



<p style="text-align: right;">Page 5</p> <p>1 COMMISSIONER CRONIN: Aye.</p> <p>2 MS. O'NEILL: Commissioner Gunther?</p> <p>3 COMMISSIONER GUNTHER: Aye.</p> <p>4 MS. O'NEILL: Commissioner Lewis?</p> <p>5 COMMISSIONER LEWIS: Recuse.</p> <p>6 MS. O'NEILL: Commissioner Sakong?</p> <p>7 COMMISSIONER SAKONG: I'm going to recuse</p> <p>8 as well.</p> <p>9 MS. O'NEILL: Do you guys mean recuse or</p> <p>10 abstain?</p> <p>11 COMMISSIONER LEWIS: Abstain.</p> <p>12 COMMISSIONER SAKONG: Abstain. Thank you.</p> <p>13 MS. O'NEILL: Commissioner Sandkamp?</p> <p>14 CHAIRMAN SANDKAMP: Aye.</p> <p>15 MS. O'NEILL: Commissioner Garriga is</p> <p>16 absent. Commissioner Gucciardo is absent. Chairman</p> <p>17 Gordon?</p> <p>18 CHAIRMAN GORDON: Aye.</p> <p>19 MS. O'NEILL: Okay. There are six votes in</p> <p>20 favor, none against, and two abstentions. The minutes</p> <p>21 from the May 15th meeting are approved.</p> <p>22 All right. Copies of correspondence and</p> <p>23 all application materials are listed at the highlighted</p> <p>24 links on the agenda. At this time Staff has no</p> <p>25 announcements so we can move into open public.</p>	<p style="text-align: right;">Page 6</p> <p>1 CHAIRMAN GORDON: Maggie, I just have the</p> <p>2 one brief announcement.</p> <p>3 MS. O'NEILL: Oh, yes. I'm sorry.</p> <p>4 CHAIRMAN GORDON: So I did receive a</p> <p>5 request to take tonight's applications out of order.</p> <p>6 And in the interest of efficiency I'm going to grant</p> <p>7 that request and take Old Business Item B, which is</p> <p>8 H22-429, 218 Fifth Street, before Old Business, Item A,</p> <p>9 which is H21-354, 591 Montgomery Street.</p> <p>10 MS. O'NEILL: Thanks, Robert.</p> <p>11 So let's go to open public comments. HPC</p> <p>12 Staff reminds any members of the public that this</p> <p>13 section of the agenda is for items not listed on</p> <p>14 tonight's agenda. So this would be for open public</p> <p>15 comment for things that are not on tonight's agenda.</p> <p>16 So nothing for 218 Fifth, nothing for 591 Montgomery,</p> <p>17 nothing for 16 Bright Street. This would be items not</p> <p>18 on the Agenda.</p> <p>19 So if there are any members of the public</p> <p>20 who would like to speak regarding matters of historic</p> <p>21 preservation not on the Agenda you can use the raised</p> <p>22 hand function at the bottom of the screen or you can</p> <p>23 press star nine if you are on the phone.</p> <p>24 So I do see one hand raised. So prior to</p> <p>25 promoting the public, Staff will just go over public</p>
<p style="text-align: right;">Page 7</p> <p>1 comment, decorum, and rules. Members of the public are</p> <p>2 given five minutes to address the Commission. We will</p> <p>3 promote you to panelist, and we'll swear you in, have</p> <p>4 you spell your name for the record, and then your five</p> <p>5 minutes will begin. If you have any questions about</p> <p>6 anything they are to be addressed to the Chair, so</p> <p>7 Chairman Gordon. And at the end of all public comments</p> <p>8 we can answer those questions as is necessary.</p> <p>9 Okay. So the first hand I see raised is</p> <p>10 the office of Councilman Gilmore. So I'm going go --</p> <p>11 I'm sorry. Before we do that, someone needs to make a</p> <p>12 motion to open the public.</p> <p>13 COMMISSIONER LEWIS: Motion.</p> <p>14 COMMISSIONER GUNTHER: Second.</p> <p>15 MS. O'NEILL: Okay. I got Commissioner</p> <p>16 Lewis and Commissioner Gunther. All in favor?</p> <p>17 (Voice vote is taken; unanimous vote "aye.")</p> <p>18 MS. O'NEILL: All right. Councilman</p> <p>19 Gilmore, I'm going to go ahead and promote you. You</p> <p>20 should be able to unmute yourself and turn on your</p> <p>21 camera.</p> <p>22 MS. WALKER: Hello. Good evening.</p> <p>23 MS. O'NEILL: Hello, Erica. We just need</p> <p>24 to swear you in first.</p> <p>25 THE COURT REPORTER: Please raise your right</p>	<p style="text-align: right;">Page 8</p> <p>1 hand. Do you swear that the testimony you will provide</p> <p>2 this evening will be the truth, the whole truth, and</p> <p>3 nothing but the truth?</p> <p>4 MS. WALKER: Yes.</p> <p>5 THE COURT REPORTER: Please state your full</p> <p>6 name for me, spell your last.</p> <p>7 MS. WALKER: Erica Walker, W-a-l-k-e-r.</p> <p>8 E R I C A W A L K E R, having been duly</p> <p>9 sworn, testifies as follows:</p> <p>10 MS. WALKER: So I'm here just to make a</p> <p>11 general statement. I'm going to be posing this</p> <p>12 statement to or this -- posing this suggestion or</p> <p>13 recommendation to all of the Boards across Jersey</p> <p>14 City's -- across Jersey City's departments, Planning</p> <p>15 Zoning, Historic Preservation, JCRA, as Land Use is a</p> <p>16 very sensitive subject in Jersey City, and especially</p> <p>17 Ward F.</p> <p>18 Our constituents justfully have fears of</p> <p>19 justification, they have fears of being displaced.</p> <p>20 They have fears of this community growing and kind of</p> <p>21 outgrowing them. And I do want each department and</p> <p>22 Board to try to go above and beyond when it comes to</p> <p>23 communicating the activities of the Board and the</p> <p>24 agenda.</p> <p>25 I understand the Sunshine Law is something</p>

<p style="text-align: right;">Page 9</p> <p>1 that all Boards, you know, keep in mind when marketing,  2 but the Sunshine Law is also over 30 years old. And I  3 just want to challenge each Board and each department  4 to do more when it comes to marketing. I appreciate  5 being emailed the agenda. I appreciate the post in the  6 either on the --</p> <p>7 MS. O'NEILL: Erica, I don't know if you're  8 frozen on your end as well, but you did break up. The  9 last thing we heard was -- I did pause your time. The  10 last thing we heard was that you appreciate being  11 emailed the agenda.</p> <p>12 MS. WALKER: -- the notice in the newspaper  13 actually isn't public because you actually have to  14 purchase the newspaper every day to make sure you don't  15 miss any announcements. So I just wanted to know if --  16 I want to make the request to hire a marketing  17 department or to hire a marketing person for Land Use,  18 especially so they can promote what's on the agenda,  19 even create social media content like fliers that lists  20 the agenda items as opposed to a PDF.</p> <p>21 Also reaching out to the office of each  22 Board when items are on the agenda in those particular  23 Wards. And not just the council people but reaching  24 out to neighborhood block associations and other  25 neighborhood condo associations so that the community</p>	<p style="text-align: right;">Page 10</p> <p>1 can know and the community can participate.  2 Often times the community does not  3 participate because they just don't know or they don't  4 know in time, enough in time. So I think we should  5 just be doing our part, we should all be doing our part  6 to promote these opportunities, to be involved and  7 engaged. So that's what I am suggesting will help to  8 support the residents around the 591 Montgomery project  9 and we look forward to that hearing.</p> <p>10 MS. O'NEILL: Thank you, Erica.  11 All right. So I see no other hands raised.  12 If we want to make a motion to close public comment?  13 COMMISSIONER SANDKAMP: Motion.  14 COMMISSIONER LEWIS: Second.  15 MS. O'NEILL: All in favor?  16 (Voice vote is taken; unanimous vote  17 "aye.")</p> <p>18 MS. O'NEILL: All right. So there were no  19 specific questions, but I will just say that  20 communication with the public is one of the things that  21 we're hoping to address within our Master Plan element  22 revisions. It's one of the things that we're actively  23 seeking feedback from the public on that survey. So  24 it's something that we'll be taking a look at in the  25 very near future.</p>
<p style="text-align: right;">Page 11</p> <p>1 That being said, I believe we can go ahead  2 and jump right into Old Business, Robert. If you want  3 to call a case in the revised order.</p> <p>4 CHAIRMAN GORDON: Sure. Just to add to what  5 you said, Maggie. The decision about whether to meet  6 virtually or in person is not made by the Commission  7 itself, but I will say that I find that meeting in this  8 virtual format really helps make the meeting more  9 accessible to larger numbers of people. So while  10 there's something lost with not having the meetings in  11 person I do like that we're able to have greater  12 attendance and engagement. So I hope that will  13 continue for the time being, speaking for myself.</p> <p>14 (Whereupon, the Board hears other Agenda  15 Cases at this time.)</p> <p>16 (Back on the record with Agenda Items)</p> <p>17 Okay. So updates on tabled cases, 11 Erie  18 Street got their formal notice saying that they have to  19 give us some kind of update or else we're going to make  20 a motion to dismiss. Just as a reminder, they've been  21 carried since August. They did not actually present at  22 that August meeting. They were scheduled and were  23 never heard.</p> <p>24 289 Pavonia they're working on revisions  25 for that.</p>	<p style="text-align: right;">Page 12</p> <p>1 And 240 7th Street, I had a meeting with  2 the architects the other week. That will be coming  3 back probably in August, if this is the June meeting  4 that will probably come back this August. They've  5 reduced the bulk of the building. They've reduced  6 density of the building. And they've also increased the  7 setbacks there. So hopefully -- they've made quite a  8 bit of changes, or at least they said that they've made  9 quite a bit of changes. We don't have the plans yet.  10 So hopefully we'll be able to see some of it. All  11 right.</p> <p>12 Any questions on any of those? All right.  13 We have no Resolutions to introduce or discuss. No  14 Resolutions to memorialize. We do not need an  15 executive session, so that just leaves us with  16 adjournments.</p> <p>17 COMMISSIONER BLAZAK: I make a motion to  18 adjourn.</p> <p>19 COMMISSIONER SANDKAMP: Second.  20 MS. O'NEILL: It is 10:45 p.m. All in  21 favor?  22 (Voice vote is taken; unanimous vote  23 "aye.")</p> <p>24 (Whereupon, the hearing of the JCHPC  25 adjourns at 10:45 p.m.)</p>

CERTIFICATE

I, IRIS LA ROSA, a Notary Public and  
Certified Shorthand Reporter of the State of New  
Jersey, do hereby certify that the foregoing is a true  
and accurate transcript of the testimony as taken  
stenographically by and before me at the time, place,  
and on the date hereinbefore set forth.

I DO FURTHER CERTIFY that I am neither a  
relative nor employee nor attorney nor counsel of any  
of the parties to this action, and that I am neither a  
relative nor employee of such attorney or counsel, and  
That I am not financially interested in the action.

\_\_\_\_\_  
IRIS LA ROSA, CSR, RPR  
Certificate No. 30XI 00162800

Dated: \_\_\_\_\_

<p><b>A</b></p> <p><b>able</b> 7:20 11:11 12:10</p> <p><b>absent</b> 4:8,8 5:16,16</p> <p><b>abstain</b> 5:10,11 5:12</p> <p><b>abstentions</b> 5:20</p> <p><b>accessible</b> 11:9</p> <p><b>accurate</b> 13:6</p> <p><b>Act</b> 3:6</p> <p><b>action</b> 13:11,13</p> <p><b>actively</b> 10:22</p> <p><b>activities</b> 8:23</p> <p><b>add</b> 11:4</p> <p><b>address</b> 7:2 10:21</p> <p><b>addressed</b> 7:6</p> <p><b>adjourn</b> 12:18</p> <p><b>adjournments</b> 12:16</p> <p><b>adjourns</b> 12:25</p> <p><b>advised</b> 3:5</p> <p><b>affirmative</b> 4:13</p> <p><b>agenda</b> 1:4 4:15 5:24 6:13,14 6:15,18,21 8:24 9:5,11,18 9:20,22 11:14 11:16</p> <p><b>ahead</b> 7:19 11:1</p> <p><b>Amatuzzo</b> 1:12 3:19,20 4:21 4:22</p> <p><b>announcement</b> 1:4 6:2</p> <p><b>announcements</b> 1:5 5:25 9:15</p> <p><b>answer</b> 7:8</p> <p><b>ANTHONY</b> 1:11</p> <p><b>application</b> 5:23</p> <p><b>applications</b> 6:5</p> <p><b>appreciate</b> 9:4,5 9:10</p> <p><b>Appropriaten...</b> 4:14</p> <p><b>approval</b> 1:5 4:18</p>	<p><b>approved</b> 5:21</p> <p><b>approximately</b> 3:4</p> <p><b>architects</b> 12:2</p> <p><b>associations</b> 9:24,25</p> <p><b>attendance</b> 3:19 4:12 11:12</p> <p><b>attorney</b> 1:16 13:10,12</p> <p><b>August</b> 11:21,22 12:3,4</p> <p><b>AUSTIN</b> 1:14</p> <p><b>aye</b> 4:22,24 5:1 5:3,14,18 7:17 10:17 12:23</p> <p><b>B</b></p> <p><b>B</b> 2:7 6:7</p> <p><b>B-1</b> 3:15,16</p> <p><b>B1</b> 2:10</p> <p><b>back</b> 11:16 12:3 12:4</p> <p><b>believe</b> 11:1</p> <p><b>beyond</b> 8:22</p> <p><b>bit</b> 12:8,9</p> <p><b>Blazak</b> 1:11 3:21,22 4:23 4:24 12:17</p> <p><b>block</b> 9:24</p> <p><b>Board</b> 1:9,16 3:12 8:22,23 9:3,22 11:14</p> <p><b>Boards</b> 8:13 9:1</p> <p><b>bottom</b> 6:22</p> <p><b>break</b> 9:8</p> <p><b>BRIAN</b> 1:11</p> <p><b>brief</b> 6:2</p> <p><b>Bright</b> 6:17</p> <p><b>building</b> 12:5,6</p> <p><b>bulk</b> 12:5</p> <p><b>bulletin</b> 3:12</p> <p><b>Business</b> 1:6,6 6:7,8 11:2</p> <p><b>C</b></p> <p><b>C</b> 1:15 8:8 13:1 13:1</p> <p><b>call</b> 1:4,4 3:1,18 11:3</p>	<p><b>camera</b> 7:21</p> <p><b>carried</b> 11:21</p> <p><b>case</b> 11:3</p> <p><b>cases</b> 11:15,17</p> <p><b>Certificate</b> 4:13 13:19</p> <p><b>Certified</b> 1:24 13:4</p> <p><b>certify</b> 13:5,9</p> <p><b>Chair</b> 4:8 7:6</p> <p><b>Chairman</b> 1:10 3:1 4:7,9,10 5:14,16,18 6:1 6:4 7:7 11:4</p> <p><b>challenge</b> 9:3</p> <p><b>changes</b> 12:8,9</p> <p><b>City</b> 1:1,1 3:8,10 3:11,13,13 8:16</p> <p><b>City's</b> 8:14,14</p> <p><b>Clerk</b> 3:11</p> <p><b>Clerk's</b> 3:13</p> <p><b>close</b> 10:12</p> <p><b>come</b> 12:4</p> <p><b>comes</b> 8:22 9:4</p> <p><b>coming</b> 12:2</p> <p><b>Commencing</b> 1:8</p> <p><b>comment</b> 1:5 6:15 7:1 10:12</p> <p><b>comments</b> 6:11 7:7</p> <p><b>Commission</b> 1:1 3:3,9 4:12 7:2 11:6</p> <p><b>Commissioner</b> 1:11,11,12,12 1:13,13,14 3:19,20,21,22 3:23,24,25 4:1 4:2,3,4,5,6,7 4:19,20,21,22 4:23,24,25 5:1 5:2,3,4,5,6,7 5:11,12,13,15 5:16 7:13,14 7:15,16 10:13 10:14 12:17,19</p> <p><b>communicating</b></p>	<p>8:23</p> <p><b>communication</b> 10:20</p> <p><b>community</b> 8:20 9:25 10:1,2</p> <p><b>condo</b> 9:25</p> <p><b>constituents</b> 8:18</p> <p><b>content</b> 9:19</p> <p><b>continue</b> 11:13</p> <p><b>Copies</b> 5:22</p> <p><b>corrections</b> 4:17</p> <p><b>correspondence</b> 1:5 5:22</p> <p><b>council</b> 9:23</p> <p><b>Councilman</b> 7:10,18</p> <p><b>counsel</b> 13:10,12</p> <p><b>COURT</b> 7:25 8:5</p> <p><b>create</b> 9:19</p> <p><b>Cronin</b> 1:13 3:23,24 4:20 4:25 5:1</p> <p><b>CSR</b> 13:18</p> <p><b>D</b></p> <p><b>D</b> 2:1</p> <p><b>DANIEL</b> 1:13 1:20</p> <p><b>date</b> 3:7 13:8</p> <p><b>Dated</b> 13:22</p> <p><b>day</b> 9:14</p> <p><b>decision</b> 11:5</p> <p><b>decorum</b> 7:1</p> <p><b>density</b> 12:6</p> <p><b>department</b> 8:21 9:3,17</p> <p><b>departments</b> 8:14</p> <p><b>DESCRIPTI...</b> 2:9</p> <p><b>discuss</b> 12:13</p> <p><b>dismiss</b> 11:20</p> <p><b>displaced</b> 8:19</p> <p><b>doing</b> 10:5,5</p> <p><b>duly</b> 8:8</p> <p><b>E</b></p> <p><b>E</b> 1:15,15,17,17</p>	<p>2:1,7 8:8,8 13:1,1</p> <p><b>efficiency</b> 6:6</p> <p><b>either</b> 9:6</p> <p><b>EI</b> 3:10</p> <p><b>element</b> 10:21</p> <p><b>emailed</b> 9:5,11</p> <p><b>employee</b> 13:10 13:12</p> <p><b>engaged</b> 10:7</p> <p><b>engagement</b> 11:12</p> <p><b>Erica</b> 2:15 7:23 8:7 9:7 10:10</p> <p><b>Erie</b> 11:17</p> <p><b>Especialito</b> 3:10</p> <p><b>especially</b> 8:16 9:18</p> <p><b>ESQUIRE</b> 1:16</p> <p><b>EVD</b> 2:9</p> <p><b>evening</b> 7:22 8:2</p> <p><b>evidence</b> 3:14</p> <p><b>executive</b> 12:15</p> <p><b>Exhibit</b> 3:16</p> <p><b>F</b></p> <p><b>F</b> 8:17 13:1</p> <p><b>favor</b> 5:20 7:16 10:15 12:21</p> <p><b>fears</b> 8:18,19,20</p> <p><b>feedback</b> 10:23</p> <p><b>Fifth</b> 6:8,16</p> <p><b>financially</b> 13:13</p> <p><b>find</b> 11:7</p> <p><b>first</b> 7:9,24</p> <p><b>five</b> 4:12 7:2,4</p> <p><b>fliers</b> 9:19</p> <p><b>follows</b> 8:9</p> <p><b>foregoing</b> 13:5</p> <p><b>formal</b> 11:18</p> <p><b>format</b> 11:8</p> <p><b>forth</b> 13:8</p> <p><b>forward</b> 10:9</p> <p><b>Friday</b> 3:10</p> <p><b>frozen</b> 9:8</p> <p><b>full</b> 8:5</p> <p><b>function</b> 6:22</p> <p><b>FURTHER</b> 13:9</p>
--	--	---	---	--

<b>future</b> 10:25	6:20 8:15	<b>leaves</b> 12:15	<b>name</b> 7:4 8:6	<b>outgrowing</b> 8:21
<b>G</b>	<b>hope</b> 11:12	<b>let's</b> 6:11	<b>near</b> 10:25	<b>outside</b> 3:12
<b>Garriga</b> 4:8	<b>hopefully</b> 12:7	<b>Lewis</b> 1:12 4:2,3	<b>necessary</b> 7:8	<b>P</b>
5:15	12:10	5:4,5,11 7:13	<b>need</b> 7:23 12:14	<b>P</b> 1:15,15,17
<b>general</b> 8:11	<b>hoping</b> 10:21	7:16 10:14	<b>needed</b> 4:13	<b>p.m</b> 1:8 3:4
<b>Gilmore</b> 7:10,19	<b>HPC</b> 6:11	<b>links</b> 5:24	<b>needs</b> 7:11	12:20,25
<b>give</b> 11:19	<b>I</b>	<b>listed</b> 5:23 6:13	<b>neighborhood</b>	<b>page</b> 2:2,9,15
<b>given</b> 7:2	<b>increased</b> 12:6	<b>lists</b> 9:19	9:24,25	<b>panelist</b> 7:3
<b>go</b> 6:11,25 7:10	<b>interest</b> 6:6	<b>look</b> 10:9,24	<b>neither</b> 13:9,11	<b>part</b> 10:5,5
7:19 8:22 11:1	<b>interested</b> 13:13	<b>lost</b> 11:10	<b>never</b> 11:23	<b>participate</b> 10:1
<b>going</b> 5:7 6:6	<b>introduce</b> 12:13	<b>M</b>	<b>New</b> 1:6 13:4	10:3
7:10,19 8:11	<b>involved</b> 10:6	<b>Maggie</b> 1:18 6:1	<b>newspaper</b> 9:12	<b>particular</b> 9:22
11:19	<b>Iris</b> 3:15 13:3,18	11:5	9:14	<b>parties</b> 13:11
<b>Good</b> 7:22	<b>Item</b> 6:7,8	<b>mark</b> 3:15	<b>nine</b> 4:11 6:23	<b>PAUL</b> 1:12
<b>Gordon</b> 1:10 3:1	<b>items</b> 1:4 6:13	<b>marked</b> 3:17	<b>Notary</b> 13:3	<b>pause</b> 9:9
4:9,10 5:17,18	6:17 9:20,22	<b>marketing</b> 9:1,4	<b>notice</b> 3:6,11,14	<b>Pavonia</b> 11:24
6:1,4 7:7 11:4	11:16	9:16,17	9:12 11:18	<b>PDF</b> 9:20
<b>grant</b> 6:6	<b>J</b>	<b>Master</b> 10:21	<b>notices</b> 2:10	<b>people</b> 9:23 11:9
<b>greater</b> 11:11	<b>JANELLE</b> 1:13	<b>materials</b> 5:23	3:16	<b>person</b> 9:17 11:6
<b>growing</b> 8:20	<b>JCHPC</b> 12:24	<b>MATTER</b> 1:3	<b>numbers</b> 11:9	11:11
<b>Gucciardo</b> 4:8	<b>JCRA</b> 8:15	<b>matters</b> 6:20	<b>O</b>	<b>phone</b> 6:23
5:16	<b>Jersey</b> 1:1 3:8,9	<b>mean</b> 5:9	<b>O</b> 1:17	<b>place</b> 3:7 13:7
<b>Gunther</b> 1:13	3:10 8:13,14	<b>media</b> 9:19	<b>O'NEILL</b> 1:18	<b>Plan</b> 10:21
3:25 4:1 5:2,3	8:16 13:5	<b>meet</b> 11:5	3:5,18,21,23	<b>Planning</b> 8:14
7:14,16	<b>JONATHAN</b>	<b>meeting</b> 3:2,8	3:25 4:2,4,6,11	<b>plans</b> 12:9
<b>guys</b> 5:9	1:16	5:21 11:7,8,22	4:21,23,25 5:2	<b>Please</b> 3:5 7:25
<b>H</b>	<b>Journal</b> 3:9	12:1,3	5:4,6,9,13,15	8:5
<b>H</b> 2:7	<b>jump</b> 11:2	<b>meetings</b> 3:6	5:19 6:3,10	<b>posing</b> 8:11,12
<b>H21-354</b> 6:9	<b>June</b> 1:7 3:3,11	11:10	7:15,18,23 9:7	<b>post</b> 9:5
<b>H22-429</b> 6:8	12:3	<b>members</b> 1:9	10:10,15,18	<b>posting</b> 3:12
<b>Hall</b> 3:13	<b>justfully</b> 8:18	2:14 4:11 6:12	12:20	<b>PRECISION</b>
<b>hand</b> 6:22,24	<b>justification</b>	6:19 7:1	<b>office</b> 3:13 7:10	1:23
7:9 8:1	8:19	<b>memorialize</b>	9:21	<b>present</b> 1:9 4:10
<b>hands</b> 10:11	<b>K</b>	12:14	<b>Officer</b> 1:20	11:21
<b>heard</b> 9:9,10	<b>K</b> 8:8	<b>mind</b> 9:1	<b>Oh</b> 6:3	<b>preservation</b> 1:1
11:23	<b>keep</b> 9:1	<b>minutes</b> 1:5 4:16	<b>Okay</b> 4:11,15	1:18,19,20 3:2
<b>hearing</b> 10:9	<b>KELLIE</b> 1:12	5:20 7:2,5	5:19 7:9,15	3:8 6:21 8:15
12:24	<b>kind</b> 8:20 11:19	<b>Monday</b> 1:7 3:3	11:17	<b>press</b> 6:23
<b>hears</b> 11:14	<b>know</b> 9:1,7,15	<b>Montgomery</b>	<b>old</b> 1:6 6:7,8 9:2	<b>prior</b> 6:24
<b>Hello</b> 7:22,23	10:1,3,4	6:9,16 10:8	11:2	<b>probably</b> 12:3,4
<b>help</b> 10:7	<b>L</b>	<b>motion</b> 4:18,19	<b>open</b> 1:5 3:6	<b>PROCEEDIN...</b>
<b>helps</b> 11:8	<b>L</b> 1:17 8:8	7:12,13 10:12	5:25 6:11,14	1:5
<b>hereinbefore</b>	<b>LA</b> 13:3,18	10:13 11:20	7:12	<b>project</b> 10:8
13:8	<b>Land</b> 8:15 9:17	12:17	<b>opportunities</b>	<b>promote</b> 7:3,19
<b>highlighted</b> 5:23	<b>larger</b> 11:9	<b>move</b> 3:18 5:25	10:6	9:18 10:6
<b>hire</b> 9:16,17	<b>Law</b> 8:25 9:2	<b>Moving</b> 4:15	<b>opposed</b> 9:20	<b>promoting</b> 6:25
<b>historic</b> 1:1,18		<b>N</b>	<b>order</b> 1:4 3:1 6:5	<b>proof</b> 3:14
1:19,20 3:2,8		<b>N</b> 1:15,17 2:1	11:3	<b>provide</b> 8:1

<p><b>provided</b> 3:11  <b>public</b> 1:5 2:14  3:6 5:25 6:11  6:12,14,19,25  6:25 7:1,7,12  9:13 10:12,20  10:23 13:3  <b>purchase</b> 9:14</p> <hr/> <p><b>Q</b></p> <p><b>questions</b> 4:17  7:5,8 10:19  12:12  <b>QUINLAN</b> 1:19  <b>quite</b> 12:7,9</p> <hr/> <p><b>R</b></p> <p><b>R</b> 1:15,17 8:8,8  13:1  <b>raise</b> 7:25  <b>raised</b> 6:21,24  7:9 10:11  <b>reaching</b> 9:21  9:23  <b>really</b> 11:8  <b>receive</b> 6:4  <b>received</b> 3:16  <b>recommendati...</b>  8:13  <b>recommends</b>  4:18  <b>record</b> 7:4 11:16  <b>recuse</b> 5:5,7,9  <b>reduced</b> 12:5,5  <b>regarding</b> 6:20  <b>regular</b> 3:2  <b>regularly</b> 3:7  <b>REKSTAD</b> 1:16  <b>relative</b> 13:10  13:12  <b>reminder</b> 11:20  <b>reminds</b> 6:12  <b>Remote</b> 1:5,8  <b>Reporter</b> 3:10  7:25 8:5 13:4  <b>Reporters</b> 1:24  <b>REPORTING</b>  1:23  <b>request</b> 6:5,7  9:16</p>	<p><b>residents</b> 10:8  <b>Resolutions</b>  12:13,14  <b>revised</b> 11:3  <b>revisions</b> 10:22  11:24  <b>right</b> 5:22 7:18  7:25 10:11,18  11:2 12:11,12  <b>Robert</b> 1:10  6:10 11:2  <b>roll</b> 1:4 3:18  <b>ROSA</b> 13:3,18  <b>RPR</b> 13:18  <b>rules</b> 7:1</p> <hr/> <p><b>S</b></p> <p><b>S</b> 1:15,17,17 2:7  <b>Sakong</b> 1:14 4:4  4:5 5:6,7,12  <b>Sandkamp</b> 1:11  4:6,7,19 5:13  5:14 10:13  12:19  <b>SARA</b> 1:19  <b>saying</b> 11:18  <b>scheduled</b> 3:7  11:22  <b>screen</b> 6:22  <b>Second</b> 4:20  7:14 10:14  12:19  <b>section</b> 6:13  <b>see</b> 6:24 7:9  10:11 12:10  <b>seeking</b> 10:23  <b>Senior</b> 1:18  <b>sensitive</b> 8:16  <b>sent</b> 3:9  <b>SERVICE</b> 1:23  <b>session</b> 12:15  <b>set</b> 13:8  <b>setbacks</b> 12:7  <b>Shorthand</b> 1:24  13:4  <b>six</b> 5:19  <b>social</b> 9:19  <b>sorry</b> 6:3 7:11  <b>speak</b> 6:20</p>	<p><b>speaking</b> 11:13  <b>Specialist</b> 1:19  1:19  <b>specific</b> 10:19  <b>spell</b> 7:4 8:6  <b>Staff</b> 4:18 5:24  6:12,25  <b>star</b> 6:23  <b>state</b> 8:5 13:4  <b>statement</b> 8:11  8:12  <b>stenographica...</b>  13:7  <b>Street</b> 6:8,9,17  11:18 12:1  <b>subject</b> 8:16  <b>suggesting</b> 10:7  <b>suggestion</b> 8:12  <b>Sunshine</b> 1:4  8:25 9:2  <b>support</b> 10:8  <b>sure</b> 9:14 11:4  <b>survey</b> 10:23  <b>swear</b> 7:3,24 8:1  <b>sworn</b> 2:14 8:9</p> <hr/> <p><b>T</b></p> <p><b>T</b> 1:17 2:7 13:1  13:1  <b>tabled</b> 11:17  <b>take</b> 6:5,7  <b>taken</b> 7:17 10:16  12:22 13:6  <b>testifies</b> 8:9  <b>testimony</b> 8:1  13:6  <b>Thank</b> 5:12  10:10  <b>Thanks</b> 6:10  <b>thing</b> 9:9,10  <b>things</b> 6:15  10:20,22  <b>think</b> 10:4  <b>time</b> 3:7 5:24 9:9  10:4,4 11:13  11:15 13:7  <b>times</b> 10:2  <b>tonight</b> 4:12  <b>tonight's</b> 6:5,14</p>	<p>6:15  <b>transcript</b> 1:3  13:6  <b>true</b> 13:5  <b>truth</b> 8:2,2,3  <b>try</b> 8:22  <b>turn</b> 7:20  <b>two</b> 5:20</p> <hr/> <p><b>U</b></p> <p><b>unanimous</b> 7:17  10:16 12:22  <b>understand</b> 8:25  <b>unmute</b> 7:20  <b>update</b> 11:19  <b>updates</b> 11:17  <b>use</b> 6:21 8:15  9:17</p> <hr/> <p><b>V</b></p> <p><b>Vice</b> 4:8  <b>Videoconfere...</b>  1:8  <b>virtual</b> 11:8  <b>virtually</b> 11:6  <b>Voice</b> 7:17 10:16  12:22  <b>vote</b> 7:17,17  10:16,16 12:22  12:22  <b>votes</b> 4:13 5:19</p> <hr/> <p><b>W</b></p> <p><b>W</b> 8:8  <b>W-a-l-k-e-r</b> 8:7  <b>Walker</b> 2:15  7:22 8:4,7,7,10  9:12  <b>want</b> 8:21 9:3,16  10:12 11:2  <b>wanted</b> 9:15  <b>Ward</b> 8:17  <b>Wards</b> 9:23  <b>we'll</b> 3:18 7:3  10:24 12:10  <b>we're</b> 10:21,22  11:11,19  <b>website</b> 3:13  <b>week</b> 12:2  <b>WITNESS</b> 2:2</p>	<p><b>working</b> 11:24  <b>WRIEDEN</b> 1:20</p> <hr/> <p><b>X</b></p> <p><b>X</b> 1:6 2:1,7</p> <hr/> <p><b>Y</b></p> <p><b>years</b> 9:2</p> <hr/> <p><b>Z</b></p> <p><b>Zoning</b> 8:15  <b>Zoom</b> 1:8</p> <hr/> <p><b>0</b></p> <p><b>00162800</b> 13:19</p> <hr/> <p><b>1</b></p> <p><b>10:45</b> 12:20,25  <b>11</b> 11:17  <b>12</b> 1:7  <b>12th</b> 3:3  <b>15th</b> 4:16 5:21  <b>16</b> 6:17</p> <hr/> <p><b>2</b></p> <p><b>2023</b> 1:7 3:3  <b>218</b> 6:8,16  <b>240</b> 12:1  <b>289</b> 11:24</p> <hr/> <p><b>3</b></p> <p><b>3</b> 2:10  <b>30</b> 9:2  <b>30XI</b> 13:19</p> <hr/> <p><b>4</b></p> <hr/> <p><b>5</b></p> <p><b>591</b> 6:9,16 10:8</p> <hr/> <p><b>6</b></p> <p><b>6:32</b> 1:8 3:4  <b>642-4299</b> 1:24</p> <hr/> <p><b>7</b></p> <p><b>7th</b> 12:1</p> <hr/> <p><b>8</b></p> <hr/> <p><b>9</b></p> <p><b>9</b> 2:15  <b>908</b> 1:24</p>
--	---	--	--	---

9th 3:11

--	--	--	--	--