

<p style="text-align: right;">Page 1</p> <p style="text-align: center;">CITY OF JERSEY CITY HISTORIC PRESERVATION COMMISSION</p> <p>IN THE MATTER OF: : TRANSCRIPT : Case H23-105: : OF Central Signs, LLC, : On behalf of Bright Street : Partners, LLC : REMOTE PROCEEDINGS Block 14106, Lot 34 : X Monday, June 12, 2023 Remote Zoom Videoconference Commencing at 10:24 p.m.</p> <p>BOARD MEMBERS PRESENT: ROBERT GORDON, Chairman ANTHONY SANDKAMP, Commissioner BRIAN BLAZAK, Commissioner PAUL AMATUZZO, Commissioner KELLIE LEWIS, Commissioner JANELLE GUNTHER, Commissioner DANIEL CRONIN, Commissioner AUSTIN SAKONG, Commissioner</p> <p>APPEARANCES: JONATHAN REKSTAD, ESQUIRE Attorney for the Board ALSO PRESENT: MAGGIE O'NEILL, Senior Historic Preservation Specialist SARA QUINLAN, Historic Preservation Specialist DANIEL WRIEDEN, Historic Preservation Officer</p> <p style="text-align: center;">PRECISION REPORTING SERVICE Certified Shorthand Reporters (908) 642-4299</p>	<p style="text-align: right;">Page 2</p> <p style="text-align: center;">I N D E X</p> <p>1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25</p> <p>WITNESS: PAGE Vicky Mejia..... 4</p> <p style="text-align: center;">E X H I B I T S</p> <p>IN EVD. DESCRIPTION PAGE B1 Notices 3</p> <p>PUBLIC MEMBERS ARE SWORN: No public members are sworn.</p>
<p style="text-align: right;">Page 3</p> <p>1 MS. O'NEILL: So we have one more 2 application on the Agenda this evening. 3 MR. WRIEDEN: And I will ask to be excused. 4 So everyone have a good night. 5 MS. ONEILL: Why don't we go ahead and 6 call the last application. 7 CHAIRMAN GORDON: So moving to New Business 8 I'll call Case H23-105. The Applicant is Central 9 Signs, LLC, on behalf of Bright Street Partners, LLC. 10 This is for a Certificate of Appropriateness for the 11 installation of a fixed sign at the ground floor of 16 12 Bright Street, a modern, noncontributing, mixed-use 13 building in the Van Vorst Park Historic District. 14 MS. ONEILL: Okay. Vicky, I promoted you. 15 You should be able to unmute yourself and turn on your 16 microphone and just let me know if there's anyone else 17 joining you this evening that I should promote. 18 MS. MEJIA: No. Just me. 19 MS. O'NEILL: Okay. Let's go ahead and 20 swear you in. 21 THE COURT REPORTER: Do you swear the 22 testimony you will provide this evening will be the 23 truth, the whole truth and nothing but the truth? 24 MS. MEJIA: I do. 25 THE COURT REPORTER: Please state your full</p>	<p style="text-align: right;">Page 4</p> <p>1 name and spell your last. 2 MS. MEJIA: Vicky Mejia, M-e-j-i-a. 3 THE COURT REPORTER: And your address, 4 please? 5 MS. MEJIA: 3590 JFK Boulevard, Unit 3. 6 V I C K Y M E J I A, having been duly 7 sworn, testifies as follows: 8 MS. O'NEILL: Vicky, are you planning on 9 sharing your screen? 10 THE WITNESS: No. We basically, our client 11 wants to change the sign from having a 2-foot 12 projection to a flat sign, which would be completely 13 faced on to the facade of the building. And we're 14 still going to use the same type of material, metal 15 frame and six brackets, which would be two on the 16 right, two on the left, and two in the middle. 17 MS. O'NEILL: Sarah, can you share your 18 screen? 19 MS. QUINLAN: Yes, I'll show. Can 20 everybody see my screen? So this is what she is -- 21 Vicky is referencing. If you have anything to add, 22 Vicky, at this time? 23 THE WITNESS: No. Just the client wasn't 24 too thrilled with the 2-foot projection because he felt 25 it could not be seen if anybody was diving by. So he</p>

<p style="text-align: right;">Page 5</p> <p>1 wanted it flat completely on to the building as you see</p> <p>2 in the picture on the right. We would still use the</p> <p>3 same form of installation so that it doesn't affect</p> <p>4 anything to the building itself.</p> <p>5 COMMISSIONER BLAZAK: So there's currently</p> <p>6 a sign there, right? And there is text at the valance</p> <p>7 of the sloped awning; correct?</p> <p>8 THE WITNESS: Correct.</p> <p>9 COMMISSIONER BLAZAK: So what are -- what's</p> <p>10 the size of the -- are the size of the letters getting</p> <p>11 bigger then?</p> <p>12 THE WITNESS: No. The size of the letters</p> <p>13 will not get bigger because we're staying within what</p> <p>14 Zoning has -- what I looked up for Zoning to be</p> <p>15 appropriate. And we did take off the valance which</p> <p>16 there would no longer be a valance since it's going to</p> <p>17 be a flat sign. So everything you see right there</p> <p>18 would be exactly what we presented to the client and</p> <p>19 what would be allowed.</p> <p>20 COMMISSIONER SANDKAMP: You're testifying</p> <p>21 that this is completely reversible. And this is a</p> <p>22 modern structure, right?</p> <p>23 THE WITNESS: Yes.</p> <p>24 MS. O'NEILL: Were there any other</p> <p>25 questions? All right. Vicky, anything else you'd like</p>	<p style="text-align: right;">Page 6</p> <p>1 to add?</p> <p>2 THE WITNESS: No, nothing else.</p> <p>3 MS. O'NEILL: Okay. Thank you. So we'll</p> <p>4 move to public comment on this. If there are any</p> <p>5 members of the public in attendance who would like to</p> <p>6 speak regarding this application please use the raised</p> <p>7 hand function at the bottom of the screen. If you're</p> <p>8 on the phone you can press star nine. Staff sees no</p> <p>9 hands raised and recommends a motion to open and close</p> <p>10 public comment.</p> <p>11 COMMISSIONER LEWIS: Motion to open.</p> <p>12 MS. O'NEILL: All right. Second?</p> <p>13 COMMISSIONER AMATUZZO: Second.</p> <p>14 MS. O'NEILL: All right. Sarah do you want</p> <p>15 to take it away?</p> <p>16 CHAIRMAN GORDON: All in favor?</p> <p>17 (Voice vote is taken; unanimous vote</p> <p>18 "aye.")</p> <p>19 MS. O'NEILL: Thank you.</p> <p>20 MS. QUINLAN: I will skip down to Staff</p> <p>21 comments, if everyone can see my screen. Please tell</p> <p>22 me if you can't. Okay.</p> <p>23 MS. O'NEILL: Oh, Sarah's frozen tonight.</p> <p>24 MS. QUINLAN: It's one of those nights</p> <p>25 apparently. I'll just start over. I didn't get too</p>
<p style="text-align: right;">Page 7</p> <p>1 far.</p> <p>2 The proposed sign appears to comply with</p> <p>3 the signage standards outlined in 345-71(M), which</p> <p>4 outlines the standards for appropriate signage in the</p> <p>5 downtown historic districts. The sign is appropriate</p> <p>6 for the size of the storefront and respects the size,</p> <p>7 scale, and mass of the facade, the rhythm of window and</p> <p>8 door openings, as well as the building height.</p> <p>9 Additionally, the sign is flush against the building</p> <p>10 and no lighting is proposed.</p> <p>11 In HPC Staff's opinion, the project as</p> <p>12 proposed will not cause an adverse effect on the</p> <p>13 character and/or integrity of proximate resources or</p> <p>14 the Van Vorst Park Historic District. HPC staff</p> <p>15 recommends approval of a Certificate of Appropriateness</p> <p>16 with the following conditions, which are essentially</p> <p>17 our standard conditions including that the applicant</p> <p>18 shall submit detailed installation specifications,</p> <p>19 showing where and how the sign shall be installed.</p> <p>20 MS. O'NEILL: Okay. Any questions for</p> <p>21 Staff.</p> <p>22 COMMISSIONER BLAZAK: Does 345 -- what is</p> <p>23 it, 245-7(M), does it talk about materials of signage?</p> <p>24 MS. O'NEILL: Just says that they have to</p> <p>25 be historically appropriate.</p>	<p style="text-align: right;">Page 8</p> <p>1 COMMISSIONER BLAZAK: I don't know that I</p> <p>2 find this appropriate, because I -- this is this</p> <p>3 Sunbrella material; correct?</p> <p>4 THE WITNESS: Correct.</p> <p>5 COMMISSIONER BLAZAK: I just don't know why</p> <p>6 we're doing it without -- I'm fine with it as an</p> <p>7 awning, which is how it was approved. I don't know</p> <p>8 it's appropriate where it's essentially being -- it's</p> <p>9 covering up a transom, and if they want to do something</p> <p>10 more like a sign band they should probably put it above</p> <p>11 the transom on like painted metal or wood.</p> <p>12 I just -- when is Sunbrella ever used as</p> <p>13 more like a flat sign historically? That's my thought.</p> <p>14 Maybe it's a rhetorical question now, but I'm fine with</p> <p>15 this as a projecting awning with signage at the</p> <p>16 valance, but I find it just a very odd solution here.</p> <p>17 COMMISSIONER SAKONG: Can Staff comment</p> <p>18 about -- can I get Staff's opinion on how this meets or</p> <p>19 doesn't language about any sign placed upon a</p> <p>20 building -- sorry. Other signs that shall not be</p> <p>21 permitted are signs placed upon a building that</p> <p>22 conceals any window opening, doors, significant</p> <p>23 architectural feature. Technically we're concealing</p> <p>24 the transom.</p> <p>25 MS. QUINLAN: Concealing the transom,</p>

<p style="text-align: right;">Page 9</p> <p>1 taking into consideration it was in place of an awning 2 originally and that it is a modern noncontributing 3 structure, sort of following along that thought 4 process. And that it is ultimately reversible. 5 COMMISSIONER GUNTHER: I mean, I get the 6 point that Brian's trying to make. I'm just looking at 7 sort of the image with the building and I'm not sure 8 that the building is designed with space for a sign 9 band that would maybe not detract. Not really sure 10 what the best solution is, but I do see the point about 11 blocking the transom. 12 COMMISSIONER BLAZAK: Maybe there isn't 13 room for a sign band, but I don't know, I'm just going 14 off what I'm seeing. I'm fine with an awning, which is 15 what we approved previously, I believe. It's just it 16 seems like a very strange solution to me. 17 COMMISSIONER SANDKAMP: I think for me it's 18 kind of -- go ahead. 19 COMMISSIONER AMATUZZO: I see your point 20 Brian about having a Sunbrella fabric which basically 21 is now a sign and not an awning. I can see where that 22 is a strange application. That's all I wanted to say. 23 COMMISSIONER SANDKAMP: Can we make a 24 condition that they use a ridged board on the same 25 frame?</p>	<p style="text-align: right;">Page 10</p> <p>1 MS. QUINLAN: I can add that condition. 2 COMMISSIONER SAKONG: I don't know that 3 that's appropriate. 4 COMMISSIONER GUNTHER: Well, that's maybe 5 tricky because now you're creating a sign band where 6 people will just change that lettering as opposed to 7 canvas that has to be reclad. 8 THE WITNESS: We have done sign boards in 9 the past for other companies. It's something that we 10 can probably do a rendering for and see how it looks 11 and submit it. 12 COMMISSIONER SAKONG: I'm sorry to ask you 13 to repeat something that you've already explained, 14 especially the late hour. Can you just, you said the 15 awning that was originally approved, the owner wasn't 16 happy about so they wanted to flatten it. Can you just 17 explain that a little bit further? 18 THE WITNESS: Okay. Aesthetically to him 19 you couldn't see the companies name when you're passing 20 by on the street in a car or walking. So he wanted to 21 flatten it out. Take out the projection and have it up 22 against where we put it at so that it can be seen, 23 because he said no one can see the name of the real 24 estate firm. And he was not too thrilled with it at 25 all.</p>
<p style="text-align: right;">Page 11</p> <p>1 COMMISSIONER BLAZAK: I guess that's why I 2 asked if the letters were getting bigger, because if 3 there's a problem with that I thought maybe that was 4 part of it, is that like the letters were getting 5 bigger and maybe that would make sense. I don't know. 6 I'm just trying to wrap my head around the best way to 7 proceed with this. 8 CHAIRMAN GORDON: Well, I don't know if 9 it's preferable to potentially cover up that horizontal 10 band right above that transom because I suppose then 11 the sign would project out a bit more, but then you'd 12 be covering up one feature for another, and it is 13 narrower than the transom so it gives you less to work 14 with. 15 I don't really have any strong feelings 16 about the placement, but yeah, I mean, the material 17 choice does seem unusual. 18 COMMISSIONER BLAZAK: I mean, that area in 19 between the first floor and the retail space is just 20 plain masonry. It's not like above there's this brick 21 corbeling. It could even each be like pin-mounted 22 letters into there. 23 I don't know. I just think this is a very 24 odd solution, and I just don't think it's in keeping 25 with any type of historic signage. It reminds me of</p>	<p style="text-align: right;">Page 12</p> <p>1 like a temporary banner sign that's going to be saying 2 for rent, or like a new business or something. I just 3 can't support it as is shown. 4 MS. O'NEILL: Any other Commissioners 5 comments, questions for Staff? (No response.) 6 Brian, so your primary concern is the 7 material, not the placement, or is it really the 8 materials? 9 COMMISSIONER BLAZAK: I think it's both. I 10 think an awning is fine because it projects out and it 11 doesn't totally cover up the transom. I think if it's 12 going to be more like a flat sign it should be located 13 above there in that area in between the first and 14 second floor that you more see typical of a retail 15 space. 16 MS. O'NEILL: Okay. 17 COMMISSIONER AMATUZZO: And I agree with 18 Brian. I think an awning made of fabric not covering 19 the transom would be way more acceptable than what is 20 being presented, or move it up between the course of 21 the first and second floor. That's it. 22 COMMISSIONER BLAZAK: What they have now is 23 that. 24 COMMISSIONER SANDKAMP: If we gave them 25 approval to do that then they would have to go back to</p>

<p style="text-align: right;">Page 13</p> <p>1 the owner of the building and see if it's okay most 2 likely, right? 3 MS. O'NEILL: Yes. 4 COMMISSIONER SANDKAMP: But we can give them 5 that approval and then if they can't get approval to do 6 it then they would have to come back to us. 7 COMMISSIONER SAKONG: Well, we can't 8 approve a design that we're not seeing, that we're all 9 making up in our heads. It would have to come back. 10 COMMISSIONER BLAZAK: We could potentially 11 give Staff broad latitude to resolve it at staff level 12 if we give them some parameters to work with. 13 MS. O'NEILL: I would be hesitant to do 14 that. The ordinance is pretty clear that exterior 15 applied signage to buildings needs to be approved by 16 the HPC. So if we have -- it would be one thing if we 17 have like something to look at, but if we're changing 18 the materiality, the placement, the installation 19 method, I'm hesitant to do that. 20 I understand the intention behind that and 21 in a perfect world I would totally jump on that, I just 22 think that it's -- can't believe I'm saying this. It's 23 giving too much latitude to Staff and it kind of goes 24 against the spirit of the ordinance there. 25 MR. REKSTAD: I agree with Maggie.</p>	<p style="text-align: right;">Page 14</p> <p>1 MS. O'NEILL: I think maybe the move here 2 would be for Vicky to go back to -- Sarah you can also 3 jump in whenever you want, I'm just rambling because 4 it's late -- to go back to the tenant and explore 5 either possibly moving the sign up, moving back to an 6 awning, and we carry this application to the next 7 available HPC meeting. 8 COMMISSIONER SANDKAMP: Or would others feel 9 the same about this if the signage fit into the center 10 transom so it didn't block anything and it's a 11 different material, it's like a board. It would be 12 smaller but it would be where he wants it. 13 COMMISSIONER BLAZAK: They could also do 14 like -- can't they do like vinyl letters in there, too? 15 Like put vinyl letters in the transom. 16 COMMISSIONER SAKONG: To me, even if you 17 fit it in the light directly above the double doors if 18 it's a full sign it blocks the window opening, which is 19 clearly what the ordinance says we can't do. If it's 20 vinyl lettering then it's just I application on the 21 transom itself and I would have no problem with that. 22 But again, that's not what's in front of us. We have 23 had a lot of conversation about sort of hypothetical 24 alternates, but -- and I know this is not the same 25 scale, but I think we can only review what's in front</p>
<p style="text-align: right;">Page 15</p> <p>1 of us. 2 CHAIRMAN GORDON: Well, even if this can't 3 be approved at the Staff level I'm confident that 4 having been engaged in this conversation Staff can find 5 something that can probably most likely be acceptable 6 to the Commission and then hopefully we can put this at 7 the top of a meeting and dispense real quickly. 8 COMMISSIONER SAKONG: Agreed. 9 COMMISSIONER SANDKAMP: Are we tabling? 10 MS. QUINLAN: Motion to carry, Maggie? 11 MS. O'NEILL: Yes. We'll just carry to the 12 next available meeting date, Vicky, as long as you're 13 comfortable with that. 14 THE WITNESS: Yes. 15 COMMISSIONER SANDKAMP: Motion to carry. 16 COMMISSIONER LEWIS: Second. 17 MS. O'NEILL: I have Tony. I have Kelly 18 all in favor? 19 (Voice vote is taken; unanimous vote 20 "aye.") 21 MS. O'NEILL: So this is carried to the 22 next available meeting date. So we'll be able to 23 schedule this in old business at the top the agenda 24 when we're able to or when the Applicant gets back to 25 us, so whichever is first.</p>	<p style="text-align: right;">Page 16</p> <p>1 THE WITNESS: Have a good evening. 2 MS. O'NEILL: Thank you so much. All 3 right. Let's close. 4 (Whereupon, the hearing on this application 5 concludes at 10:44 p.m.) 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25</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>A</p> <p>able 3:15 15:22 15:24</p> <p>acceptable 12:19 15:5</p> <p>accurate 17:6</p> <p>action 17:11,13</p> <p>add 4:21 6:1 10:1</p> <p>Additionally 7:9</p> <p>address 4:3</p> <p>adverse 7:12</p> <p>Aesthetically 10:18</p> <p>affect 5:3</p> <p>agenda 3:2 15:23</p> <p>agree 12:17 13:25</p> <p>Agreed 15:8</p> <p>ahead 3:5,19 9:18</p> <p>allowed 5:19</p> <p>alternates 14:24</p> <p>AMATUZZO 1:11 6:13 9:19 12:17</p> <p>and/or 7:13</p> <p>ANTHONY 1:10</p> <p>anybody 4:25</p> <p>apparently 6:25</p> <p>appears 7:2</p> <p>applicant 3:8 7:17 15:24</p> <p>application 3:2 3:6 6:6 9:22 14:6,20 16:4</p> <p>applied 13:15</p> <p>appropriate 5:15 7:4,5,25 8:2,8 10:3</p> <p>Appropriaten... 3:10 7:15</p> <p>approval 7:15 12:25 13:5,5</p> <p>approve 13:8</p> <p>approved 8:7 9:15 10:15</p>	<p>13:15 15:3</p> <p>architectural 8:23</p> <p>area 11:18 12:13</p> <p>asked 11:2</p> <p>attendance 6:5</p> <p>attorney 1:16 17:10,12</p> <p>AUSTIN 1:13</p> <p>available 14:7 15:12,22</p> <p>awning 5:7 8:7 8:15 9:1,14,21 10:15 12:10,18 14:6</p> <p>aye 6:18 15:20</p> <hr/> <p>B</p> <p>B 2:7</p> <p>B1 2:10</p> <p>back 12:25 13:6 13:9 14:2,4,5 15:24</p> <p>band 8:10 9:9 9:13 10:5 11:10</p> <p>banner 12:1</p> <p>basically 4:10 9:20</p> <p>behalf 1:4 3:9</p> <p>believe 9:15 13:22</p> <p>best 9:10 11:6</p> <p>bigger 5:11,13 11:2,5</p> <p>bit 10:17 11:11</p> <p>BLAZAK 1:11 5:5,9 7:22 8:1 8:5 9:12 11:1 11:18 12:9,22 13:10 14:13</p> <p>block 1:5 14:10</p> <p>blocking 9:11</p> <p>blocks 14:18</p> <p>board 1:9,16 9:24 14:11</p> <p>boards 10:8</p> <p>bottom 6:7</p> <p>Boulevard 4:5</p>	<p>brackets 4:15</p> <p>Brian 1:11 9:20 12:6,18</p> <p>Brian's 9:6</p> <p>brick 11:20</p> <p>Bright 1:4 3:9 3:12</p> <p>broad 13:11</p> <p>building 3:13 4:13 5:1,4 7:8 7:9 8:20,21 9:7 9:8 13:1</p> <p>buildings 13:15</p> <p>business 3:7 12:2 15:23</p> <hr/> <p>C</p> <p>C 1:14 4:6 17:1 17:1</p> <p>call 3:6,8</p> <p>canvas 10:7</p> <p>car 10:20</p> <p>carried 15:21</p> <p>carry 14:6 15:10 15:11,15</p> <p>Case 1:3 3:8</p> <p>cause 7:12</p> <p>center 14:9</p> <p>Central 1:4 3:8</p> <p>Certificate 3:10 7:15 17:19</p> <p>Certified 1:23 17:4</p> <p>certify 17:5,9</p> <p>Chairman 1:10 3:7 6:16 11:8 15:2</p> <p>change 4:11 10:6</p> <p>changing 13:17</p> <p>character 7:13</p> <p>choice 11:17</p> <p>CITY 1:1,1</p> <p>clear 13:14</p> <p>clearly 14:19</p> <p>client 4:10,23 5:18</p> <p>close 6:9 16:3</p> <p>come 13:6,9</p>	<p>comfortable 15:13</p> <p>Commencing 1:8</p> <p>comment 6:4,10 8:17</p> <p>comments 6:21 12:5</p> <p>Commission 1:1 15:6</p> <p>Commissioner 1:10,11,11,12 1:12,13,13 5:5 5:9,20 6:11,13 7:22 8:1,5,17 9:5,12,17,19 9:23 10:2,4,12 11:1,18 12:9 12:17,22,24 13:4,7,10 14:8 14:13,16 15:8 15:9,15,16</p> <p>Commissioners 12:4</p> <p>companies 10:9 10:19</p> <p>completely 4:12 5:1,21</p> <p>comply 7:2</p> <p>concealing 8:23 8:25</p> <p>conceals 8:22</p> <p>concern 12:6</p> <p>concludes 16:5</p> <p>condition 9:24 10:1</p> <p>conditions 7:16 7:17</p> <p>confident 15:3</p> <p>consideration 9:1</p> <p>conversation 14:23 15:4</p> <p>corbeling 11:21</p> <p>correct 5:7,8 8:3 8:4</p> <p>counsel 17:10,12</p> <p>course 12:20</p> <p>COURT 3:21,25</p>	<p>4:3</p> <p>cover 11:9 12:11</p> <p>covering 8:9 11:12 12:18</p> <p>creating 10:5</p> <p>CRONIN 1:13</p> <p>CSR 17:18</p> <p>currently 5:5</p> <hr/> <p>D</p> <p>D 2:1</p> <p>DANIEL 1:13 1:19</p> <p>date 15:12,22 17:8</p> <p>Dated 17:22</p> <p>DESCRIPTI... 2:9</p> <p>design 13:8</p> <p>designed 9:8</p> <p>detailed 7:18</p> <p>detract 9:9</p> <p>different 14:11</p> <p>directly 14:17</p> <p>dispense 15:7</p> <p>District 3:13 7:14</p> <p>districts 7:5</p> <p>diving 4:25</p> <p>doing 8:6</p> <p>door 7:8</p> <p>doors 8:22 14:17</p> <p>double 14:17</p> <p>downtown 7:5</p> <p>duly 4:6</p> <hr/> <p>E</p> <p>E 1:14,14,17,17 2:1,7 4:6 17:1 17:1</p> <p>effect 7:12</p> <p>either 14:5</p> <p>employee 17:10 17:12</p> <p>engaged 15:4</p> <p>especially 10:14</p> <p>ESQUIRE 1:15</p> <p>essentially 7:16 8:8</p> <p>estate 10:24</p>
---	---	---	--	---

EVD 2:9	full 3:25 14:18	14:23	LEWIS 1:12	motion 6:9,11
evening 3:2,17	function 6:7		6:11 15:16	15:10,15
3:22 16:1	further 10:17	I	light 14:17	move 6:4 12:20
everybody 4:20	17:9	image 9:7	lighting 7:10	14:1
exactly 5:18	G	including 7:17	little 10:17	moving 3:7 14:5
excused 3:3	getting 5:10	installation 3:11	LLC 1:4,5 3:9,9	14:5
explain 10:17	11:2,4	5:3 7:18 13:18	located 12:12	N
explained 10:13	give 13:4,11,12	installed 7:19	long 15:12	N 1:14,17 2:1
explore 14:4	gives 11:13	integrity 7:13	longer 5:16	name 4:1 10:19
exterior 13:14	giving 13:23	intention 13:20	look 13:17	10:23
F	go 3:5,19 9:18	interested 17:13	looked 5:14	narrower 11:13
F 17:1	12:25 14:2,4	IRIS 17:3,18	looking 9:6	needs 13:15
fabric 9:20	goes 13:23	J	looks 10:10	neither 17:9,11
12:18	going 4:14 5:16	J 4:6	lot 1:5 14:23	new 3:7 12:2
facade 4:13 7:7	9:13 12:1,12	JANELLE 1:12	M	17:4
faced 4:13	good 3:4 16:1	Jersey 1:1 17:5	M 4:6	night 3:4
far 7:1	GORDON 1:10	JFK 4:5	M-e-j-i-a 4:2	nights 6:24
favor 6:16 15:18	3:7 6:16 11:8	joining 3:17	Maggie 1:18	nine 6:8
feature 8:23	15:2	JONATHAN	13:25 15:10	noncontributi...
11:12	ground 3:11	1:15	making 13:9	3:12 9:2
feel 14:8	guess 11:1	jump 13:21 14:3	masonry 11:20	Notary 17:3
feelings 11:15	GUNTHER	June 1:7	mass 7:7	Notices 2:10
felt 4:24	1:12 9:5 10:4	K	material 4:14	O
financially	H	K 4:6	8:3 11:16 12:7	O 1:17
17:13	H 2:7	keeping 11:24	14:11	O'NEILL 1:18
find 8:2,16 15:4	H23-105 1:3 3:8	KELLIE 1:12	materiality	3:1,5,14,19 4:8
fine 8:6,14 9:14	hand 6:7	Kelly 15:17	13:18	4:17 5:24 6:3
12:10	hands 6:9	kind 9:18 13:23	materials 7:23	6:12,14,19,23
firm 10:24	happy 10:16	know 3:16 8:1,5	12:8	7:20,24 12:4
first 11:19 12:13	head 11:6	8:7 9:13 10:2	MATTER 1:2	12:16 13:3,13
12:21 15:25	heads 13:9	11:5,8,23	mean 9:5 11:16	14:1 15:11,17
fit 14:9,17	hearing 16:4	14:24	11:18	15:21 16:2
fixed 3:11	height 7:8	L	meeting 14:7	odd 8:16 11:24
flat 4:12 5:1,17	hereinbefore	L 1:17	15:7,12,22	Officer 1:19
8:13 12:12	17:8	LA 17:3,18	meets 8:18	Oh 6:23
flatten 10:16,21	hesitant 13:13	language 8:19	Mejia 2:3 3:18	okay 3:14,19 6:3
floor 3:11 11:19	13:19	late 10:14 14:4	3:24 4:2,2,5	6:22 7:20
12:14,21	historic 1:1,18	latitude 13:11	members 1:9	10:18 12:16
flush 7:9	1:19,19 3:13	13:23	2:14,15 6:5	13:1
following 7:16	7:5,14 11:25	left 4:16	metal 4:14 8:11	old 15:23
9:3	historically 7:25	Let's 3:19 16:3	method 13:19	open 6:9,11
follows 4:7	8:13	lettering 10:6	microphone	opening 8:22
foregoing 17:5	hopefully 15:6	14:20	3:16	14:18
form 5:3	horizontal 11:9	letters 5:10,12	middle 4:16	openings 7:8
forth 17:8	hour 10:14	11:2,4,22	mixed-use 3:12	opinion 7:11
frame 4:15 9:25	HPC 7:11,14	14:14,15	modern 3:12	8:18
front 14:22,25	13:16 14:7	level 13:11 15:3	5:22 9:2	opposed 10:6
frozen 6:23	hypothetical		Monday 1:7	ordinance 13:14

13:24 14:19 originally 9:2 10:15 outlined 7:3 outlines 7:4 owner 10:15 13:1	pretty 13:14 previously 9:15 primary 12:6 probably 8:10 10:10 15:5 problem 11:3 14:21 proceed 11:7 PROCEEDIN... 1:5 process 9:4 project 7:11 11:11 projecting 8:15 projection 4:12 4:24 10:21 projects 12:10 promote 3:17 promoted 3:14 proposed 7:2,10 7:12 provide 3:22 proximate 7:13 public 2:14,15 6:4,5,10 17:3 put 8:10 10:22 14:15 15:6	REKSTAD 1:15 13:25 relative 17:10 17:12 reminds 11:25 Remote 1:5,7 rendering 10:10 rent 12:2 repeat 10:13 Reporter 3:21 3:25 4:3 17:4 Reporters 1:23 REPORTING 1:23 resolve 13:11 resources 7:13 respects 7:6 response 12:5 retail 11:19 12:14 reversible 5:21 9:4 review 14:25 rhetorical 8:14 rhythm 7:7 ridged 9:24 right 4:16 5:2,6 5:17,22,25 6:12,14 11:10 13:2 16:3 ROBERT 1:10 room 9:13 ROSA 17:3,18 RPR 17:18	Sarah's 6:23 saying 12:1 13:22 says 7:24 14:19 scale 7:7 14:25 schedule 15:23 screen 4:9,18,20 6:7,21 second 6:12,13 12:14,21 15:16 see 4:20 5:1,17 6:21 9:10,19 9:21 10:10,19 10:23 12:14 13:1 seeing 9:14 13:8 seen 4:25 10:22 sees 6:8 Senior 1:18 sense 11:5 SERVICE 1:23 set 17:8 share 4:17 sharing 4:9 Shorthand 1:23 17:4 show 4:19 showing 7:19 shown 12:3 sign 3:11 4:11 4:12 5:6,17 7:2 7:5,9,19 8:10 8:13,19 9:8,13 9:21 10:5,8 11:11 12:1,12 14:5,18 signage 7:3,4,23 8:15 11:25 13:15 14:9 significant 8:22 signs 1:4 3:9 8:20,21 six 4:15 size 5:10,10,12 7:6,6 skip 6:20 sloped 5:7 smaller 14:12 solution 8:16	9:10,16 11:24 sorry 8:20 10:12 sort 9:3,7 14:23 space 9:8 11:19 12:15 speak 6:6 Specialist 1:18 1:19 specifications 7:18 spell 4:1 spirit 13:24 staff 6:8,20 7:14 7:21 8:17 12:5 13:11,11,23 15:3,4 Staff's 7:11 8:18 standard 7:17 standards 7:3,4 star 6:8 start 6:25 state 3:25 17:4 staying 5:13 stenographica... 17:7 storefront 7:6 strange 9:16,22 street 1:4 3:9,12 10:20 strong 11:15 structure 5:22 9:3 submit 7:18 10:11 Sunbrella 8:3,12 9:20 support 12:3 suppose 11:10 sure 9:7,9 swear 3:20,21 sworn 2:14,15 4:7
<hr/> P P 1:14,14,17 p.m 1:8 16:5 PAGE 2:2,9 painted 8:11 parameters 13:12 Park 3:13 7:14 part 11:4 parties 17:11 Partners 1:5 3:9 passing 10:19 PAUL 1:11 people 10:6 perfect 13:21 permitted 8:21 phone 6:8 picture 5:2 pin-mounted 11:21 place 9:1 17:7 placed 8:19,21 placement 11:16 12:7 13:18 plain 11:20 planning 4:8 please 3:25 4:4 6:6,21 point 9:6,10,19 possibly 14:5 potentially 11:9 13:10 PRECISION 1:23 preferable 11:9 PRESENT 1:9 presented 5:18 12:20 Preservation 1:1 1:18,19,19 press 6:8	<hr/> Q question 8:14 questions 5:25 7:20 12:5 quickly 15:7 QUINLAN 1:19 4:19 6:20,24 8:25 10:1 15:10	<hr/> S S 1:14,17,17 2:7 SAKONG 1:13 8:17 10:2,12 13:7 14:16 15:8 SANDKAMP 1:10 5:20 9:17 9:23 12:24 13:4 14:8 15:9 15:15 SARA 1:19 Sarah 4:17 6:14 14:2	Sarah's 6:23 saying 12:1 13:22 says 7:24 14:19 scale 7:7 14:25 schedule 15:23 screen 4:9,18,20 6:7,21 second 6:12,13 12:14,21 15:16 see 4:20 5:1,17 6:21 9:10,19 9:21 10:10,19 10:23 12:14 13:1 seeing 9:14 13:8 seen 4:25 10:22 sees 6:8 Senior 1:18 sense 11:5 SERVICE 1:23 set 17:8 share 4:17 sharing 4:9 Shorthand 1:23 17:4 show 4:19 showing 7:19 shown 12:3 sign 3:11 4:11 4:12 5:6,17 7:2 7:5,9,19 8:10 8:13,19 9:8,13 9:21 10:5,8 11:11 12:1,12 14:5,18 signage 7:3,4,23 8:15 11:25 13:15 14:9 significant 8:22 signs 1:4 3:9 8:20,21 six 4:15 size 5:10,10,12 7:6,6 skip 6:20 sloped 5:7 smaller 14:12 solution 8:16	<hr/> T T 1:17 2:7 17:1 17:1 tabling 15:9 take 5:15 6:15 10:21

taken 6:17 15:19 17:6 talk 7:23 Technically 8:23 tell 6:21 temporary 12:1 tenant 14:4 testifies 4:7 testifying 5:20 testimony 3:22 17:6 text 5:6 Thank 6:3,19 16:2 thing 13:16 think 9:17 11:23 11:24 12:9,10 12:11,18 13:22 14:1,25 thought 8:13 9:3 11:3 thrilled 4:24 10:24 time 4:22 17:7 tonight 6:23 Tony 15:17 top 15:7,23 totally 12:11 13:21 transcript 1:2 17:6 transom 8:9,11 8:24,25 9:11 11:10,13 12:11 12:19 14:10,15 14:21 tricky 10:5 true 17:5 truth 3:23,23,23 trying 9:6 11:6 turn 3:15 two 4:15,16,16 type 4:14 11:25 typical 12:14 U ultimately 9:4 unanimous 6:17 15:19	understand 13:20 Unit 4:5 unmute 3:15 unusual 11:17 use 4:14 5:2 6:6 9:24 V V 4:6 valance 5:6,15 5:16 8:16 Van 3:13 7:14 Vicky 2:3 3:14 4:2,8,21,22 5:25 14:2 15:12 Videoconfere... 1:7 vinyl 14:14,15 14:20 Voice 6:17 15:19 Vorst 3:13 7:14 vote 6:17,17 15:19,19 W walking 10:20 want 6:14 8:9 14:3 wanted 5:1 9:22 10:16,20 wants 4:11 14:12 wasn't 4:23 10:15 way 11:6 12:19 we'll 6:3 15:11 15:22 we're 4:13 5:13 8:6,23 13:8,8 13:17 15:24 whichever 15:25 window 7:7 8:22 14:18 WITNESS 2:2 4:10,23 5:8,12 5:23 6:2 8:4 10:8,18 15:14 16:1	wood 8:11 work 11:13 13:12 world 13:21 wrap 11:6 WRIEDEN 1:19 3:3 X X 1:6 2:1,7 Y Y 4:6 yeah 11:16 Z Zoning 5:14,14 Zoom 1:7 0 00162800 17:19 1 10:24 1:8 10:44 16:5 12 1:7 14106 1:5 16 3:11 2 2-foot 4:11,24 2023 1:7 245-7(M) 7:23 3 3 2:10 4:5 30XI 17:19 34 1:5 345 7:22 345-71(M) 7:3 3590 4:5 4 4 2:3 5 6 642-4299 1:24 7	8 9 908 1:24
---	--	---	---