:21 18:16 what 7:16 11:24 14:4,7 18:1,20 where 11:23 13:2,6 14:21 14:24 15:1 18:14 where's 17:11 which 8:10 11:9,9,20 12:25 14:2 18:17 20:11 who 9:22 10:3 whole 6:25 9:1 10:14 18:25 whose 9:25 will 6:12,13,14 8:8 10:11 12:7 15:8 19:14 20:2,17,25 21:23 with 1:16,17 6:9,13 8:1,8 8:14 10:24 11:21 12:2,21 16:15 17:4 17:7,10,15,18 18:7 18:11 20:9,12,13 21:9,9,20 within 20:13 without 10:7 13:13,14 work 20:21 works 20:17 would 11:6 12:22 14:15 17:16 19:3	Y yard 13:3,5 18:1,12 Yeah 13:16 15:4,15 17:14 17:23 21:7 yes 6:22 7:15 8:20 10:16 10:23 11:1,5 14:8 15:11,11 17:14 18:22 20:4 you 6:24 7:15 8:10,11,25 9:6 10:12,13,21 11:2,6,16,23 12:3,6 12:16,22,23 13:7,13 14:3,18 15:17 17:18 18:2,20,24 19:3 20:2 21:10,15,16,19 your 6:25 8:2 9:2 10:15 11:2 19:1 21:22 you'd 15:21 You'll 20:20 you're 10:17 17:14,22 20:8
U under 11:2 understand 19:23 Unless 21:14 up 7:25 12:2 13:7 14:4,5 18:2 20:15 21:20 upgrade 12:14 upgraded 1:17 8:14 URC 18:16 us 21:24 use 1:3,8,17 3:6 4:7 6:4 6:16,17 7:4,10 8:14 19:17,19	V variance 1:16 8:14 9:8 12:16 12:19,22,23,24 13:12,17 16:2,10 18:9,12,14 very 7:15 13:18 vetted 21:2 viewed 10:21 violating 13:8	X X 4:1,17 5:1,13	Z zoning 7:3,4 9:18 1 1 18:15 10:00 1:24 2:12 10:23 22:4 11 9:15 111 1:7 4:6 6:16,19 12 16:3,4,10
W waivers			

120	8:16 9:13		
17:25	30		
13	17:2,2,2,4		
6:20 16:3,5,10	32		
15	16:6		
1:23 2:6,12 6:4 23:21	328		
17	6:20		
16:3,5,10	34		
1714	16:6		
6:12	35		
174	16:6		
8:16 9:12	36		
196657	16:6		
18:15			
	4		
2	4		
18:2	8:16 9:13		
2.5	47		
18:12	14:6		
20	5		
13:3,5	5		
2025	5:6 6:14		
1:23 2:12 6:4,14 7:12	5:00		
15:18 23:21	19:11,15		
2025-04-3813	6		
1:13 5:6 8:12	6		
2025-04-3817	4:5		
1:5 4:5 6:15	8		
21	8		
7:12	8:16 9:13 15:18 16:3		
21st	16:4		
7:16	8:00		
22	19:11		
14:2,8,9,9	9		
25	9		
14:5,8 18:17	16:10		
2712	9:00		
8:13,15 9:14	19:15		
2712-2714			
1:15 5:7			
2714			
8:13,15 9:14			
3			
3			