

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

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*Transcript of Meeting*  
*July 16, 2020*

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PLANNING BOARD  
CITY OF CAMDEN

- - - -

Thursday, July 16, 2020

- - - -

Transcript of proceedings in the above  
matter of the Planning Board City of Camden was  
conducted remotely via ZOOM commencing at 6:23 p.m.

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

JOSE DeJESUS, CHAIRMAN  
FREDERICK H. MARTIN, Jr. VICE-CHAIRMAN  
COUNCILWOMAN FELISHA REYES-MORTON  
DIRECTOR KETIH WALKER  
ERIN CREAN  
STEVEN LEE

- - - -

ANGELA MILLER, PLANNING BOARD SECRETARY  
JAMES BURNS, ESQUIRE, ATTORNEY FOR THE BOARD  
DENA MOORE JOHNSON, P.E., C.M.E.  
REMINGTON & VERNICK ENGINEERS  
DR. EDWARD C. WILLIAMS, P.P., AICP, CSI,  
SECRETARY, HISTORIC PRESERVATION COMMISSION &  
DIRECTOR OF PLANNING  
LUIS PASTORIZA, MUNICIPAL CLERK & ZOOM  
ADMINISTRATOR

REGINE A. ERVIN, CCR  
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I N D E X

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1                   CHAIRMAN DeJESUS: Good evening. Welcome  
2 to the Camden City Planning Board for the month of  
3 July 16, 2020. We'll have the reading of the opening  
4 statement.

5                   MS. MILLER: Adequate notice of this  
6 meeting has been provided in accordance with the Open  
7 Public Meeting Act. The Camden City Planning Board  
8 adopted a Resolution approving the schedule of  
9 regular meetings to be held during the year of 2020  
10 by, one, posting a copy thereof on the bulletin  
11 boards reserved for such purpose in the Office of  
12 City Clerk, City Hall, first floor, Camden, New  
13 Jersey; two, transmitting a copy thereof to the  
14 Courier Post and to the Philadelphia Inquirer. These  
15 newspapers have been designated by this Board to  
16 receive same, and filing a copy thereof with the City  
17 Clerk, City of Camden, New Jersey. The subject  
18 meeting was publicized on July 8, 2020.

19                   CHAIRMAN DeJESUS: Roll call.

20                   MS. MILLER: Mayor Moran. Fred Martin.

21                   MR. MARTIN: Present.

22                   MS. MILLER: Jose DeJesus.

23                   CHAIRMAN DeJESUS: Present.

24                   MS. MILLER: Ulysses Baker. Brenda  
25 Fraction. Councilwoman Reyes-Morton.

1 COUNCILWOMAN REYES-MORTON: Present.

2 MS. MILLER: Director Walker.

3 DIRECTOR WALKER: Here.

4 MS. MILLER: Erin Crean.

5 MS. CREAN: Present.

6 MS. MILLER: Steven Lee.

7 DR. WILLIAMS: Do we have a quorum, Mr.

8 Chair?

9 CHAIRMAN DeJESUS: Yes. we do.

10 DR. WILLIAMS: Okay.

11 CHAIRMAN DeJESUS: Approval of the  
12 Planning Meeting Minutes of June 11, 2020. I need a  
13 motion.

14 MR. MARTIN: So moved, Mr. Chairman.

15 CHAIRMAN DeJESUS: I need a second.

16 MS. CREAN: Second.

17 CHAIRMAN DEJESUS: Roll call.

18 MS. MILLER: Fred Martin.

19 MR. MARTIN: Yes.

20 MS. MILLER: Jose DeJesus.

21 CHAIRMAN DEJESUS: Yes.

22 MS. MILLER: Councilwoman Reyes-Morton.

23 COUNCILWOMAN REYES-MORTON: Yes.

24 MS. MILLER: Director Walker.

25 DIRECTOR WALKER: Yes.

1 MS. MILLER: Erin Crean.

2 MS. CREAN: Yes.

3 MS. MILLER: Motion carried to approve.

4 Thank you.

5 CHAIRMAN DeJESUS: Swearing in of all  
6 professionals and planning staff.

7 MR. BURNS: Board professionals, please  
8 raise your right hands.

9 - - -

10 DENA MOORE JOHNSON, P.E., C.M.E.;  
11 DR. EDWARD C. WILLIAMS, P.P. AICP, CSI, having been  
12 duly sworn/affirmed, testified as follows:

13 - - -

14 CHAIRMAN DeJESUS: Planning Board  
15 Director's Report, please.

16 DR. WILLIAMS: No report, Mr. Chairman.

17 CHAIRMAN DeJESUS: Let's move on to Old  
18 Business: Preliminary and Final Site Plan hearing of  
19 Hemang Patel, 1848 White Horse Pike. The applicant  
20 is proposing construction of a carport and  
21 installation of solar panels.

22 MR. BURNS: Mr. Chairman, that  
23 application is being carried to the August meeting  
24 date. The applicant did not provide notice as  
25 required, so that will be carried assuming proper

1 notice is provided to the August hearing date.

2 CHAIRMAN DeJESUS: If anyone is here for  
3 that specific subject, please be aware of the fact  
4 that they're being carried to --

5 MS. MILLER: August 13th.

6 CHAIRMAN DeJESUS: Yes, that's correct.

7 MR. BURNS: August 13th.

8 CHAIRMAN DeJESUS: Certificate of  
9 Appropriateness, Iris Clayton, 1807 Filmore Street.  
10 The applicant is requesting installation of windows.

11 MR. MARTIN: Mr. Chairman, if I may, for  
12 the sake of expediency, as a Planning Board member  
13 who attends the HPC, the HPC acted in the affirmative  
14 for matters A through E. I would like to move them  
15 as a group granting the Certificates of  
16 Appropriateness.

17 That would be for Iris Clayton, 1807  
18 Filmore Street; Khaleef Taylor, 1875 South 4th  
19 Street; Mujiba Parker, 430 South 6th Street; Delaware  
20 Driver Investments, 405 North 2nd Street; Kesayan  
21 Property Trust, 1402 Collings Road. I would so move  
22 their adoption and granting of the Certificates of  
23 Appropriateness.

24 CHAIRMAN DeJESUS: I need a second.

25 MS. CREAN: Second.





1 to try?

2 MR. PASTORIZA: Angela needs to unmute  
3 her but I'll do it this time.

4 MS. MILLER: I see her. Fatima. Hello  
5 Fatima Grant.

6 MS. GRANT: Can you hear me?

7 MS. MILLER: I can hear you now.

8 MS. GRANT: Now, I missed the very first  
9 part. I know that everyone was grouped together but  
10 I'm here for 1402 Collings Road. What was the  
11 statement that was made in regards to these  
12 applications if that could be repeated, please?

13 MR. MARTIN: Mr. Chairman, if I may. The  
14 applications would all be approved and Certificates  
15 of Appropriateness granted.

16 MS. GRANT: Okay. Thank you.

17 CHAIRMAN DeJESUS: Anyone else out in the  
18 public? Because I can't see that so I don't know.  
19 Luis, I need you to make sure that you'll let us know  
20 if there's someone trying to raise their hand or  
21 whatever.

22 MR. PASTORIZA: I'm going to see if  
23 Jonathan Latko is. I think he might have something  
24 because I just got a text from him.

25 MS. MILLER: He wants to speak. Let me

1 see if I can find his name.

2 MR. BURNS: He's on the third page.

3 MS. MILLER: I got him. I'll unmute him.  
4 Mr. Latko.

5 MR. LATKO: Thank you. I didn't know how  
6 to raise my hand. I was trying to chat. The one on  
7 2nd Street in Cooper Grant, can you kind of give a  
8 30-second synopsis on what the result was for that  
9 and what they're going to do?

10 CHAIRMAN DeJESUS: North 2nd Street  
11 you're saying?

12 MR. LATKO: Correct. Delaware  
13 Investments.

14 MR. MARTIN: That was exterior work and  
15 there was discussion with Mr. Yoder in particular  
16 about it. And they agreed to the concerns  
17 raised by the Board. Let me see if I can pull up  
18 the -- Dr. Williams, do you recall what the specific  
19 conditions were?

20 DR. WILLIAMS: Yes through the Chair.  
21 The condition of approval was to use appropriate  
22 treatment measures to restore any materials that are  
23 replaced and restored. So, we'll be working with the  
24 applicant to insure that any replacement materials  
25 are in keeping with the historic standards.

1           MR. LATKO: Who ultimately works hand in  
2 hand with them? I was curious about that.

3           MR. MARTIN: That would be Dr. Williams.

4           MR. LATKO: All right. Thank you.

5           MR. PASTORIZA: You have Mr. Ben Saracco.

6           MR. SARACCO: I just want to comment. I  
7 live next to 405 N. 2nd Street. I'm happy that they  
8 went to the Historic Preservation Commission because  
9 many developers in our neighborhood just totally skip  
10 out on that step. And it's led to deterioration of  
11 lot of the historic properties in the neighborhood in  
12 some ways.

13                   One other thing that I wanted to comment  
14 is, I'm going to personally be putting in an  
15 application to go in front of the Historic  
16 Preservation Commission next month to address an  
17 issue with or cornice of the house at the top. So,  
18 I'm hoping that whatever -- I'm hoping that was  
19 addressed on the property at 405 and that we might be  
20 able to do that in tantum. That's all. Thank you.

21           MR. BURNS: Mr. Chairman, if I could.  
22 People are getting on so fast so we're missing the  
23 swearing in. We need to swear people in. I would  
24 ask Ms. Grant and the gentlemen that just spoke or  
25 the two gentlemen that just spoke to be sworn in.

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FATIMA GRANT, JONATHAN LATKO, BEN SARACCO, having first been duly sworn/affirmed, was examined and testified as follows:

- - -

MR. BURNS: I would ask that you unmute Ms. Grant; that you unmute the last two gentlemen that spoke.

MR. SARACCO: Yes, I do swear.

MR. LATKO: Yes, I do.

MR. BURNS: And Ms. Grant.

MS. GRANT: Yes, I swear.

MR. BURNS: Thank you.

CHAIRMAN DeJESUS: Anybody else who are going to have opinions on these Certificates of Appropriateness? Hearing none. Angela, roll call, please.

MS. MILLER: Fred Martin.

MR. MARTIN: Yes.

MS. MILLER: Jose DeJesus.

CHAIRMAN DEJESUS: Yes.

MS. MILLER: Councilwoman Reyes-Morton.

COUNCILWOMAN REYES-MORTON: Yes.

MS. MILLER: Director Walker.

DIRECTOR WALKER: Yes.

1 MS. MILLER: Erin Crean.

2 MS. CREAN: Yes.

3 MS. MILLER: Motion to approve --

4 CHAIRMAN DeJESUS: Certificates of  
5 Appropriateness. Thank you.

6 CHAIRMAN DeJESUS: Next is Minor  
7 Subdivision: Public Service, Electric & Gas, 2451  
8 Mt. Ephraim Avenue and 1372 Fairview Street,  
9 Block 649, Lot(s) 10 & 13 and Block 634, Lot 2. The  
10 applicant is proposing to consolidate the lots. Is  
11 there anyone for that?

12 MS. MILLER: From PSE&G, yes. I have to  
13 let them in. Is Michael Blake with you also, Mr.  
14 Nadell?

15 MR. NADELL: Yes.

16 MS. MILLER: Ms. Hering also?

17 MR. NADELL: Correct.

18 MS. MILLER: I'm trying to unmute. I'm  
19 not being able to.

20 MS. HERING: I'm here.

21 CHAIRMAN DeJESUS: You want to get them

22 MS. MILLER: How many others do I need to  
23 let in from you?

24 MR. NADELL: I would ask for Neil  
25 Pieszchala.

1 MS. MILLER: Okay.

2 MR. NADELL: Those are our three  
3 witnesses for this evening.

4 CHAIRMAN DeJESUS: You want to get them  
5 sworn in before we start?

6 MR. NADELL: Sure.

7 MR. BURNS: I'll swear in your witnesses.  
8 If you could raise your right hands.

9 - - -

10 MICHAEL J. BLAKE, P.E.; KATHERINE  
11 HERING, P.E., P.P.; NEIL PIESZCHALA, having first  
12 been duly sworn/affirmed, was examined and testified  
13 as follows:

14 - - -

15 MR. NADELL: Good evening, Mr. Chairman,  
16 Members of the Board. My name is Benjamin Nedall.  
17 I'm an attorney with the Law Firm Connell Foley. My  
18 client, PSE&G, has applied for preliminary and final  
19 major site plan approval and minor subdivision  
20 approval in connection with the proposed upgrading  
21 and expansion of the Woodlyne Substation.

22 The substation is presently located on  
23 the easterly side of the City at 1372 Fairview Street  
24 designated as Block 634, Lot 2. And with this  
25 application, PSE&G proposes to expand the existing

1 substation onto Block 649, Lots 10 & 13, commonly  
2 known as 2451 Mt. Ephraim Avenue.

3 PSE&G has recently purchased the property  
4 to the immediate south of the substation which was  
5 previously the site of a used car dealership. And  
6 PSE&G will be demolishing and removing the used car  
7 dealership as part of this application. As will be  
8 presented through the testimony of our witnesses this  
9 evening, the removal of the car dealership will  
10 greatly improve the overall appearance of the site by  
11 eliminating and outdating use in the dilapidated  
12 structure.

13 As part of the overall project, PSE&G is  
14 proposing the addition of a new 69kV air-insulated  
15 switchgear (AIS) seven-breaker ring-bus, three  
16 69-4kV transformers, a new control house, two new  
17 station light and power transformers, a new walk-in  
18 12-circuit 4kV breaker and a half-sheltered aisle  
19 switchgear with associated voltage regulators and  
20 reactor feeder rows, as well as lightning protection,  
21 security fencing, and associated site improvements,  
22 including stormwater management, landscaping and  
23 lighting. These upgrades will ultimately provide  
24 greater capacity and more reliability to the City of  
25 Camden and the surrounding area.

1 PSE&G is further seeking minor  
2 subdivision approval this evening and lot  
3 consolidation approval to consolidate the existing  
4 three lots into a single development parcel. All  
5 three lots are located within the City's C-1  
6 commercial zone. In Section 577-65 of the City's  
7 Zoning Ordinance, provides that public utility  
8 facilities are permitted as a conditional use in the  
9 C-1 commercial zone.

10 The applicant is in receipt of the Board  
11 Engineer's review prepared by R&V that's dated June  
12 8, 2020. And we are also in receipt of the Board  
13 Engineer's report, the signage addendum that was  
14 dated July 2nd, 2020.

15 CHAIRMAN DeJESUS: Can we go to that  
16 engineer's report? Dena, can you go through that?

17 MS. MOORE: Yes, I will. I'll have to  
18 apologize ahead of time. I mistakenly printed out a  
19 different review letter. So, I'm just going to be  
20 use mine for the review. As long as you still see  
21 me, we should be fine.

22 I'm referring to Remington & Vernick's  
23 letter dated June 8, 2020. I will start on  
24 page 2 -- I'm sorry -- page 3 under Use: The  
25 applicant's proposed public utility use is a



1 conditional use of the C-1 zone per Section  
2 577-65.D and subject to the conditions of Section  
3 577-191. Testimony should be provided regarding the  
4 conditions outlined below. In the event that the  
5 applicant cannot meet the conditions, the application  
6 must be heard before the Zoning Board for a  
7 conditional use variance.

8 Now, the items below: A. Such uses  
9 shall be subject to site plan review and approval.

10 B. The use shall meet with the area and  
11 bulk requirements of the zone in which it is located.

12 C. The Planning Board may impose  
13 reasonable requirements on the use including, but not  
14 limited to off-street parking, landscaping, screening  
15 and buffering, depending on the nature of the site  
16 and surrounding uses.

17 D. No storage of materials and trucks  
18 and no repair facilities or staging of repair crews  
19 shall be permitted, except within a completely  
20 enclosed building.

21 E. The exterior of any structure shall  
22 be in keeping with the other structures in the  
23 immediate neighborhood.

24 F. Adequate fencing and other safety  
25 devices must be provided as may be required. Fences,

1 when used to enclose public utility facilities such  
2 as electrical power substations, shall be built in  
3 accordance with the applicable requirements of the  
4 New Jersey Board of Public Commissioners and the  
5 National Electrical Code in effect at the time of the  
6 construction.

7 G. Landscaping, including shrubs, trees  
8 and lawns, shall be provided an properly maintained  
9 at all times.

10 H. Off-street parking shall be provided  
11 as determined by the Planning Board during site plan  
12 review.

13 So, any testimony regarding those items?  
14 Generally, if you want to say that in the project  
15 that you presented, you feel as though is in line  
16 with that. Or generally whatever type of testimony  
17 you wanted to provide for those comments, please.

18 MR. NADELL: Thank you, Dena. So, if  
19 it's okay with the you and the Board, I would like to  
20 have our professionals put their testimony on because  
21 I believe their testimony speaks to those points and  
22 those conditions. And at the conclusion of our  
23 testimony, our professional planner is going to  
24 summarize those points.

25 MS. MOORE: Okay. And then I still want

1 to go through the letter so if you wanted to provide  
2 a quick response, then we can go through the letter  
3 in detail.

4 MR. NADELL: Okay. Great. If it's okay,  
5 I'll call our first witness on behalf of the  
6 applicant, Neil Pieszchala. Neil has already been  
7 sworn in. So, if it's okay with the Board, I'm going  
8 to get right into it.

9 CHAIRMAN DeJESUS: Yes, please do.

10 MR. NADELL: Neil, could you please just  
11 give the Board a quick overview of your employment  
12 and educational history?

13 MR. PIESZCHALA: Yes. I've been  
14 employed with PSE&G for just about six years this  
15 upcoming August. My educational background, I  
16 received my Bachelor's Degree from Temple University  
17 in civil engineering.

18 MR. NADELL: Neil, your current position  
19 with PSE&G?

20 MR. PIESZCHALA: I am an associate  
21 project manager for the electrical division of  
22 projects and construction.

23 MR. NADELL: So, Neil, I believe there is  
24 a site aerial rendering that you are using this  
25 evening. Could we have that pulled up and we will

1 enter that into evidence?

2 MR. PIESZCHALA: Yes. I just need to be  
3 enabled to share my screen.

4 MR. NADELL: Great. I will ask if the  
5 Board's secretary could permit Neil to share his  
6 screen, please.

7 MS. MILLER: Yes.

8 CHAIRMAN DeJESUS: Do you want that  
9 marked as Item A-1?

10 MR. BURNS: A-1. Here we go.

11 MR. NADELL: Neil, real quick, could you  
12 just give the Board an overview of what we're looking  
13 at?

14 MR. PIESZCHALA: Yes. In the green  
15 highlight is the existing Woodlynne Substation. To  
16 the south in the orange is the existing used car  
17 dealership that PSE&G recently purchased. And the  
18 pinkish line designates the border between the City  
19 of Camden and the Borough of Woodlynne.

20 MR. NADELL: Neil, could you briefly give  
21 the Board an overview of the existing conditions, the  
22 purpose of the substation and the history of the  
23 substation? I think there's a lot of people that are  
24 not familiar with what a substation is. So, could  
25 you please give a brief overview?

1                   MR. PIESZCHALA: Yes. The proposed  
2 project is located within the existing substation  
3 property boundary of PSE&G's Woodlynne Substation as  
4 well as the adjacent parcel which PSE&G recently  
5 purchased and will annex to the existing parcel. The  
6 existing Woodlynne Substation was constructed in 1954  
7 which it has been in service for 66 years and  
8 currently serves 11,213 customers and is located in  
9 the Commercial District where public utility  
10 facilities are permanent as a condition under Chapter  
11 577-65 of the City's Municipal Ordinance.

12                   The property is identified as Block 634,  
13 Lot 2 which is the existing station, and Block 649,  
14 Lots 10 & 13 which is the existing used car  
15 dealership consisting of just about three acres and  
16 has street frontage on three sides, Mt. Ephraim  
17 Avenue to the east, Fairview Street to the north and  
18 Lake Shore Drive to the west. The North Branch  
19 Newton Creek runs along the southside of the site.

20                   On the opposite side of Mt. Ephraim  
21 Avenue is an employment center and the North Branch  
22 Newton Creek which are located in Woodlynne Borough.  
23 The ABC Supply Company is located across Fairview  
24 Street and stores building supplies including  
25 roofing, siding windows and tools. Wooden areas and

1 North Branch Newton Creek bound the site to the  
2 south. The Lake Shore Club Apartment Complex is  
3 located on the west side of the property on Lake  
4 Shore Drive.

5 The existing used car dealership property  
6 currently contains hundreds of cars on the property,  
7 some of which have been sitting on the property for  
8 many years and deteriorating. The property also  
9 contains a building that serves as an office and a  
10 garage to do maintenance on cars. PSE&G completed  
11 due diligence environmental assessments between July  
12 2017 and March 2019. Groundwater contamination, PCB  
13 contamination, petroleum, metals and volatile  
14 organics contamination were confirmed to be present.

15 PSE&G closed on the property on January  
16 17, 2020 and filed a Confirmed Discharge  
17 Notification. The site is now under the oversight of  
18 Peter Hansen of EcolScienes, Inc., a New Jersey  
19 licensed Site Remediation Professional. The Remedial  
20 Investigation is pending and expected to be completed  
21 once the property is vacated in late 2020.

22 A Remedial Action Work Plan and Remedial  
23 Action will follow prior to or concurrent when the  
24 substation's site civil work commences. Furthermore,  
25 the elimination of the used car dealership will

1 result in a decrease in traffic generated by the  
2 dealership, along with environmental pollutants  
3 deposited by the stored vehicles. The existing car  
4 dealership building and pavement encroach into the  
5 riparian buffer of the North Branch Newton Creek.  
6 These encroachments will be removed and restored with  
7 native plantings and ground cover. A security fence  
8 will be installed around the perimeter of the station  
9 and screened with landscaping where possible. And  
10 then I --

11 CHAIRMAN DeJESUS: And what is the  
12 height of the fence? I'm sorry.

13 MR. PIESZCHALA: Go ahead.

14 CHAIRMAN DeJESUS: What is the height of  
15 the fence?

16 MR. PIESZCHALA: The height of the fence,  
17 Michael Blake will get into more detail, but it is  
18 7 foot with one-foot barbed wire.

19 MR. NADELL: Our civil engineer is going  
20 to testify next to the fence height with specifics.  
21 So, Neil, you're going pull up a second exhibit which  
22 is the site plan rendering at this time?

23 MR. PIEZSCHALA: Correct.

24 CHAIRMAN DeJESUS: That will be a A-2.

25 MS. MOORE: So, right now, it's your

1 testimony that you meet the conditions that we have  
2 pointed out here for the conditional use, correct?  
3 Because before we get into the site plan testimony,  
4 I mean, I'd like to just go through the letter unless  
5 there's something you wanted to mention before we go  
6 through the letter detail.

7 MR. NADELL: I apologize, Dena. I thought  
8 we were going to put the three witnesses' testimony  
9 on first and then answer the questions about the  
10 letter. But if you would --

11 MS. MOORE: Okay. That's fine then.

12 MR. NADELL: But, yes, it is our position  
13 that we meet the conditions and our testimony will  
14 get to that shortly.

15 MS. MOORE: Okay.

16 MR. NADELL: So, this is the site plan  
17 which we are marking as A-2. Neil, go ahead with  
18 giving an overview.

19 MR. PIESZCHALA: Yes. So PSE&G is  
20 proposing to upgrade and modernize the existing  
21 station by expanding and installing new public  
22 utility process equipment in order to improve  
23 system reliability and station capacity.

24 PSE&G will install a new 69kV  
25 air-insulated switchgear (AIS) seven-breaker



1 ring-bus, three 69-4kV transformers, a new control  
2 house, two new station line power transformers, a new  
3 walk-in 12-circuit 4kV breaker and a half-sheltered  
4 aisle switchgear with associated voltage regulators  
5 and reactor feeder rows, lightning protection, a  
6 security fence, a stormwater management system and  
7 landscaping.

8 CHAIRMAN DeJESUS: Is that an increase of  
9 what's it's already providing?

10 MR. PIESZCHALA: I'm sorry. Can you  
11 repeat that question?

12 CHAIRMAN DeJESUS: Sure. You already  
13 stated that there were 11,000 homes that were being  
14 served by this location, correct?

15 MR. PIESZCHALA: Correct.

16 CHAIRMAN DeJESUS: And with this increase  
17 of service being put in that corner, is that  
18 increasing the clientele as well?

19 MR. PIESZCHALA: Not directly, but it is  
20 for a future location.

21 CHAIRMAN DeJESUS: Continue.

22 MR. NADELL: Neil, again, I know Mike  
23 Blake, our civil engineer, is about to testify. Real  
24 quick, could you discuss any noise impacts that might  
25 come with the upgrades to the substation?

1                   MR. PIESZCHALA: Sure. So, right now,  
2 the existing substation acoustics exceed the code.  
3 However, after upgrades are completed, the new  
4 station will fully comply with limits, reduce  
5 emmissions compared to today and there will be no  
6 issues related to sound.

7                   MR. NADELL: And my last question for  
8 Neil. One of the items in the review letter asked  
9 about employees visiting the site and what the  
10 frequency of employee visits, could you give the  
11 Board a brief overview of that question?

12                   MR. PIESZCHALA: Sure. The new Woodlyne  
13 Substation will remain at the unmanned facility once  
14 construction is complete. Employees will visit the  
15 site about one time a week to perform maintenance  
16 checks.

17                   MR. NADELL: Thank you. That concludes  
18 my direct testimony for Neil. Again, Neil, is a  
19 representative of PSE&G. Our civil engineer and our  
20 planner will testify next for technical questions and  
21 landscaping questions. But does the Board's  
22 professionals have any questions for Neil before I  
23 call our next witness?

24                   CHAIRMAN DeJESUS: On my end, no thank  
25 you. Fred?

1           MR. MARTIN: No. I would prefer that we  
2 go through Dena's letter point-by-point and have the  
3 engineer and planner, etc. respond to each issue.  
4 I'm somewhat familiar with this. The issue of  
5 capacity, there's not a whole lot of place you could  
6 put new customers. But I'm curious as to whether or  
7 not this -- the electrical load issues really won't  
8 come before the Planning Board. We're just concerned  
9 with the site plan, how they arrange things and  
10 whether they comply with our regulations.

11           MR. BURNS: Counsel, if it's acceptable  
12 to you, Dena's letters are very thorough and she has  
13 the points that needed to be addressed, highlighted.  
14 She directly relates to those and then you can  
15 provide your response. It might be a better way to  
16 move the application forward more directly and save a  
17 lot of questions from the Board and potentially the  
18 public.

19           MR. NADELL: Absolutely. We wanted to  
20 come tonight with a presentation prepared, however,  
21 we completely understand. We agree and we're happy  
22 to follow Dena's letter. Thank you.

23           MS. MOORE: Okay. I will continue. At  
24 the bottom of page 4 we have our area and bulk  
25 requirement. And we'll go to the top of page 5. We

1 mention a variance would be required for the height  
2 of the accessory building.

3           What is required is 10 feet and what's  
4 proposed with the consolidation is 60 feet. Do you  
5 want any testimony -- do you want to provide  
6 testimony now or at the end for the variances?

7           MR. NADELL: Let's have Kathy, our  
8 professional planner, talk to that at this point. I  
9 want to make sure Kathy is unmuted. I believe she  
10 is.

11           COUNCILMAN DeJESUS: Kathy, are you  
12 there?

13           MR. BURNS: We just have to unmute her.

14           MS. HERING: I'm good now. Thank you.

15           MS. MILLER: You're welcome.

16           MS. MOORE: Ms. Hering, you wanted to  
17 provide testimony regarding the height of the  
18 accessory building and why you would need a variance  
19 for that?

20           MS. HERING: Yes. I'm just skipping  
21 ahead just a little bit on my testimony. So, the  
22 variance that is required is for the lightning mask  
23 as an accessory structure per Section 577-189 which  
24 applies to accessory structures. The maximum  
25 permitted height on an accessory structure is 10

1 feet, whereas this project is proposing six 60-foot  
2 lightening masts.

3 In order for this station to function  
4 safely, it needs to be protected from lightning  
5 strikes. They protect PSE&G's assets, the electrical  
6 equipment and they will prevent potential  
7 catastrophic and widespread power failures in the  
8 event of a lightening strike. So, these are required  
9 as I said to protect the station. And the  
10 engineering design that goes behind what dictates the  
11 height of these lightning masts to be able to provide  
12 protection to the entire station.

13 MS. MOORE: Now, did I point out the  
14 correct height? Is it 60 feet, six zero?

15 MS. HERING: I believe we're asking for a  
16 variance for 62 feet. In that the mast itself is 60  
17 feet, but the base on which it's installed, can vary  
18 anywhere between 6 and 18 inches. So we are  
19 respectfully requesting the variance for 62 feet.

20 MS. MOORE: Okay. And that is the  
21 lightning mast?

22 MS. HERING: Lighting masts.

23 MS. MOORE: And then we have noted the  
24 off-street parking, to be determined but I'll get to  
25 that later on in the letter.

1                   Moving on to the Performance Standards.  
2                   A road opening permit from the New Jersey Department  
3                   of Transportation will be required for a road opening  
4                   on Mt. Ephraim Avenue. The applicant acknowledges  
5                   that?

6                   MS. HERING: Yes. We have applied for a  
7                   minor access permit to the DOT and that's currently  
8                   under review.

9                   MS. MOORE: And then I mention an access  
10                  easement will be required for the access drive from  
11                  Mt. Ephraim Avenue since it encroaches within  
12                  property owned by the New Jersey Department of  
13                  Transportation. The metes and bounds of this  
14                  easement must be provided for review.

15                  So, is that an actual easement you'll get  
16                  from the NJDOT for the driveway?

17                  MS. HERING: That property is actually  
18                  all considered right-of-way.

19                  MS. MOORE: NJDOT's right-of-way?

20                  MS. HERING: Yes.

21                  MS. MOORE: So, you would not require an  
22                  access easement?

23                  MS. HERING: That is correct.

24                  MS. MOORE: If a street opening is  
25                  necessary for Fairview Street or Lake Shore Drive,

1 this application would be subject to the Street  
2 Opening Permit Ordinance of the City. The City  
3 Engineer should be contracted concerning the  
4 application and fees involved?

5 MS. HERING: We agree to that.

6 MS. MOORE: Per Section 577-191.H,  
7 off-street parking shall be provided as required by  
8 the Planning Board at the time of site plan review.  
9 Testimony should be provided regarding the number of  
10 anticipated on-site employees.

11 I know you provided testimony  
12 previously. That's one employee per week was that?

13 MS. HERING: That station will remain  
14 unmanned but a technician will periodically visit the  
15 station to just do maintenance and inspections  
16 typically on a weekly basis.

17 MS. MOORE: And the applicant should  
18 provide testimony regarding loading at the site.

19 MR. BLAKE: I can answer that.

20 MS. MOORE: Okay.

21 MR. BLAKE: During construction there  
22 will be regular deliveries of the materials and  
23 equipment associated with construction and erecting  
24 the substation. However, once the substation is  
25 completed and energized, no routine loading and

1 outlining will be anticipated except for the  
2 occasional maintenance purposes.

3 MS. MOORE: Okay. So when the one tech  
4 employee comes once per week, they'll just park and  
5 be there approximately an hour, two hours?

6 MR. BLAKE: Yeah. It just depends on  
7 what kind of test they're running. Typically, it  
8 would just be the regular service vehicle that they  
9 arrive on site.

10 MR. BURNS: For the record, that was  
11 Michael Blake that spoke.

12 MR. BLAKE: Sorry. Should I say my name  
13 before I talk every time?

14 MR. BURNS: It might make it easier on  
15 our court reporter.

16 MR. BLAKE: Okay.

17 MS. MOORE: Moving on to Pedestrian  
18 Circulation: The applicant should replace the  
19 concrete curb along the property frontage on Fairview  
20 Street and Lake Shore Drive.

21 MS. HERING: PSE&G will agree to do that.

22 MS. MOORE: ADA ramps meeting current ADA  
23 standards, must be installed at the intersection of  
24 Fairview Street and Lake Shore Drive.

25 MS. HERING: PSE&G will agree and that is



1 shown on our civil site plan.

2 MS. MOORE: Per Section 577-229.C.3.d,  
3 all new manholes and catch basins shall have an  
4 exterior coating of Carboline Coal Tar Epoxy 300M or  
5 equal, two coats. Each manhole base shall be  
6 provided with circular openings at the required  
7 locations and elevations for the proper connection of  
8 all pipes. The flexible connections shall be A-lok  
9 Flexible Connector by A-lok products or equal. The  
10 Grading & Drainage Plan should note this.

11 MR. BLAKE: And, yes, the plans will be  
12 updated to note this requirement.

13 MS. MOORE: And also to note that per  
14 Section 577-229.C.3.d, each inlet box shall be  
15 provided with circular openings at the required  
16 locations and elevations for the proper connection of  
17 all pipes. The circular connections shall be sealed  
18 with a flexible seal assembly such as G3-Flexible  
19 Connector by A-lok Products Inc. or approved  
20 equal. The Grading and Drainage Plan shall note  
21 this.

22 MR. BLAKE: Yes, it will be noted on the  
23 Grading Drainage Plan.

24 MS. MOORE: All right. The storm  
25 structures proposed for the storm sewer system should

1 be indicated as inlets (stating type and grate  
2 elevation) or manholes (stating the rim elevation).

3 MR. BLAKE: Yes. The Grading and  
4 Drainage Plan will be noted with this information.

5 MS. MOORE: Cleanouts for all roof drain  
6 pipes shall be shown on the plans with an invert  
7 elevation provided. Roof drain pipes should also be  
8 provided with the connection shown to the proposed  
9 storm sewer system.

10 MR. BLAKE: Yes. Roof drain connections  
11 will be shown on the plan and connected to the storm  
12 sewer system.

13 MS. MOORE: The correct label should be  
14 provided on the plans for Manhole 3.

15 MR. BLAKE: Yes. Manhole 3 will be  
16 corrected.

17 MS. MOORE: The stormwater collection  
18 system is designed to convey a storm event with a  
19 25-year frequency. The Manning roughness  
20 coefficients must be provided for the HDPE AND RCP  
21 pipes. According to Section 577-229.B.4, the  
22 "normal" Manning roughness coefficient established  
23 under N.J.A.C.5:21-7 must be used for the design.

24 MR. BLAKE: Yes. The design calculations  
25 will be updated to reflect the correct Manning

1 roughness coefficient.

2 MS. MOORE: According to the New Jersey  
3 Best Management Practices Manual, the predeveloped  
4 land cover must be assumed to be in good hydrologic  
5 condition for all land covers.

6 MR. BLAKE: Yes. The updated  
7 calculations will be changed to reflect the current  
8 predeveloped land cover requirement.

9 MS. MOORE: And then for  
10 post-development, the grass cover has to be  
11 considered in fair condition.

12 MR. BLAKE: The same comment,  
13 calculations will be updated or revised to reflect  
14 the post-development grass cover requirement.

15 MS. MOORE: And the rainfall data will be  
16 revised to the 3.3 inches for 2-year; 5.1 for 10; 6.3  
17 for 25; and 8.5 for 100-year storms.

18 MR. BLAKE: Yes. The calculations will  
19 be updated to reflect these rainfall frequency  
20 amounts.

21 MS. MOORE: And applicant should indicate  
22 any conduit outlet protection is proposed at the  
23 concrete headwall. The calculations and a detail  
24 should be provided.

25 MR. BLAKE: Yes. The conduit outlet

1 protection and the concrete headwall will be updated  
2 or provided in the calculations. They were there but  
3 they will be more clearly identified so it's easier  
4 to find.

5 MS. MOORE: Okay. The applicant must  
6 provide testimony regarding the status of their  
7 application to th NJDEP for Waterfront Development  
8 Individual Permit, as well as the Flood Hazard Area  
9 Verification. Do you have any update regarding your  
10 application?

11 MS. HERING: We submitted an application  
12 to the DEP on May 22nd, 2020 and it is currently  
13 under review. We have not received any comments back  
14 from the DEP yet.

15 MS. MOORE: The applicant has prepared a  
16 Stormwater Maintenance Plan for the Stormwater  
17 Management System per NJ Stormwater Best Management  
18 Practices Manual. This manual must include the name,  
19 title, address, and phone number of the responsible  
20 party for the maintenance.

21 MR. BLAKE: The Stormwater Maintenance  
22 Plan will be updated to include the name, title,  
23 address, and phone number of the party responsible  
24 for the maintenance.

25 MS. MOORE: And the applicant should be

1 aware that that Stormwater Management and Maintenance  
2 Plan must be recorded at the County Clerk's Office  
3 prior to receiving final signatures on the plan.  
4 You're aware of that requirement?

5 MR. BLAKE: Yes. We are aware of this  
6 requirement. PSE&G acknowledges this requirement as  
7 well.

8 MS. MOORE: Okay.

9 A stormwater fee is to be calculated for  
10 the site as outlined in Appendix XVIII of the City  
11 Ordinance. The calculation will be reviewed by our  
12 office. The fees must be paid by the applicant prior  
13 to final signatures of the plan.

14 MR. BLAKE: Yes, we are aware and  
15 PSE&G acknowledges this requirement.

16 MS. MOORE: Okay. And the following  
17 language must be included in all stormwater  
18 management maintenance agreements and as notes on the  
19 plans. And that's those items I have listed in the  
20 review letter, A, B, C, D regarding the access to the  
21 stormwater system area.

22 MR. BLAKE: Yes. The Grading and  
23 Drainage Plan and the Stormwater Management  
24 Maintenance Agreement will be revised to add notes  
25 19A through 19D.

1 MS. MOORE: Thank you.

2 According to Section -- I'm on to Grading  
3 now: According to Section 577-227.A.4, permanent  
4 benchmarks shall be set for all major subdivision and  
5 for site plans exceeding two acres in size. Concrete  
6 monuments or other similar permanent structures shall  
7 be used.

8 MR. BLAKE: The site plan will be revised  
9 to provide permanent benchmarks.

10 MS. MOORE: The plans reference the 1988  
11 NAVD. A conversion factor to 1929 NGVD must be  
12 provided on the plans.

13 MR. BLAKE: Both the Site Plan and the  
14 Grading and Drainage Plan will be revised to provide  
15 a conversion factor to 1929 NGVD.

16 MS. MOORE: Spot grades are shown at the  
17 building corners. A spot grade should also be  
18 provided at the building access points.

19 MR. BLAKE: The Grading and Drainage Plan  
20 will be revised to address this comment.

21 MS. MOORE: The applicant should confirm  
22 that the proposed building does not have a basement  
23 or crawl space.

24 MR. BLAKE: That is correct. The  
25 proposed control house does not have a basement or

1 crawlspace. It'll be installed on a slab on grade  
2 foundation.

3 MS. MOORE: Additional spot grades should  
4 be shown at each access drive, depressed curb  
5 locations, and proposed curb and sidewalk locations.  
6 You'll add more grade to the plan in those locations?

7 MR. BLAKE: Yes.

8 MS. MOORE: Under Utilities: The Utility  
9 Plan should note that all proposed utilities and  
10 related appurtenances on the site shall be located  
11 underground or located in the building. For overhead  
12 electric or telephone distribution supply lines and  
13 service connections have been installed from those  
14 overhead lines, the connections from the utilities'  
15 overhead lines must be installed underground.

16 MR. BLAKE: A note will be added to the  
17 Utility Plan with this statement to indicate that all  
18 utilities, telephone, electric, etc., to the control  
19 house will be installed underground.

20 MS. MOORE: Okay. And proposed inverts  
21 must be provided for the sanitary service line at all  
22 connections located as "to be determined" and at the  
23 proposed sanitary cleanouts.

24 MR. BLAKE: Yes. The Utility Plan will  
25 be updated to include invert elevations.

1 MS. MOORE: The location, size and  
2 material of the existing sanitary sewer and potable  
3 water services shall be shown on the plans for the  
4 connection of the proposed utilities.

5 MR. BLAKE: Yes. The Utility Plan will  
6 be revised to show this information.

7 MS. MOORE: All developers and applicants  
8 should note that due to a City Ordinance, a Capacity  
9 Fee may be applicable to the proposed development.  
10 The applicant shall contact the City Engineer for all  
11 costs related to the same. You're aware of a  
12 possible Capacity Fee for the project?

13 MR. BLAKE: PSE&G acknowledges this  
14 requirement.

15 MS. MOORE: Okay. And the project must  
16 be approved by the City Engineer with written  
17 verification provided to our office prior to final  
18 signatures on the plan.

19 MR. BLAKE: PSE&G acknowledges this  
20 requirement.

21 MS. MOORE: And we should have a review  
22 by the City Engineer. I don't recall seeing that at  
23 this point. But you should be receiving a review  
24 from him regarding the project. Have you received  
25 anything from the City Engineer at this time?



1           MR. BLAKE: From the City Engineer, no,  
2 we have not.

3           MS. MOORE: All right. That will be  
4 forthcoming then, his review of the project.

5           MR. BLAKE: And, Kathy, correct me if I'm  
6 wrong. I was not at my computer all day today due to  
7 other things I --

8           MS. HERING: No.

9           MR. BLAKE: If we received anything.

10          MS. HERING: No, we haven't.

11          MS. MOORE: Okay.

12                 The project must be approved by the City  
13 Fire Chief with written verification provided to our  
14 office prior to final signatures on the plan. And  
15 I know you've been working with the City Fire Chief,  
16 the acting chief, correct? Kathy, have you received  
17 any final approval from him at this time?

18           MS. HERING: He provided a couple of  
19 comments that we are in the process of addressing.  
20 And we will submit back to him as part of the  
21 resolution compliance process.

22           MS. MOORE: And then if you could also  
23 forward that to me if you have not already done so  
24 just so I can see how his comments may have affect  
25 the site plan.

1 MS. HERING: Sure, I will do that.

2 MS. MOORE: A CCTV inspection of the  
3 sewer (combined, sanitary and storm) system must be  
4 performed and reviewed by the City Engineer prior to  
5 construction. The applicant will be responsible for  
6 any improvements to the existing infrastructure  
7 required for the connection of the proposed project.

8 MR. BLAKE: PSE&G acknowledges this  
9 requirement and will coordinate with the City  
10 Engineer and American Water for the CCTV of the  
11 existing sanitary system.

12 MS. MOORE: The following notes should be  
13 added to the Utility Plan regarding the Select fill  
14 for water/sewer trench installation; air release  
15 valve, thrust blocks and restraints; a drop manhole  
16 connection; the fact that RCP should be lined  
17 in the interior; as-built plan requirement; and all  
18 pipes shall be manufactured and supplied without  
19 lifting holes.

20 If you can please add those notes to the  
21 plan, Utility Plans.

22 MR. BLAKE: Yes. Notes 8-A through 8-G  
23 will be added to the Utility Plan.

24 MS. MOORE: Okay. Onto Construction  
25 Details: The applicant must provide the City

1 details for the curb, sidewalk (stating 5-foot  
2 minimum width and maximum slop of 2 percent), the  
3 driveway apron and storm and sanitary manholes.

4 MR. BLAKE: Details will be added to the  
5 civil details drawing. The sidewalk detail will be  
6 revised to reflect 5-foot minimum width, 5-inch  
7 thickness and a 2 percent max slope.

8 MS. MOORE: Okay. The minimum  
9 compressive strength for all concrete items must be  
10 indicated as 4,500 psi.

11 MR. BLAKE: Yes. This will be the max  
12 compressive -- or the minimum compressive strength  
13 will be added to the detail sheets where applicable.

14 MS. MOORE: The geotextile fabric type  
15 should be noted for the underground detention basins.

16 MR. BLAKE: Yes. A geotext-style fabric  
17 type will be added to the underground detention basin  
18 detail.

19 MS. MOORE: The dimensions of the  
20 underground detention basins should be coordinated  
21 with the detail and provided on the site plan. The  
22 inlet inverts at the basins should be provided on the  
23 details?

24 MR. BLAKE: Yes. This will be revised  
25 accordingly.

1 MS. MOORE: The plan should note that  
2 concrete storm pipe is to have either rubber gasket  
3 or butyl tape joints and be wrapped with mortar and  
4 fabric on the outside. You'll add that note to the  
5 plan?

6 MR. BLAKE: That note will be added to  
7 the plan.

8 MS. MOORE: And you'll add a note that  
9 all site work construction and details must conform  
10 to the standards of the City of Camden?

11 MR. BLAKE: Yes. That note will be  
12 added.

13 MS. MOORE: Planting Design: Per Section  
14 577-244.A, a buffer is required between residential  
15 and nonresidential uses. Where a buffer is not  
16 practical, an opaque fence may be substituted if  
17 approved by the Planning Board in accordance with  
18 Section 577-149.

19 Per Section 588-244.E.3.a, the buffer  
20 shall be 25-foot wide. The applicant proposes a  
21 10-foot buffer on the west side of the site where the  
22 property abuts residential uses. Any testimony for  
23 that?

24 MS. HERING: I do. As part of my  
25 planning testimony and also with respect to the

1 landscaping, PSE&G will be requesting four design  
2 waivers pertaining to the landscaping. So, for your  
3 first comment, for security reasons, PSE&G needs to  
4 maintain visual access to the station through the  
5 fence to identify any unauthorized access or  
6 activities inside the station. So an opaque fence is  
7 not feasible.

8                   With respect to the street trees, PSE&G  
9 is proposing four ornamental street trees along  
10 Lakeview Drive. However, along Fairview Street,  
11 there is an existing storm sewer pipe that runs along  
12 underneath the curb and that grass strip. So, street  
13 trees are not able to be planted along the frontage  
14 on Fairview Street.

15                   MS. MOORE: Okay. So, for the  
16 landscaping --

17                   MS. HERING: I apologize for skipping  
18 ahead on your memo.

19                   MS. MOORE: No, no, that's fine because I  
20 have to go back and see exactly what waivers you're  
21 requesting. So, we just talked about the buffer and  
22 how it should be 25 feet. You're proposing 10 feet.  
23 So, you're requesting a waiver for that. What is  
24 your reason for requesting the waiver from 25 feet to  
25 10 feet?

1 MS. HERING: Along the west side of the  
2 station are the Lake Shore Club Apartment buildings.  
3 And based on this ordinance requirement, 25 feet is  
4 required, whereas due to underground utilities such  
5 as the electrical conduit and the stormwater  
6 management basin in this area, there's only 10 feet  
7 available to plant on PSE&G's property.

8 On the apartment side of this, there is  
9 actually existing vegetation about 15 to 20 feet  
10 that's providing a buffer. And so we're proposing  
11 additional evergreens on the PSE&G side of the fence  
12 to complement the existing buffer. But we don't have  
13 the 25 feet due to the underground conflicts to be  
14 able to meet this requirement.

15 MS. MOORE: Per Section 577-244.D, street  
16 trees are required. The applicant proposes four  
17 ornamental trees along Lake Shore Drive and none  
18 along Fairview Street. Plans should be revised or a  
19 waiver requested. And you're requesting a waiver?

20 MS. HERING: We are requesting a waiver,  
21 yes.

22 MS. MOORE: And your reasoning for the  
23 waiver of the street trees?

24 MS. HERING: Is along Fairview Avenue.  
25 There is the underground storm sewer pipe that runs

1 underneath the curb and sidewalk.

2 MS. MOORE: So, both of these deal with  
3 utilities at this point?

4 MS. HERING: Yes.

5 MS. MOORE: Per Section  
6 577-224.B.1.e, the visual impact of large surface  
7 parking areas located along street frontages, shall  
8 be minimized with landscaping. Our office recommends  
9 that additional evergreen landscaping be provided to  
10 screen views. Now, you're also requesting a waiver  
11 for that.

12 And then I know from correspondence that  
13 I received from you with the landscaping that was  
14 shown on NJDOT property, their right-of-way, can you  
15 explain how that is now changing which was  
16 landscaping that PSE&G proposed within the DOT  
17 right-of-way, and that from the correspondence from  
18 DOT, they mention to have that landscaping removed as  
19 being proposed on their property, can you testify to  
20 that, please?

21 MS. HERING: Yes. During the design  
22 phase of this project, it was requested by the City  
23 to be able to I guess clean up and provide  
24 landscaping. I apologize for my phone ringing right  
25 now. As part of the design process, pSE&G developed

1 a landscaping plan that provided a landscaping buffer  
2 along the frontage on Mt. Ephraim Avenue which  
3 knowingly would have been planted on DOT property.

4 As part of our minor site plan -- I'm  
5 sorry -- Minor Access Permit Application to the DOT,  
6 we included our landscaping plan so they would be  
7 aware of our proposed landscaping on their property.  
8 And through correspondence from the DOT, they will  
9 not permit the proposed landscaping on their  
10 property.

11 MS. MOORE: Okay. As opposed to  
12 landscaping on their property, is PSE&G proposing any  
13 anything? Because we are looking at the visual  
14 impact of the station from that intersection where  
15 they were providing landscaping previously. So, are  
16 there going to be any changes that PSE&G will propose  
17 at this point with that landscaping being removed  
18 from the DOT right-of-way?

19 MR. NADELL: Dena, I'm just going to jump  
20 in for a second.

21 MS. MOORE: Okay.

22 MR. NADELL: So on Monday of this week we  
23 received the DOT's response.

24 MS. MOORE: Right.

25 MR. NADELL: So, we scrambled together to



1 figure out what alternatives we could come up with  
2 before tonight's hearing. And we were able to come  
3 up with an alternative which is a type of fencing  
4 that can be proposed on PSE&G's property. We are  
5 prepared tonight to show the Board a sample of what  
6 that fencing would look like. We don't have to do it  
7 right this minute.

8 MS. MOORE: We can wait until we get to  
9 the fencing portion and then you can provide that  
10 testimony then.

11 MR. NADELL: Okay.

12 MS. MOORE: So right now you are  
13 requesting the waiver for the perimeter fencing. We  
14 understand the portion from the DOT side and we will  
15 move on to the next one.

16 MR. NADELL: Great.

17 MS. MOORE: So, all electrical and  
18 mechanical equipment shall be screened from view per  
19 Section 577-224.B.19. A waiver will be necessary.  
20 And you're also requesting a waiver for the  
21 mechanical screen.

22 MS. HERING: Yes, we are.

23 MS. MOORE: Okay. And the reasoning for  
24 that waiver?

25 MS. HERING: The electrical equipment

1 within inside the station yard cannot be screened  
2 with any landscaping. It has to be free and clear of  
3 any kind of vegetation and maintain the minimum  
4 clearances between the electrical equipment.

5 MS. MOORE: Okay.

6 Given the problems associated with  
7 Bacterial Leaf Scorch, our office recommends that an  
8 alternative Oak be provided.

9 MS. HERING: Yes. We have substituted  
10 the American Hophornbeam for the Oak that was  
11 previously proposed.

12 MS. MOORE: And given that Miscanthus is  
13 invasive, an alternative ornamental grass should be  
14 specified.

15 MS. HERING: That grass was actually  
16 proposed along the Mt. Ephraim frontage and is no  
17 longer being proposed in our landscaping plan.

18 MS. MOORE: Okay. I will go onto  
19 Lighting: Plans should be revised such that the  
20 isolux lines shown on the lighting plan match those  
21 shown in the lighting details.

22 MR. BLAKE: Yes. The lighting plan will  
23 be revised accordingly.

24 MS. MOORE: The minimum, maximum and  
25 overall lighting levels should be provided per

1 Section 577-243.I.3 or a variance requested.

2 MR. BLAKE: Yes. It will be shown and a  
3 variance is not required.

4 MS. MOORE: All right. You'll be able to  
5 meet everything within those limits for the --  
6 overall.

7 MR. BLAKE: Maintain horizontal  
8 illumination levels, minimum, average and maximum,  
9 correct.

10 MS. MOORE: Okay.

11 Per Sections 577-244.B.9 and  
12 577-243.A, lighting should minimize glare and  
13 off-site spillage, whereas floodlight fixtures are  
14 proposed. A variance is necessary.

15 MR. BLAKE: Floodlights Type 1 fixture  
16 will be provided with full visor to minimize glare  
17 and off-site spillage.

18 MS. MOORE: And so you do need a variance  
19 for that, correct?

20 MR. BLAKE: Yes.

21 MS. MOORE: Okay. My only concern with  
22 the lighting, I know sometimes if you're not able to  
23 meet it and you don't request the variance at this  
24 point, you would have to come back for a variance.  
25 So, that also includes the minimum, maximum and

1 overall lighting. So even if you're over a little  
2 bit and you need a variance and you didn't request it  
3 now, you would wind up coming back later requesting a  
4 variance.

5 MR. BLAKE: Right. Dena, we are seeking  
6 both this evening and we noticed for both of those  
7 variances.

8 MS. MOORE: Okay. For minimum and  
9 maximum overall lighting also in case that you're  
10 not -- once you've put the numbers together, you're  
11 not able to meet something slightly. I know you  
12 wouldn't -- I know you would meet it to the best  
13 extent possible. But if you're over by point  
14 whatever, you would need a variance.

15 MR. BLAKE: Correct.

16 MS. MOORE: So you're asking for those?

17 MR. BLAKE: Yes.

18 MS. MOORE: Thank you.

19 The Traffic Impact Statement, I will jump  
20 to page 14. The applicant's engineer should confirm  
21 that adequate sight distance in accordance with  
22 AASHTO policies exists at all existing and proposed  
23 intersections.

24 MR. BLAKE: Yes. This is confirmed that  
25 a sight distance is per ASSHTO policies and exists

1 for both entrances.

2 MS. MOORE: And we did review your  
3 Traffic Impact Statement. We also reviewed the  
4 Environmental Impact Statement. And I will continue  
5 on page 16.

6 Based on our review of the PS&S's EIS, it  
7 appears that the proposed improvements will cause no  
8 adverse environmental impacts, and no off-site  
9 impacts to neighboring or adjacent properties are  
10 anticipated as a result of this development.  
11 You acknowledge that statement?

12 MS. HERING: Yes, we do.

13 MS. MOORE: Remington & Vernick Engineers  
14 concurs with PS&S's findings regarding the EIS.  
15 And Remington & Vernick Engineers encourages the  
16 applicant to continue its process of working closely  
17 with the NJDEP, the New Jersey Department of Consumer  
18 Affairs, Camden County Soil Conservation District,  
19 Camden County Planning Board and the City of Camden  
20 to avoid impacts to any environmental features  
21 adjacent to and/or on the site and to comply with any  
22 outstanding issues and obtain all necessary licenses,  
23 permits and approvals prior to site development.  
24 You acknowledge those statements?

25 MS. HERING: Yes. PSE&G agrees to that

1 statement.

2 MS. MOORE: We have no comments regarding  
3 the acoustical study.

4 The Community Impact Assessment: The  
5 Community Impact Assessment must be signed and sealed  
6 by a New Jersey Licensed Professional Planner.

7 MS. HERING: We will comply as part of  
8 the Resolution compliance.

9 MS. MOORE: Okay. And Will Serve Letters  
10 are required for the proposed potable water and  
11 sanitary sewer services. And I believe I just  
12 received your Will Serve Letter for both of those  
13 utilities within the past day or two.

14 MS. HERING: That is correct.

15 MS. MOORE: And the Visual Impact  
16 Assessment: An image should be provided to show the  
17 shadow lengths of the building on December 21 in the  
18 A.M., noon and P.M. as stated on a graph in the  
19 report.

20 MS. HERING: We will comply with that as  
21 part of Resolution Compliance.

22 MS. MOORE: Okay. And the applicant  
23 should address any negative visual impact within Item  
24 4. You'll add that to a revised report also?

25 MS. HERING: Yes, we will.

1 MS. MOORE: It appears a trash enclosure  
2 is not proposed. Testimony should be provided as to  
3 how waste will be stored and removed and what type  
4 waste you may have at the site.

5 MR. NADELL: And Mike can talk about  
6 that.

7 MR. BLAKE: There will not be any -- the  
8 new Woodlyne Substation will remain as an unmanned  
9 facility. Once construction is complete, PSE&G  
10 employees will visit the site approximately one time  
11 a week to perform maintenance checks. Any trash that  
12 is brought into the substation, will also be removed  
13 by PSE&G employees upon exiting. In summary, no  
14 trash enclosure is proposed and no waste will be  
15 stored on site.

16 MS. MOORE: All right. And we'll go  
17 Signage. Now, at the time June 8th, you heard  
18 earlier that we did a review July 2nd regarding  
19 signage proposed by the applicant. And the facade  
20 wall signs of dangers, station ID and no trespassing.  
21 And I'll go to that review.

22 The applicant proposes two station  
23 identification signs and three no trespassing signs.  
24 The total number of danger signs should be provided.  
25 Do you know how many danger signs at this time?

1                   MR. BLAKE: They'll be spaced every 50  
2 feet. It should be approximately 24 depending on  
3 where they land exactly like once the fencing is  
4 installed.

5                   MS. MOORE: Well, you said every 50 feet?

6                   MR. BLAKE: Yes.

7                   MS. MOORE: Okay. And while the  
8 applicant meets the ordinance requirements for the  
9 size of the sign, a variance will be necessary for  
10 the number of signs. So, you're requesting I guess  
11 per Section of -- I'll go back to that original  
12 comment.

13                   Per Section 577-253.0, the following  
14 applicable signs are permitted in the C1 Zone:

15                   A. Signs used for the protection of the  
16 public during construction or repairs.

17                   B. Identification signs for the schools,  
18 playgrounds, parks and public utility installation  
19 each of which shall be permitted one sign not to  
20 exceed 24 square feet in area. In addition, a  
21 changeable copy sign not exceeding 12 square feet in  
22 area and a 6-foot in height sign shall also be  
23 permitted.

24                   C. Signs required by law to be exhibited  
25 by the occupants of the premises. So, while the



1 applicant meets the ordinance requirements for the  
2 size of the sign, a variance will be necessary for  
3 the number of signs. That's correct or you're in  
4 agreement?

5 MR. BLAKE: Yes. In agreement.

6 MS. MOORE: And you're providing more --  
7 you need a variance for the number of signs or your  
8 reasoning?

9 MR. NADELL: We could have Kathy provide  
10 the --

11 MS. HERING: These signs are clearly a  
12 public benefit to warn the public of the hazards  
13 within inside the station. And also, in the event of  
14 any kind of emergency, there are the station  
15 identification signs such that somebody can report  
16 the location of the station.

17 MS. MOORE: And testimony should be  
18 provided as to whether any sign lighting is  
19 proposed.

20 MR. BLAKE: No sign lighting is  
21 proposed.

22 MS. MOORE: And then I'll go back to our  
23 original letter for Blocks and Lots. As it was noted  
24 earlier, you are seeking a -- you're looking to  
25 consolidate the lots for a minor subdivision. And

1 the applicant proposes to consolidate the lots and  
2 must obtain the correct tax map plates and block and  
3 lot numbers from the Tax Assessor. Written  
4 verification must be received by our office prior to  
5 final review and signatures of the deeds and/or plat.

6 Have you received correspondence at this  
7 time from the Tax Assessor regarding the  
8 consolidation?

9 MS. HERING: Yes. As part of our site  
10 plan application, we included a copy of an e-mail  
11 correspondence dated February 28, 2020 from Ms. Terry  
12 Paglione in which she did provide the block and lot  
13 number to be used -- to reference as part of the lot  
14 consolidation.

15 MS. MOORE: And the address also.

16 MS. HERING: And the address.

17 MS. MOORE: Okay.

18 Under Miscellaneous: Equipment from the  
19 proposed development appears to encroach within the  
20 City's right-of-way near the access drive on Fairview  
21 Street. This proposed equipment must be relocated  
22 completely within the applicant's property, including  
23 any footings.

24 MR. BLAKE: The proposed equipment that  
25 was shown, this is an existing underground electrical

1 vault in the existing station fence in the sidewalk.  
2 The drawings will be updated to reflect that is  
3 existing and not a new manhole.

4 MS. MOORE: Okay.

5 And No. 2, this goes along with the block  
6 and lots: The plan should note that the applicant  
7 will comply with the City's "Ordinance Establishing  
8 Standards for the Submission of Maps and Other  
9 Documents in a Digital Format."

10 MR. BLAKE: Yes.

11 MS. MOORE: The applicant should be aware  
12 that final signatures of approval and building  
13 permits will not be issued until the required  
14 information is received.

15 MR. BLAKE: Yes.

16 MS. MOORE: So that means we'll need a  
17 copy of that consolidated, the lot consolidation. Do  
18 you plan on consolidating by deed or by plat? Do you  
19 know?

20 MR. BLAKE: I do not know. Well, if it's  
21 by deed, to let you know, because of the City's,  
22 their ordinance for the digital formatting, we would  
23 still need you to provide a lot consolidation plan to  
24 be in NAD 1983. And I will need two copies of that  
25 plan or 2 CD's containing that plan. And we'll

1 review it to make sure that it is in realtime and  
2 that eventually gets submitted to the Tax Assessor.

3 MR. BLAKE: Okay.

4 MS. MOORE: So, even if it's by deed, we  
5 will need that plan and that's what this is, you  
6 agreeing with this statement and you'll have that  
7 statement get added to the plan, correct?

8 MR. BLAKE: Yes, that's correct.

9 MS. MOORE: Okay.

10 The signature block on the plan should be  
11 revised to remove the owner and City Engineer's  
12 signatures, and to only have the signatures for the  
13 Planning Board Chairman, Planning Board Secretary,  
14 Planning Board Engineer and  
15 Zoning Officer/Administrative Officer?

16 MR. BLAKE: Yes. The site plan will be  
17 revised accordingly.

18 MS. MOORE: Okay.

19 We will go now to fencing. So, the first  
20 comment: Per Section 577-191.F, public utilities  
21 shall be fenced as required and shall be built in  
22 accordance with the applicable requirements of the  
23 New Jersey Board of Public Utility Commissioners and  
24 the National Electrical Code in effect at the time of  
25 the construction.

1           The site plan indicates a 10-foot tall  
2 chain-link fence. The details on Civil Detail Sheets  
3 2 and 3 indicate a 7-foot tall chain-link fence with  
4 three strands of barbed wire. Plans should be  
5 revised to coordinate. So, this is actually a  
6 7-foot wide chain-link fence, correct?

7           MR. BLAKE: It is a 7-foot tall  
8 chain-link fence and then there's an additional foot  
9 of three strands of barbed wire. So, the total  
10 height from the ground is 8 feet.

11          MS. MOORE: Okay.

12          Per Section 577-197.V, barbed wire is  
13 prohibited. Plans should be revised or a variance  
14 requested.

15          MR. BLAKE: A variance will be  
16 requested.

17          MS. MOORE: And you're reasoning for the  
18 variance for the barbed wire?

19          MR. BLAKE: It's a national electric code  
20 safety requirement.

21          MS. MOORE: Per Section 577-197.F, a  
22 fence not more than 6 feet in height is permitted  
23 along the rear lot line and along the side lot line  
24 to the front building line. A fence not more than 4  
25 feet tall is permitted along the side lot line from

1 the front building line to the front lot line and  
2 along the front lot line. So, a variance is  
3 necessary. Because your fence height is 8 feet all  
4 around, correct?

5 MR. BLAKE: Correct. So a variance is  
6 requested.

7 MS. MOORE: And the reasoning for the  
8 fence height for 8 feet?

9 MR. BLAKE: It's a safety, electrical  
10 safety to keep -- maintain the general public from  
11 the inside of the station.

12 MS. MOORE: And that would be the same  
13 for Section 577-197.G, where no fence hereinafter  
14 erected, altered or reconstructed shall exceed a  
15 height of 6 feet above ground level. That's your  
16 same reasoning for this variance, correct?

17 MR. BLAKE: Yes. It's an electrical  
18 safety concern -- you know, requirement.

19 MS. MOORE: And then we mentioned  
20 previously with the fencing for the -- instead of the  
21 landscaping in the DOT right-of-way. Did you want to  
22 provide testimony regarding any type of fencing  
23 that's going to be provided or difference in fencing  
24 or what exactly with the fencing now that we're  
25 removing what was previously proposed for landscaping

1 in the DOT right-of-way?

2 MR. NADELL: Would you prefer for us to  
3 show the sample now for we can do it during Kathy's  
4 planning testimony when she goes over the relief  
5 we're seeking for the fencing?

6 MR. BURNS: I think we can show it now.  
7 I think Kathy already provided good evidence so far  
8 to support the variances. So, we would ask that that  
9 testimony just be a summary for the variances. But I  
10 think if you could put it up now, the Chair can mark  
11 it as A-3 and we can see what you're proposing.

12 MR. NADELL: Very well. So, I'm going to  
13 ask Neil who is showing our exhibits evening, to pull  
14 up the sample.

15 MR. BURNS: Counsel, while Neil is  
16 pulling that up, if I can just get for the record,  
17 what office is Michael Blake with and what is office  
18 Kathy is with?

19 MR. NADELL: Sure.

20 MR. BLAKE: Do you want me to --

21 MR. BURNS: Yes. Just tell me what  
22 office you're with.

23 MR. BLAKE: I am with Burns & McDonnell  
24 Consulting Firm in Kansas City, Missouri.

25 MR. BURNS: Thank you. And Kathy is with

1 the same office?

2 MS. HERING: No. I'm employed at DW  
3 Smith Associates in Wall Township, New Jersey.

4 MR. BURNS: Oh, you're close, closer.  
5 And Neil is where; from where?

6 MR. NADELL: Neil, are you unmuted?

7 MR. PIESZCHALA: I am now unmuted. I'm  
8 with PSE&G in South Plainfield, New Jersey.

9 MR. BURNS: You're with PSE&G?

10 MR. PIESZCHALA: Yes.

11 MR. BURNS: Thank you, sir. Sorry about  
12 that.

13 MR. NADELL: Counsel, do we have to have  
14 our experts qualified this evening. I just realized  
15 I didn't do that earlier.

16 MR. BURNS: We can qualify them  
17 certainly. I remember Kathy from another application  
18 so I know she's been qualified with Boards before so  
19 I didn't raise that issue. And the reason I asked  
20 for Mike's affiliation and for Neil is so that you  
21 can just go forward quickly at the end and qualify  
22 them. But we'll mark this exhibit as A-4. If you  
23 want to qualify them now, that's fine.

24 MR. NADELL: Sure. We'll start with  
25 Kathy real quick, who has appeared before the Board



1 previously. Kathy, could you just briefly give an  
2 overview of your educational employment history for  
3 the Board.

4 MS. HERING: Yes. I received my  
5 Bachelor's degree in civil engineering from Duke  
6 University. I received my Master's degree in civil  
7 engineering from Georgia Tech.

8 MR. BURNS: And you've appeared, before I  
9 yelled, before the Board before so the Chair can  
10 certainly accept you as an expert in professional  
11 planning.

12 Michael real quick, your credentials for  
13 the record.

14 MR. BLAKE: I obtained my Bachelor of  
15 Science in civil engineering in 2002 from the  
16 University of Missouri Columbia. And then I obtained  
17 my professional civil engineering license in 2009.  
18 And I obtained my State of New Jersey P.E. license in  
19 2019.

20 MR. BURNS: And you've been accepted as  
21 an expert before planning and zoning boards in the  
22 State of New Jersey.

23 MR. BLAKE: I have not.

24 MR. BURNS: Is this your first time  
25 asking to be accepted as such an expert?

1 MR. BLAKE: Yes, this is.

2 MR. BURNS: We're happy, through the  
3 Chair, to grant you that honor with the City of  
4 Camden. And if that's acceptable to the Chair?

5 CHAIRMAN DeJESUS: Absolutely?

6 MR. BURNS: Neil is with PSE&G,  
7 correct?

8 MR. NADELL: Yes. And Neil is just a  
9 material witness. He's not being sworn as an expert  
10 this evening.

11 MR. BURNS: Very good. Thank you.

12 CHAIRMAN DeJESUS: Dena, are you done?

13 MS. MOORE: I'm not finished. Do you  
14 want me to finish the letter before we do the  
15 fencing?

16 CHAIRMAN DeJESUS: Yes.

17 MS. MOORE: Because I have one more  
18 comment. That's all.

19 Site Safety: The applicant and owner are  
20 reminded that site safety is their responsibility.  
21 The plan should note that "The owner, or his  
22 representative, is to designate an individual  
23 responsible for construction site safety during the  
24 course of site improvements pursuant to N.J.A.C.  
25 5:23-2.21 (e) of the N.J. Uniform Construction Code

1 and CFR 1926.32 (f), the (OSHA Competent Person)".

2 So, you'll add that note on the plan?

3 MR. BLAKE: Yes. This note will be  
4 added.

5 MS. MOORE: And I'll just go through the  
6 Summary of Variances and Waivers: I don't believe  
7 there's anything that we added or took away during  
8 your testimony.

9 So the Summary of Variances and Waivers:  
10 I have variances for the height of accessory  
11 structure; the fence location; fence height, barbed  
12 wire. We had the lighting levels under 224.B.9; and  
13 then the lighting levels under 243.A.

14 For Waivers we have for perimeter  
15 screening; mechanical screening; street trees and  
16 buffer width. Is there anything that I missed that  
17 you're aware of?

18 CHAIRMAN DeJESUS: Kathy or Mike?

19 MS. HERING: I think you've covered  
20 everything, Dena.

21 MS. MOORE: All right. And then you're  
22 aware of the approval process as listed on page 20.  
23 If you have any questions, you can contact my office.  
24 You're aware of it?

25 MS. HERING: Yes, we acknowledge that

1 process.

2 MS. MOORE: Okay. And then the Outside  
3 Agency Approvals I have noted as: Camden County  
4 Planning Board; Camden County Soil Conservation  
5 District; the NJDOT; the NJDEP; and any others that  
6 may be necessary.

7 MS. HERING: We acknowledge these  
8 agencies. And upon receipt of approval, we will  
9 forward them to your office.

10 MS. MOORE: Thank you. Mr. Chairman,  
11 that concludes my review. Now, we're just going to  
12 listen regarding the fencing. I still want to get  
13 the fencing.

14 CHAIRMAN DeJESUS: Are you ready for the  
15 explanation of the fence, please?

16 MR. NADELL: Neil, this is a sample.  
17 I want to remind everybody, this is not the site  
18 itself but this is a sample of what PSE&G is  
19 proposing on this site since the DOT did not permit  
20 landscaping on its right-of-way.

21 Neil, could you briefly give an overview  
22 of the type of fencing that we're looking at and also  
23 discuss the height and the purpose of this type of  
24 fencing for an electrical substation?

25 MR. PIESZCHALA: Sure. So this fence is

1 at a PSE&G location up in Mercer County. This is a  
2 decorative fence that is still 8-feet tall. It is 7  
3 foot with the last foot that points outwards to deter  
4 people from getting into the station. Again, this is  
5 an 8-foot tall fence.

6 CHAIRMAN DeJESUS: Is this the one which  
7 has the barbed wire going over it or through it.

8 MR. PIESZCHALA: There is no barbed wire  
9 on this fence.

10 CHAIRMAN DeJESUS: There was testimony to  
11 the fact that there saying the 7-foot fence is going  
12 to have a foot of barbed wire above it or along side  
13 of it or running along between it. Which is it?

14 MR. PIESZCHALA: That is the truth and  
15 I'm sorry I didn't completely. So, we would be  
16 proposing this fence along the frontage on Lake Shore  
17 Drive, Fairview Street and Mt. Ephraim Avenue, the  
18 side and back.

19 MR. BURNS: Will there be barbed wire is  
20 the Chair's question?

21 MR. PIESZCHALA: There will be on the  
22 chain-link fence, yes.

23 MR. BURNS: But not this fence?

24 MR. PIESZCHALA: Not this fence.

25 MR. BURNS: Thank you.

1 CHAIRMAN DeJESUS: And where the --

2 THE REPORTER: Excuse me. I didn't hear  
3 you.

4 MR. PIESZCHALA: Excuse me?

5 MR. MARTIN: Mr. Chairman, if I may ask  
6 that they put up the site plan again and then point  
7 where the fence will be on the site plan.

8 CHAIRMAN DeJESUS: Yeah, the one with the  
9 regular. It's not the same as this one.

10 MR. BURNS: Exhibit 2, A-2.

11 CHAIRMAN DeJESUS: Where are you putting  
12 the chain-link fence? Can you put the A-2 image and  
13 show me that please?

14 MR. PIESZCHALA: So, I guess, Kathy, do  
15 you think it would better to put the site plan up or  
16 introduce the landscape rendering which might be  
17 easier to show where the fence would go?

18 MS. HERING: The site plan will show the  
19 entire perimeter fence as an aerial where Mr.  
20 Pieszchala can show the frontage on Lake Shore Drive,  
21 Fairview Street versus the back of the site against  
22 the creek where the chain-link fence with the barbed  
23 wire would still be installed.

24 CHAIRMAN DeJESUS: So, you're proposing  
25 the barbed wire to be installed in the back of where

1 the creek is at? Is what you're saying?

2 MS. HERING: That is correct.

3 MR. PIESZCHALA: Can you guys see my  
4 mouse?

5 CHAIRMAN DeJESUS: Yes, I see it, Neil.

6 MR. PIESZCHALA: The chain-link with the  
7 barbed wire would follow my mouse so it would run  
8 along the North Branch Newton Creek behind, back up  
9 and then up to Lake Shore Drive. And then the  
10 frontage of Lake Shore Drive, the frontages of  
11 Fairview Street and Mt. Ephraim would be the  
12 decorative fence.

13 CHAIRMAN DeJESUS: Any questions from the  
14 Planning Board?

15 MR. MARTIN: Mr. Chairman, may I ask the  
16 applicant why they will not put the decorative fence  
17 around the entire perimeter given that location's  
18 visibility the perimeter facing the properties on  
19 Lake Shore Drive and the properties even though they  
20 don't abut Mt. Ephraim given the creek, are visible  
21 on traveling on Mt. Ephraim Avenue, why can't they  
22 put the decorative all the way around the property?

23 CHAIRMAN DeJESUS: Anyone want to  
24 response?

25 MR. PIESZCHALA: We can put it around the

1 entire property. We were proposing just the frontage  
2 just because the other areas aren't seen as much.

3 MR. MARTIN: Being fairly familiar with  
4 the site, that area where your mouse is now, is very  
5 visible from Mt. Ephraim Avenue if you're traveling  
6 in a northbound direction towards the City.

7 MR. NADELL: I think there's an important  
8 point here that I'd like to make. We haven't put our  
9 landscape rendering up yet. There is landscaping  
10 being proposed around the perimeter. And I think it  
11 might help if we pull that exhibit up to show. We  
12 can revisit this issue, but there is landscaping  
13 being proposed on certain portions of the property  
14 where this fence won't be as visible. So, if it's  
15 okay with the Board, could we pull that rendering up  
16 and take a look?

17 CHAIRMAN DeJESUS: We'll mark it A-3.

18 MR. BURNS: That's A-4, Mr. Chairman.

19 CHAIRMAN DeJESUS: Sorry. Thank you.

20 MR. NADELL: So, Neil, this is the  
21 landscaping rendering that's been marked as A-4.  
22 And maybe if we can switch over to Kathy for a second  
23 to just briefly talk about the proposed landscaping  
24 that is being proposed to the south and to the west  
25 and the north portions of the City.



1 MS. HERING: This is Kathy.

2 DR. WILLIAMS: Through the Chair.

3 CHAIRMAN DeJESUS: Yes, Dr. Williams.

4 DR. WILLIAMS: This is Dr. Williams here,  
5 head for the Department of Planning and Development.  
6 I need to verify something before we go forward. If  
7 Steve Lee is on the call, we need him to open his  
8 mouth and identify whose number he is using.

9 CHAIRMAN DeJESUS: Mr. Lee, are you  
10 present?

11 DR. WILLIAMS: I was informed that he was  
12 on the call and he needs the identify, number one,  
13 that he's on the call; and, two, which number is he  
14 using because I was told by chief of staff, that he  
15 has been on a call and when the roll call was being  
16 done, we did not hear him. Did any members hear him  
17 on the call?

18 MR. BURNS: No, sir.

19 CHAIRMAN DeJESUS: No.

20 MS. MOORE: He's muted. It looks like  
21 he's raising his hand. He's muted. He's listed as  
22 Charles Izzo.

23 DR. WILLIAMS: He can't -- he has to be  
24 able to have a better identifier because he can't  
25 identify himself as Izzo if it's suppose to be Steve

1 Lee.

2 MS. MOORE: Oh, I understand. It's just  
3 for some reason he's right below me on my screen so I  
4 can see him.

5 DR. WILLIAMS: No part of yours. The  
6 only way we can identify members is if they use an  
7 identifiable number. We can't assume that if you're  
8 Steve Lee using Charles Izzo's number that we know  
9 that's you unless someone verifies that. So once  
10 again through the Chair, Mr. Lee, if you're on the  
11 Zoom call as a member of the Board, can you open your  
12 mouth and indicate that?

13 MS. MOORE: He's muted.

14 MR. BURNS: He's muted, Dr. Williams.  
15 Doctor Williams, he's visible; we can see him.

16 MS. MOORE: I can see him. He's muted.

17 MR. BURNS: He's muted.

18 DR. WILLIAMS: Is there anyway we can  
19 help him out here?

20 MS. MILLER: I'm trying to help.

21 MR. BURNS: Unmute Charles Izzo.

22 MS. MOORE: Yes, he's Charles Izzo.

23 MS. MILLER: Right. I'm looking for  
24 support to get him off because right now I have the  
25 Share Screen up and I can't get to him. I got it.

1 I'm umuting him now.

2 MR. PASTORIZA: He can unmute himself  
3 now.

4 MS. MILLER: He has to unmute himself.

5 MR. LEE: Hello.

6 MR. BURNS: I saw you, Steve, just for  
7 the record.

8 MR. LEE: Okay.

9 DR. WILLIAMS: Mr. Lee, can you  
10 hear?

11 MR. LEE: Can you hear me?

12 MR. BURNS: Yes, sir.

13 DR. WILLIAMS: Okay, yes, sir. Thank you  
14 so much.

15 MR. LEE: Absolutely. You're welcome.

16 DR. WILLIAMS: Sorry, Mr. Chairman.  
17 I wanted to make sure we had a solid quorum.

18 CHAIRMAN DeJESUS: Yes, I understand. I  
19 appreciate your concern. All right. Can we finish  
20 with the floor plan please?

21 MR. PASTORIZA: We're going to change his  
22 name to Lee, just in case.

23 MS. MILLER: Yes, I'm doing it right now.

24 MR. LEE: I'm still at work and Charles  
25 Izzo is the attorney that I work for. That's why I'm

1 using his line.

2 CHAIRMAN WeDeJESUS: Okay. We  
3 understand. Thank you.

4 MR. BURNS: So, Ben, if we could just try  
5 to finish up here and I think the Board's --

6 CHAIRMAN DeJESUS: If you finish up that  
7 landscaping, we can move on to voting.

8 MR. NADELL: Sure. Neil, if you could  
9 just pull that back up. This is our landscaping  
10 rendering. I wanted the Board to see that the  
11 landscaping is being proposed to the south, west and  
12 north portions of the site.

13 Again, as a reminder, when the DOT asked  
14 us to remove the landscaping along Mt. Ephraim  
15 Avenue, we went back to the drawing Board. We are  
16 proposing this new type of fencing along Mt. Ephraim  
17 Avenue.

18 The barbed wire fencing along the creek  
19 and the woods to the south and west portion of the  
20 site, we propose that as barbed wire mainly because  
21 we don't feel that there will be any people that will  
22 be able to view the site from those areas, which is  
23 why we were proposing the new type of fencing in the  
24 locations that Neil was just describing.

25 So, with that, PSE&G is proposing that

1 decorative fencing along Mt. Ephraim Avenue, Fairview  
2 Street, and Lake Shore Drive. And the reason for  
3 that is because we feel that is where the substation  
4 is most visible to the public and to the neighboring  
5 residents.

6 CHAIRMAN DeJESUS: The trees that you  
7 along the perimeter of the housing section, the  
8 apartment complexes, how high are those or their  
9 proposed height?

10 MR. NADELL: That's a question for Kathy.

11 MS. HERING: Along the corner of the  
12 station common with the apartments, we are proposing  
13 a variety of primarily evergreen plantings, including  
14 12 Eastern Red Cedars, 20 green giants, and nine  
15 Colorado spruces. There's a total of 45 plantings  
16 being proposed along that buffer.

17 CHAIRMAN DeJESUS: How far is the buffer  
18 to the fence?

19 MS. HERING Excuse me?

20 CHAIRMAN DeJESUS: How far is the buffer  
21 to the fence? Ten feet?

22 MS. HERING: Because of security  
23 clearance requirements, the landscaping needs to be  
24 offset from the fence by a minimum of ten feet.

25 CHAIRMAN DeJESUS: That's all I wanted to

1 know.

2 MR. BURNS: Fred, do you have any  
3 comments?

4 MR. MARTIN: I still think while that  
5 eventually it'll be nice and thick and you won't be  
6 able to see it from the residences on Lake Shore  
7 Drive. People will be able to come down the alley  
8 and see a chain-link fence. I kind of like the idea  
9 of going to the Estate-style decorative around the  
10 entire property. I understand PSE&G's concern for  
11 cost. But also I understand that the decorative  
12 fencing they're proposing is every bit as effective  
13 in deterring pedestrians' access as chain-link with  
14 barbed wire.

15 And chain-link with barbed wire is not  
16 the image we necessarily want to present. This is a  
17 major commercial corridor that borders on a  
18 residential corridor. Clearly across the Lake Shore  
19 Drive or actually across Fairview Street is an  
20 industrial site. But once you move further down Mt.  
21 Ephraim Avenue, you're hitting a commercial area that  
22 the City has been working hard to redevelop. I would  
23 not like to see something that -- I would like to see  
24 something that improves the visual esthetic in that  
25 area rather than incrementally detracts.

1                   MR. BURNS: Well, I'll just remind the  
2 Board following Fred's statements, that the applicant  
3 does need a variance for the proposed barbed wire, so  
4 the Board can craft their motion as they deem  
5 appropriate as it relates to how and what type of  
6 fence you would like to see.

7                   CHAIRMAN DeJESUS: Attorney Nadell, is  
8 there a problem with PSE&G putting it all around the  
9 property?

10                  MR. NADELL: I'm confirming with PSE&G  
11 now. I just sent the message from my cell phone to  
12 see if it's a problem not only from a  
13 business-decision standpoint, but also just to make  
14 sure from an engineering standpoint. And I should  
15 have a response shortly.

16                  CHAIRMAN DeJESUS: Is there anybody else  
17 on the Board that wants to have anything to say?

18                  COUNCILWOMAN REYES-MORTON: I concur with  
19 Mr. Martin.

20                  MR. BURNS: Director, that's Councilwoman  
21 Reyes-Morton.

22                  CHAIRMAN DeJESUS: Anybody else on the  
23 Board? If not, I'd like to hear anybody from the  
24 public.

25                  MS. MILLER: I do have two raised hands

1 from the public. One second, please.

2 MR. NADELL: Mr. Chairman, I don't mean  
3 to interrupt you. I just heard back from my client  
4 and we can agree to install it around the perimeter  
5 of the property.

6 CHAIRMAN DeJESUS: Thank you.

7 MR. BURNS: Thank you.

8 MR. MARTIN: Thank you.

9 MR. SARACCO: Hello, this is Ben Saracco,  
10 407 N. 2nd Street. Is it okay to give public comment  
11 right now?

12 MR. BURNS: I'm going to swear you in.  
13 You said your name was Spence?

14 MR. SARACCO: Ben Saracco.

15 - - -

16 BEN SARACCO, having first been duly  
17 sworn/affirmed, was examined and testified as  
18 follows:

19 - - -

20 MR. BURNS: Thank you, sir.

21 MR. SARACCO: I just wanted to ask, I'm  
22 excited as a resident to see infrastructure going  
23 into the City that can provide more electricity. I'm  
24 happy that you're agreeing to put in a nicer-looking  
25 fence because there's too much barbed wire in Camden.



1 Just one quick question I have because I sit on the  
2 Shade Tree Advisory Board for the City. I notice  
3 that there's a large patch of grass on the corner  
4 between Fairview and Mt. Ephraim. And I know the  
5 reason stated that there was an additional street  
6 tree there was because of underground utilities.

7 I just like to know if all options were  
8 looked at in terms of rain gardens or other types of  
9 plantings that might not have as deep roots that  
10 could still be planted in this area. Because I know  
11 that this facility likely contributes to heat and  
12 heat-idle affects in the City which also lowers air  
13 quality. The City has a number of children with  
14 asthma. That's very close to the Environmental  
15 Justice Community with other industries. I just like  
16 to know that all types of plantings and solutions for  
17 that area were investigated.

18 MR. NADELL: I'm going to ask Kathy to  
19 answer that question. I just want to clarify.  
20 PSE&G's property does not go up to Mt. Ephraim  
21 Avenue. New Jersey Department of Transportation  
22 actually owns that parcel in its right-of-way. We  
23 did try to make a request to the DOT to install  
24 landscaping on their property, and they wrote back to  
25 us on Monday of this week and denied that request.

1 So, that is one of the reasons. But I'll have Kathy  
2 talk about the other alternatives that were explored  
3 during the design phase of this project.

4 MS. HERING: Hi, this is Kathy Hering.  
5 That is an excellent question. Around the perimeter  
6 of this station, we must maintain a 10-foot clearance  
7 which eliminates or reduces a lot of the space behind  
8 the apartments. What may not be obvious on this  
9 drawing is that on the southwest corner of the  
10 station, there's an underground retention basin being  
11 proposed over which we are proposing just a lawn.

12 And then also in the west corner of the  
13 property against the North Branch Newton Creek there  
14 is a second underground retention basin. And that  
15 area will be revegetated with a native riparian zone  
16 seed mix. And then between the underground detention  
17 basin and the creek itself, we are proposing  
18 additional riparian zone plantings.

19 The existing car dealership actually  
20 encroaches into the riparian buffer with some  
21 pavement. So, we will be removing that pavement and  
22 installing the plantings that are shown on this  
23 rendering. So, to answer your question, we did  
24 explore rain gardens and other  
25 environmentally-beneficial landscaping options but we

1 just did not have the space in order to do that.

2 MR. BURNS: Thank you.

3 CHAIRMAN DeJESUS: Is there anything else  
4 you want to say, Ben?

5 MR. NADELL: Was that the only public  
6 comment?

7 CHAIRMAN DEJESUS: I don't know. Is  
8 there anyone else, Angela?

9 MS. MILLER: Let me check. I don't see  
10 other hands raised at this time. Let me just change  
11 the page and check to make sure.

12 MR. PASTORIZA: There appears to be no  
13 one else.

14 MS. MILLER: Thank you.

15 CHAIRMAN DeJESUS: Seeing none or hearing  
16 none or having any information to that affect, a  
17 motion is in order.

18 MS. MOORE: Mr. Chairman, I wanted to  
19 see. So with the variances, we're eliminating the  
20 one variance now for the barbed wire, correct?

21 CHAIRMAN DeJESUS: Yes, that's correct.  
22 There's no barbed wire.

23 MR. PASTORIZA: Mr. Chair, there is  
24 somebody raising their hand now.

25 MS. MILLER: I don't see the person

1 that's raising their hand.

2 MR. PASTORIZA: It's Mr. Tekhna. I can  
3 let him speak if you'd like.

4 CHAIRMAN DeJESUS: Please do.

5 MR. BURNS: I'll swear him in.

6 MR. PASTORIZA: He's got to unmute  
7 himself now.

8 - - -

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

12 - - -

13 MR. TEKHNA: My question is for the  
14 Planning Board members who are voting on this  
15 tonight. I would like to know if you have the power  
16 to deny Neil's request from PSE&G and have you  
17 communicated with the community affected at Morgan  
18 Village pertaining to this proposed development  
19 plan?

20 MR. BURNS: The Board has the power to  
21 approve and deny. The Board acts based on the  
22 testimony before them that's placed on the record by  
23 the applicant and the Board professionals and the  
24 comments of the public and after hearing that  
25 testimony, renders their decision whether they're

1 going to grant or deny an application.

2 MR. TEKHNA: As a longterm resident of  
3 this community, I am just learning of this proposed  
4 development. I don't know what public notice was  
5 given but I'm sure that most of the residents in the  
6 neighborhood would probably testify to that fact.

7 MR. BURNS: Well, the obligation is to  
8 provide notice within 200 feet of the PSE&G  
9 property. And I have reviewed the notice that was  
10 submitted and the notice was proper.

11 CHAIRMAN DeJESUS: And what is your  
12 address, Mr. Tekhna?

13 MR. TEKHNA: 1213 McArthur Drive.

14 CHAIRMAN DeJESUS: Is there any other  
15 question you have?

16 MR. TEKHNA: If the Board should deny  
17 this request, then what would then happen with the  
18 property and the project?

19 CHAIRMAN DeJESUS: If it's denied, PSE&G  
20 will come back again and try to revolve the matters  
21 that are in question.

22 MR. BURNS: They could come back with a  
23 variance-free application if they chose to do that  
24 and construct it. The variances that being -- it  
25 does certainly meet the conditional use standards

1 based on the testimony. And the variances that  
2 they're looking for are really related to the height  
3 of the poles that are needed for lightening,  
4 location of the fence; fence height which were  
5 testified to be for security purposes and in keeping  
6 with federal requirements, state requirements; and  
7 the lighting levels which was testified to to be  
8 needed for security. So, those are the variances  
9 that are being requested by the applicant.

10 MR. TEKHNA: Is the idea for the public  
11 notice that only those residents who are within 200  
12 feet of this proposed project, are the ones who are  
13 impacted and should have a sufficient notice in the  
14 development proceeding?

15 MR. BURNS: Under Municipal Land Use Law,  
16 the requirement is to provide public notice to those  
17 members of the public residing within 200 feet of the  
18 property. We also have the City website which  
19 anybody can access to determine what may be on an  
20 agenda for any Board meeting whether it be Zoning,  
21 Council or Planning. And then the notice is  
22 published in two papers of record, the Courier Post  
23 and the Philadelphia Inquirer which provides under  
24 law, additional notice for those people that do not  
25 live within 200 feet.

1 MR. TEKHNA: So, is there knowledge of  
2 how many residents in the Morgan Village neighborhood  
3 were within the 200 feet parameters of this project?

4 CHAIRMAN DeJESUS: I wouldn't know.

5 MR. BURNS: The applicant. Mr. Nadell.

6 MR. NADELL: Off the top of my head, you  
7 know, under the MLUL, we obtained a 200-foot list  
8 from both the City of Camden and also the Borough of  
9 Woodlynne since we were within 200 feet of that  
10 municipality. We did not receive any feedback from  
11 the property owners that were noticed.

12 I do want to add that, just to answer the  
13 gentleman's question, this substation has been here  
14 for 50 years. We are upgrading the substation and,  
15 yes, we are expanding it. However, we are improving  
16 the appearance of the substation and we are also  
17 removing the used car dealership to the south of the  
18 existing substation along Mt. Ephraim Avenue. That  
19 used car dealership has been vacant now for quite  
20 some time.

21 Our landscaping improvements and our  
22 fencing improvements, will greatly enhance the visual  
23 impact of this site. So, as far as public notice,  
24 I'll defer to the Board attorney but it's PSE&G's  
25 position that notice was adequate; that the Board has

1 jurisdiction.

2 MR. BURNS: That is correct. Notice was  
3 adequate and the Board does have jurisdiction. And  
4 as you indicated, this substation has been here for  
5 50 years and provides a vital source of energy for  
6 the City. Is that correct?

7 MR. NADELL: That is correct.

8 MR. MARTIN: If it goes, Morgan Village  
9 and Fairview go lights out. I mean, I live in  
10 Fairview so it is a critical piece of infrastructure  
11 as far as I'm concerned.

12 CHAIRMAN DeJESUS: Mr. Tekhna, are there  
13 any more things you want to state?

14 MR. TEKHNA: Final question is for the  
15 record, was Morgan Village CDC included in the  
16 discussions about this proposed project and was any  
17 public meeting held?

18 MR. BURNS: Question for the applicant.

19 MR. NADELL: I am not familiar with a  
20 meeting with that specific community. I will ask  
21 Neil or Kathy who were more involved during the  
22 development stage. I do know that there was a  
23 development meeting with City officials and planning  
24 officials. But Neil and Kathy, are you familiar with  
25 the community meeting that was held?



1 MS. HERING: No, not to my knowledge. No  
2 other meetings were held by PSE&G.

3 CHAIRMAN DeJESUS: Mr. Tekhna, could you  
4 explain what your main concern is about this thing  
5 besides asking questions who got what and where? I  
6 just need to know the understanding why you're asking  
7 the questions.

8 MR. TEKHNA: Well, I'm trying to  
9 understand if the residents of the community having  
10 been consulted about the development that are  
11 proposed in their community. It doesn't seem like  
12 that has happened. And beyond the questions, my  
13 suggestion would be to the Planning Board and the  
14 City officials, that they would include the  
15 community in the development beyond whatever the  
16 minimal requirements of the statute would suggest are  
17 sufficient.

18 MR. BURNS: Thank you for your comment,  
19 sir.

20 CHAIRMAN DeJESUS: Anything else from the  
21 public? Luis, is there anybody else on the line?

22 MR. PASTORIZA: There's nobody else  
23 raising their hand.

24 CHAIRMAN DeJESUS: Not hearing any and  
25 not seeing any as well, a motion is in order.

1           MR. MARTIN: Mr. Chairman, I move a  
2 preliminary and final site plan and minor subdivision  
3 approval for PSE&G Woodlyne Substation at the  
4 address as noted in the application, and granting the  
5 variances for height of accessory feature, fence  
6 location, fence height, lighting levels, lighting  
7 levels, and waivers for perimeter screening,  
8 mechanical screening, street trees and buffer width.

9           CHAIRMAN DeJESUS: And with the  
10 understanding that they're using the -- they're not  
11 putting up the chain-like fence without the barbed  
12 wire; is that correct?

13           MR. MARTIN: Right. They're putting up  
14 the decorative fence shown in Exhibit, I believe,  
15 A-3.

16           CHAIRMAN DeJESUS: No. It's A-4.

17           MR. MARTIN: A-4.

18           MR. BURNS: A-4 and they withdrawn their  
19 request for the barbed wire variance.

20           MR. MARTIN: Right.

21           MR. NADELL: We would just add those  
22 number of signs. It's a variance as well.

23           MR. MARTIN: I didn't see that listed.  
24 We'll add the number of signs.

25           MS. MOORE: Right. I forgot about that.

1 That was in the supplement review. So, number of  
2 signs.

3 CHAIRMAN DeJESUS: Having a motion, a  
4 need a second.

5 MS. CREAN: Second.

6 CHAIRMAN DEJESUS: Roll call, Angela.

7 MS. MILLER: Fred Martin.

8 MR. MARTIN: Yes.

9 MS. MILLER: Jose DeJesus.

10 CHAIRMAN DEJESUS: Yes.

11 MS. MILLER: Councilwoman Reyes-Morton.

12 COUNCILWOMAN REYES-MORTON: Yes.

13 MS. MILLER: Erin Crean.

14 MS. CREAN: Yes.

15 MS. MILLER: Steve Lee.

16 MR. LEE: Yes.

17 MS. MILLER: I believe Director Walker  
18 actually had to leave. I don't believe he's on the  
19 actual meeting site any more.

20 MR. BURNS: We still have a quorum.

21 MS. MILLER: We still have a quorum.

22 Thank you. Motion approved.

23 CHAIRMAN DeJESUS: Congratulations.

24 MR. NADELL: Thank you.

25 CHAIRMAN DeJESUS: Next is preliminary

1 and final site plan of Camden Cleaning Center, Inc.,  
2 1001 Broadway, Block 317, Lots 35-40. The applicant  
3 is proposing a laundromat and associated site  
4 improvements. Is there anyone here for that?

5 MS. MILLER: Which is it, I'm sorry,  
6 because I have to unmute him to let him in?

7 MR. BURNS: It was the Camden Cleaning  
8 Center, Inc., 1001 Broadway. The applicant is  
9 proposing a laundromat and associated site  
10 improvements. Is there anyone here tonight for the  
11 Camden Cleaning Center application?

12 CHAIRMAN DeJESUS: It's 1001 Broadway.  
13 We'll bring that one back later. Let's move on to  
14 the next.

15 Amended final site plan for Branch  
16 Village Phrase IV, 901 Ferry Avenue, Block 551.07;  
17 Lot 1. The applicant is proposing approval for two  
18 facade signs.

19 MR. SHEEHAN: Can you hear me, Mr.  
20 Chairman?

21 CHAIRMAN DeJESUS: Absolutely.

22 MS. MILLER: Yes. Is there anyone else I  
23 need to unmute for this? Can you tell me?

24 MR. SHEEHAN: Thank you. Christina  
25 Davis, Leah Bruder, Jim Haley is on as well.

1 CHAIRMAN DeJESUS: Can you swear them in  
2 before we start?

3 MS. MILLER: After we find Jim.

4 CHAIRMAN DeJESUS: Okay.

5 MS. MILLER: I didn't see Jim's name.

6 MR. SHEEHAN: He was on earlier. He  
7 might have dropped since Christina was doing the  
8 testimony. No, I don't see him, Angela.

9 MS. MILLER: Okay.

10 CHAIRMAN DeJESUS: Okay, Kevin, do you  
11 want to start?

12 MR. SHEEHAN: Sure. Angela, can you give  
13 me -- can I share a screen, please?

14 MR. BURNS: While you're doing that,  
15 Kevin, I'm going to swear in your witnesses,  
16 Christina and Leah, if you can raise your right  
17 hands, please.

18 - - -

19 CHRISTINA DAVIS, R.A.; LEAH FUREY BRUDER,  
20 P.P., having first been duly sworn/affirmed, was  
21 examined and testified as follows:

22 - - -

23 MR. BURNS: Christina, when Kevin calls  
24 you, you'll just put your name and affiliation and  
25 your credentials on the record. Leah Bruder has been

1 accepted by this Board before. So, it's up to the  
2 Chair whether or not you want to dispense with her  
3 credentials or if you just want to have a quick voir  
4 dire on her education.

5 CHAIRMAN DeJESUS: No, she's been there  
6 before and I remember. So, there's no need for  
7 that.

8 MR. BURNS: Very good.

9 MR. SHEEHAN: Thank you, Mr. Chairman.  
10 This application is for Centerville Lowrise Urban  
11 Renewal, LLC. Before I go, I can see my screen that  
12 I want to share. Can you see it?

13 MR. BURNS: All I see is Zoom, Kevin.

14 THE REPORTER: All I see is the word Zoom  
15 on a blank screen. I can still hear everyone.

16 MS. MILLER: I have the same thing. Let  
17 me stop this share real quick and then he can start  
18 again. Try now.

19 MR. SHEEHAN: Better?

20 CHAIRMAN DeJESUS: Yes.

21 MS. MILLER: Yes.

22 MR. SHEEHAN: So, this is Centerville  
23 Lowrise Urban Renewal, LLC. It's Block 551.07. It's  
24 Lot 1, 901 Ferry Avenue. The Board had previously  
25 granted preliminary and final site plan approval for

1 Branch Village Phase IV which is this project, to  
2 allow it to construct apartment buildings on the  
3 property. At that time, we did not seek signage  
4 approval for the project.

5 So, tonight, we are seeking sign approval  
6 for two signs. We're looking for variances from  
7 Section 577-253.N to permit signage denoting the name  
8 of the development measuring 50.9 square feet for one  
9 sign and 22.9 square feet for the second sign where  
10 12 square feet, I believe, is permitted.

11 So, with me is Christina who is the  
12 architect and Leah is the planner. Christina you've  
13 been sworn. I'll ask you to give a summary of your  
14 educational and professional experience for the  
15 Board, please.

16 MS. DAVIS: Sure. My name is Christina  
17 Davis with Urban Practice Architects. I have 15  
18 years of professional experience in architecture.  
19 I hold a Master's of Architecture degree from the  
20 University of Pennsylvania and a Bachelor's of  
21 Science degree from Drexel University. I am licensed  
22 in New Jersey.

23 MR. SHEEHAN: I would submit her as an  
24 expert in architecture.

25 CHAIRMAN DeJESUS: Accepted.

1           MR. SHEEHAN: Thank you, Mr. Chairman.  
2 Christina, I'm going to show -- I have up on the  
3 board right now what I'm going to have asked be  
4 marked as A-1. Can you describe what A-1 is, please?

5           MS. DAVIS: Sure. A-1 is a sheet with  
6 three elevations, Budd Street Elevation, 9th Street  
7 Elevation and Ferry Avenue Elevation of the Branch  
8 Village Phase IV three-story multi-family project.

9           MR. SHEEHAN: And do those elevations  
10 show the locations of the proposed signs?

11          MS. DAVIS: Yes, they do.

12          MR. SHEEHAN: And am I circling the  
13 location of the first sign on the Budd Street  
14 elevation?

15          MS. DAVIS: Yes.

16          MR. SHEEHAN: And I believe -- is the  
17 bottom left on the Ferry Avenue, that is the other  
18 one?

19          MS. DAVIS: Yes.

20          MR. SHEEHAN: Thank you. So, referring  
21 to the first one which is on the Budd Street  
22 elevation, can you describe that sign, the text  
23 dimensions, the lighting, the materials and things  
24 like that?

25          MS. DAVIS: Sure. This is the Budd



1 Street elevation sign he's referring to. It is  
2 brushed aluminum, pin-mounted letters mounted on a  
3 brick facade. The proposed text is the Branches II.  
4 Two is Roman numerals. The overall size of the sign  
5 is 17 foot, 9 inches high by 1 foot, 3 1/2 inches  
6 wide. The size of the letters in the word 'the' are  
7 7 inches tall. And in the word 'Branches II', the  
8 letters are 14 inches tall.

9 The letters will be illuminated from  
10 below with an LED wall-mounted narrow spot light.  
11 Each letter is stud-mounted. The threaded studs are  
12 tapped into the back of each letter and drilled into  
13 the brick and fixed with silicone.

14 MR. SHEEHAN: I've changed the exhibit  
15 that is up on the board. This will be marked A-2.  
16 A-2, does that show the two proposed signs?

17 MS. DAVIS: Yes, it does. The sign I  
18 just described, is the pin-mounted letter sign in the  
19 center of the page. It's hard to see but it's  
20 Detail 4 on the sheet.

21 MR. SHEEHAN: The sign on the righthand  
22 side of the page?

23 MS. DAVIS: Right.

24 MR. SHEEHAN: And then can you describe  
25 the second sign which is the sign on the lefthand

1 side of the page, please?

2 MS. DAVIS: Sure. This sign is located  
3 on Ferry Avenue near the 9th Street intersection.  
4 It's an aluminum doubled-faced fabricated sign  
5 internally illuminated with acrylic push-through  
6 letters. The letters face east and west on Ferry  
7 Avenue. The proposed text is the Branches II.

8 The overall sign size is 19 foot, one  
9 inches high and 2 foot, 8 inches wide. The bottom of  
10 the sign is approximately 13 foot, 3 from grade. And  
11 the top of the sign is approximately 32 foot, 4  
12 inches from grade.

13 The size of the letters in the word 'The'  
14 are 7 inches tall. And the size of letters in the  
15 word Branches II are 14 inches tall. There are  
16 concealed aluminum plates that are to be mechanically  
17 fastened through the wood blocking in the wall  
18 framing.

19 This internally illuminated sign is lit  
20 with white LED lighting. And the two faces of the  
21 sign will be painted dark grey and the edge of the  
22 sign is to be painted lime green cream.

23 MR. SHEEHAN: Any further questions of  
24 Christina if the Board has any questions, we can  
25 answer those. Otherwise, we can go to Dena's letter.

1                   CHAIRMAN DeJESUS: Let's go to Dena's  
2 letter, please.

3                   MS. MOORE: Mr. Chairman, I'm referring  
4 to Remington & Vernick's letter dated June 22, 2020.  
5 I will start on page 2.

6                   Per Section -- well, first of all, the  
7 applicant proposes the following signage: We  
8 mentioned the facade/wall, The Branches II. Kevin, I  
9 think you mentioned the different area than what I  
10 have noted in my review letter. So, we say 50.76  
11 square feet. Has that changed to 50.(50 point)?

12                  MR. SHEEHAN: It has not. Your math may  
13 be better than mine, Dena. I'll assume that it is.

14                  MS. MOORE: All right. So, 50.76 with a  
15 height of 19.083 feet. And then the facade/wall to  
16 the Branches II sign, that has an area of 22.9 square  
17 feet with a height of 17.75 feet.

18                  So, general comment No. 2: Per Section  
19 577-53.E, referencing Section 577-253.N.9,  
20 identification signs in the R-2 Zone for places of  
21 worship, hospitals, schools, playgrounds, parks and  
22 public utilities, are limited to one sign not to  
23 exceed 24 square feet.

24                  The applicant requests a variance to  
25 allow two signs identifying the name of the

1 development. One sign is 50.9 square feet and one  
2 sign is 22.9 square feet. Appropriate justification  
3 should be provided. So, I'll check and see which one  
4 it should be whether it's 50.76 or 50.9.

5 MR. SHEEHAN: Thank you. So, Leah Bruder  
6 was sworn in and I know you accepted her as an  
7 expert. But Leah, you are a licensed professional  
8 planner in the State of New Jersey, correct?

9 MS. MOORE: She needs to be unmuted.  
10 She's showing up as muted on my screen.

11 MS. BRUDER: Good evening.

12 MR. SHEEHAN: So, Leah, you are a  
13 licensed professional planner in the State of New  
14 Jersey, correct?

15 MS. BRUDER: Yes, I am.

16 MR. SHEEHAN: Can you provide some  
17 testimony for the Board regarding the positive and  
18 negative criteria for the variances requested?

19 MS. BRUDER: Yes, of course. Thank you.  
20 As it has been explained, this application is for a  
21 proposal for the two facade signs on the 58-unit  
22 3-story building that is currently under  
23 construction. One side is on the north facing  
24 elevation on Budd Street. And the other is on Ferry  
25 Avenue at the intersection with 9th Street.

1           This signage will help to create an  
2 identity for the building and for the neighborhood.  
3 The property is located within the R-2 zoning  
4 district of the Centerville Redevelopment Plan. And  
5 the redevelopment plan for Centerville permits  
6 multi-family housing but it does not address signs.  
7 So, we have to fall back on the underlying zoning  
8 rule which is the R-2.

9           And as your engineer has indicated, there  
10 are sign variances needed because the R-2 zone  
11 standards are really designed for single family and  
12 attached single-family housing. And institutions  
13 that may be in the neighborhood. There are no  
14 standards for signs from multi-family buildings.  
15 So, therefore, there are two variances requested from  
16 the same section of the code and that is for Section  
17 577-53.N.9 to permit two items where one is  
18 permitted. And then to permit one of the signs to be  
19 the permitted size of 24 square feet.

20           I visited the area to look at this site  
21 specifically and to get an understanding of the  
22 character of the neighborhood and the changes that  
23 are taking place, and also the relationship  
24 between this site and the surrounding area. So, for  
25 the variance criteria, I'm going to provide you with

1 the positive and negative criteria to justify the  
2 variance.

3 We're requesting these variances under  
4 the C-2 variance criteria which we refer to as the  
5 Flexible C criteria. For this variance we just have  
6 to demonstrate that the purpose of the Municipal Land  
7 Use Law will be advanced by the proposal. And that  
8 the deviation from the zoning requirements will not  
9 have any detriment or substantially impair or is  
10 substantially detrimental to the intent and purpose  
11 of the zoning plan. And also in this case, the  
12 redevelopment plan that applies.

13 It's my professional opinion that the  
14 requested deviations advance the purposes of the  
15 Municipal Land Use Law, and that the benefits  
16 substantially outweigh any potential detriment.  
17 First, MLUL Section 2A encourages municipal action to  
18 guide the appropriate use and development of all  
19 lands in the state in a manner that will promote the  
20 public health, safety, morals and general welfare.  
21 These signs will promote the general welfare because  
22 they will identify the new proposed residential  
23 building, provide an ID for the building and enhance  
24 the character.

25 Also Purpose 2-B, which is to secure

1 safety from fire, flood, panic and other natural and  
2 other natural and manmade disasters. The proposed  
3 signs will allow renters and visitors and also  
4 emergency personnel to identify the site and navigate  
5 through it safely.

6           And then lastly, Section 2-I, to promote  
7 a desirable visual environment through creative  
8 development techniques and good civic design and  
9 arrangement. The proposed signs will allow the  
10 residential community to communicate their presence  
11 to the public with streamline signs that are large  
12 enough to be seen and legible for both the motoring  
13 public and to pedestrians. And they'll have simple  
14 and clean lines and they'll be proportionate  
15 to the building. There's no excesses and everything  
16 is in sight.

17           Also, there are several parts of the sign  
18 ordinance that are advanced by the proposal in terms  
19 of the design being attractive, coordinated,  
20 informative and efficient. And there are -- the  
21 proposal is consistent with the design standards that  
22 are outlined in the sign code. And additionally,  
23 there's one section of the sign code which is  
24 577-253.K.8 that indicates that outside of an  
25 historic district, backlighted individual channel

1 letter signs with text mounted on masonry are  
2 preferred. And that is what is proposed here.

3 So in summary, I don't think there are  
4 any detriments to the grant of these variances. The  
5 proposed signs will identify the residential  
6 buildings. They'll be in keeping with the  
7 architectural character of the new building and of  
8 the neighborhood. They'll add character to the  
9 building and streetscape. And granting the variances  
10 will not be detrimental to the zone plan or the  
11 zoning ordinance or the redevelopment plan. If there  
12 are any perceived detriments, the benefits will  
13 certainly outweigh them.

14 MR. SHEEHAN: Thank you.

15 CHAIRMAN DeJESUS: Dena, are you done or  
16 do you have more?

17 MS. MOORE: No. I have more.

18 So, additional details should be provided  
19 for the proposed signage including colors, materials  
20 and method of illumination.

21 MR. SHEEHAN: Good thing Christina talked  
22 about the materials and illumination, I believe. But  
23 Christina, can you just repeat those, please?

24 MS. DAVIS: So, the materials of the  
25 pin-mounted letters on the Budd Street Elevation is



1 brushed aluminum and they will be of similar color  
2 as the example shown on the sheet to the right which  
3 says Symphony Hall. And then the Ferry Avenue sign  
4 will be painted aluminum. The two colors will be a  
5 dark grey and then the Lime Rickey green accent  
6 around the edge. Both signs will be illuminated.  
7 The Ferry Avenue sign will be internally illuminated  
8 so the letters will be glowing. The pin-mounted  
9 letters on the Budd Street elevation will be  
10 illuminated from a small spot light shining up from  
11 below.

12 MS. MOORE: A signature block should be  
13 added to the plans for the signatures of the Planning  
14 Board Chairman, Planning Board Secretary, Planning  
15 Board Engineer, and Zoning Officer/Administrative  
16 Officer.

17 MR. SHEEHAN: Yes.

18 MS. MOORE: And it actually -- my review  
19 letter just said zoning slash. But it should be  
20 zoning officer/administrative officer.

21 MR. SHEEHAN: Okay.

22 MS. MOORE: The applicant and owner are  
23 reminded that site safety is their responsibility.  
24 The plan should note that "The owner, or his  
25 representative, is to designate an individual

1 responsible for construction site safety during the  
2 course of site improvements pursuant to  
3 N.J.A.C. 5:23-2.21 (e) of the N.J. Uniform  
4 Construction Code and CFR 1926.32 (f) the OSHA  
5 Competent Person."

6 MR. SHEEHAN: Yes.

7 MS. MOORE: And then we have the Summary  
8 of Variances and Waivers.

9 For Variances: Section 577-53.E for both  
10 the number of facade signs and size of facade signs.  
11 It's noted here granted. I'll remove that in the  
12 subsequent review. But just those two variances and  
13 no waivers, correct?

14 MR. SHEEHAN: Yes.

15 MS. MOORE: And you're aware of the  
16 approval process as listed on page 3?

17 MR. SHEEHAN: Yes.

18 MS. MOORE: And we have no outside agency  
19 approvals.

20 MR. SHEEHAN: Correct.

21 MS. MOORE: So, Mr. Chairman, that  
22 concludes our review.

23 CHAIRMAN DeJESUS: Anybody on the Board  
24 that has any questions related to this subject?  
25 Nobody. We'll open it up to the public. Luis, is

1 there anybody from the public interested in  
2 responding to these signs?

3 MS. MILLER: I don't see anyone.

4 CHAIRMAN DeJESUS: Thanks, Angela.

5 MS. MILLER: You're welcome.

6 CHAIRMAN DeJESUS: Hearing none and  
7 seeing none, I need a motion, please, from the Board  
8 members that are present. Mr. Lee, do you have any  
9 way of responding?

10 MR. LEE: Yeah, why not. I move --  
11 you're waiting for a motion, correct?

12 CHAIRMAN DeJESUS: Yes, sir.

13 MR. LEE: I move to approve the amended  
14 final site plan for 901 Ferry Avenue, Block 551.07,  
15 Lot 1, I believe. The applicant is proposing  
16 approval for two facade signs. So, yes, I move to  
17 approve those signs.

18 CHAIRMAN DeJESUS: All right. With only  
19 the two variances that are available, right,  
20 Dena?

21 MS. MOORE: Yes. Just the two variances  
22 noted.

23 CHAIRMAN DeJESUS: I need a second,  
24 please.

25 MR. MARTIN: Second.

1 CHAIRMAN DeJESUS: Thank you, Fred.

2 All right. Roll call.

3 MS. MILLER: Fred Martin.

4 MR. MARTIN: Yes.

5 MS. MILLER: Jose DeJesus.

6 CHAIRMAN DEJESUS: Yes.

7 MS. MILLER: Councilwoman Reyes-Morton.

8 COUNCILWOMAN REYES-MORTON: Yes.

9 MS. MILLER: Erin Crean.

10 MS. CREAN: Yes.

11 MS. MILLER: Steven Lee.

12 MR. LEE: Yes.

13 MS. MILLER: Motion carried to approve.

14 CHAIRMAN DeJESUS: Thank you everybody.

15 MR. SHEEHAN: Thank you.

16 CHAIRMAN DeJESUS: Moving on. Review and  
17 recommendation of the ordinance adopting the proposed  
18 Microgrid Rehabilitation Plan for the Waterfront  
19 South Area to implement a Microgrid Rehabilitation  
20 Project for the City of Camden.

21 MS. MILLER: Mr. Sheehan, can you tell me  
22 who I need to let in, please.

23 MR. SHEEHAN: Chris Orlando, Jim Lex.

24 MS. MILLER: I don't see Mr. Lex. I  
25 tried to let him in before but I don't see him.

1 MR. SHEEHAN: And Adam Zellner.

2 MS. MOORE: He's there, Angela, James  
3 Lex.

4 MS. MILLER: Let me check.

5 MR. SHEEHAN: He's under Dena's name.  
6 There he is. Can you hear him?

7 MR. LEX: I'm here.

8 MR. SHEEHAN: And then Adam Zellner,  
9 Angela.

10 MS. MILLER: I did unmute him. Adams,  
11 are you there? We can't hear you.

12 MR. ZELLNER: I'm here if you guys can  
13 hear me.

14 MS. MILLER: Yes.

15 MR. SHEEHAN: Yes. Better.

16 CHAIRMAN DeJESUS: Do you want to swear  
17 them in first?

18 MR. BURNS: Yes.

19 - - -

20 CHRISTOPHER ORLANDO, JAMES LEX, ADAM  
21 ZELLNER, having first been duly sworn/affirm, was  
22 examined and testified as follows:

23 - - -

24 MR. SHEEHAN: Jim, do you want me to  
25 start or do you want me to.

1           MR. BURNS: No. I think it's important  
2 that the Board -- I can do a quick intro as to why  
3 we're here tonight. So, I'm going to give a brief  
4 history with your permission, Mr. Chair.

5           As I understand it, and to make the point  
6 that this is not an application that we're hearing  
7 like we heard with the other applications. The  
8 history here is that on or about May 18th, the City  
9 Council introduced Ordinance No. 05-18-20 on first  
10 reading to adopt the proposed Microgrid  
11 Rehabilitation Plan for the Waterfront South area to  
12 implement a Microgrid Rehabilitation Project for the  
13 City of Camden.

14           On that same date, City Council adopted  
15 Resolution No. MC20:7481 referring the proposed  
16 ordinance to the Planning Board for review and  
17 comment. That's our role. Pursuant to local  
18 ordinance housing law -- I'm sorry -- the Economic  
19 Development Act of 2013 designated the entirety of  
20 the City of Camden as an area in need of  
21 rehabilitation.

22           And pursuant to the local Redevelopment  
23 Housing Law, the City can adopt a rehabilitation plan  
24 or redevelopment plan to provide for the  
25 rehabilitation or redevelopment of property within

1 the City. The City Council desires to adopt a  
2 rehabilitation plan for the Waterfront South area to  
3 permit the proposed construction of the Microgrid. A  
4 rehabilitation plan or redevelopment plan is adopted  
5 and must be adopted by City ordinance.

6 So, pursuant to the Redevelopment Law,  
7 before City Council can have a second reading - they  
8 already had their first reading - before they can  
9 have a second reading and a public hearing, which is  
10 where it's addressed by the public, on the adoption  
11 of the rehabilitation or redevelopment plan by  
12 ordinance, Council has to first refer the ordinance  
13 to the Planning Board for your review to determine  
14 whether the plan is consistent with the Master Plan  
15 for adoption. And if necessary, to identify  
16 recommendations concerning any inconsistencies or  
17 other matters deemed appropriate by the Board. So,  
18 that's our role tonight. Council has referred the  
19 proposed plan to the Planning Board for review for  
20 consistency with the Master Plan as required by the  
21 Redevelopment Law.

22 So, I just wanted that overview and that  
23 history to be before the Board so. As you're  
24 reviewing everything tonight and thinking about it, I  
25 just want you to be comfortable with what your role

1 is. Okay? And with that being said, Mr. Sheehan,  
2 with the Chair's permission, I will turn it over to  
3 you. And when you call your witnesses, we'll just  
4 have them briefly identified for the record and voir  
5 dired for their credentials.

6 MR. SHEEHAN: Sure, Jim. Thanks. And  
7 I'm going to repeat a little bit of what Jim just  
8 said. Normally, as the Board knows, I'm here  
9 representing applicants for development of specific  
10 projects. That is not my role here tonight. I'm  
11 here on behalf of the Camden County Improvement  
12 Authority. We are assisting them with this proposed  
13 Microgrid project. As Jim had said, this is not a  
14 development application. If you approve this  
15 tonight, it doesn't mean that next month we come in  
16 and pull construction permits and do any work.

17 What it means is that, the project, it  
18 would be a recommendation to Council; that Council  
19 adopt the rehabilitation plan. And then there are  
20 numerous procedural steps that the Improvement  
21 Authority needs to take after Council does that  
22 including additional feasibility studies that they  
23 would have to take before this project moves forward  
24 and any application or any development comes before  
25 the Board. So, Council had referred this to you to



1 determine whether or not the rehabilitation plan is  
2 consistent with the City's Master Plan and to make a  
3 recommendation to Council in that regard.

4           The reason that the Improvement Authority  
5 is here tonight and summarizing the plan for you, is  
6 because the state had reached out to the Improvement  
7 Authority to ask it whether it could determine  
8 whether a Microgrid would be appropriate in the City  
9 of Camden and whether the City of Camden would  
10 benefit from that.

11           The Improvement Authority with the help  
12 of its consultants, did some preliminary  
13 investigations and a preliminary and feasibility  
14 study and determined at least preliminarily that this  
15 may work. But there's a lot of investigation and  
16 further studies that are required in order to move  
17 forward. But before they do that, they need to know  
18 that the City of Camden will permit this in the zone.

19           So, what the rehabilitation plan would do  
20 is create overlay zoning within the Waterfront South  
21 area to permit this as a permitted use within the  
22 zone. The reason that the IA is here also is, Dr.  
23 Williams had asked that the IA assisted with the  
24 drafting of the rehabilitation plan since it is its  
25 project. And Dr. Williams had asked the Improvement

1 Authority to outline the rehabilitation for the Board  
2 so that it can make do its review and make its  
3 recommendation to Council.

4 So, with me tonight is Chris Orlando who  
5 is the executive director of the Camden Improvement  
6 Authority. He'll give you a little bit of background  
7 on procedurally where they were; what they've done  
8 within the City to reach out to the City; and where  
9 they're going from here should the Council adopt the  
10 rehabilitation plan and what those next steps are.

11 And also Adam Zellner. Adam is the  
12 consultant that was hired by the Improvement  
13 Authority to assist it with the feasibility studies  
14 and working with the BPU to determine whether the  
15 Microgrid would be appropriate here and the next  
16 steps moving forward. First I'll --

17 MS. MILLER: Excuse me. Mr. Burns, we  
18 have four people with their hand up and I don't know  
19 if that's before the meeting started or they wanted  
20 for after the meeting. So, just giving you a heads  
21 up that there are four people with their hands up.

22 MR. BURNS: Public comment will come  
23 during the public comment portion. So, we'll have  
24 the presentation and then after that, the Chair can  
25 open it to the public, at which point the public can

1 speak on the presentation.

2 MS. MILLER: Thank you.

3 MR. SHEEHAN: Can you unmute Mr. Orlando,  
4 Angela?

5 MS. MILLER: Yes.

6 MR. SHEEHAN: Thanks. Can you hear us,  
7 Chris?

8 MR. ORLANDO: I can, yes.

9 MR. SHEEHAN: So, Chris, you're here as  
10 your role as the executive director for the Camden  
11 County Improvement Authority, correct?

12 MR. ORLANDO: I am, yes.

13 MR. SHEEHAN: Can you summarize for the  
14 Board how the project came to the Improvement  
15 Authority, what you've done so far, and what you've  
16 done as far communicating with the residents in the  
17 area and what happens if the recommendation is  
18 approved and Council adopts the Rehabilitation Plan?

19 MR. ORLANDO: Sure. And thank you,  
20 Board, having us before you tonight.

21 This project was born out of a BPU  
22 multi-jurisdictional feasibility study. There was  
23 about 14 projects initially. Twelve are still  
24 viability where BPU would pay through grant funding  
25 with various Microgrid studies in response to Super

1 Storm Sandy. As you recall, although Camden was  
2 spared, the worse of Super Storm Sandy, other cities  
3 including Hoboken, Atlantic City were not as lucky.

4 And what BPU did at that time, was  
5 started to look around the state, look around at the  
6 aging infrastructure of the state and outdated  
7 electrical delivery sources and asked various  
8 communities if there was ways to protect the vital  
9 infrastructure through resiliency and through  
10 hardening of the electrical delivery services. At  
11 that point, the CCMUA was brought in as a vital  
12 infrastructure.

13 One of the major concerns during Super  
14 Storm Sandy and what we've seen in subsequent storms  
15 as recently as three weeks ago is when there are bad  
16 storms, and the storms continue to get worse, is that  
17 some of our vital infrastructure including CCMUA  
18 waste water, can be knocked off line. And when that  
19 happens, literally waste water is pouring out into  
20 the streets or directly into the Delaware. And,  
21 again, three weeks ago that happened to the detriment  
22 of the residents of Woodlyne, as well as the South  
23 Camden neighborhood was spared. The stormwater went  
24 out into the Delaware at that time.

25 So, when the CCMUA was brought in as a

1 potential partner in how to protect that vital  
2 infrastructure at that point when the Improvement  
3 Authority was brought in as well to start to develop  
4 as the redevelopment and development entity for the  
5 County of Camden, a process by which we could help in  
6 project management coordination, and as the  
7 redevelopment entity for the project, really kind of  
8 run the project from the development standpoint.

9           And Jim Lex who is on the call who is a  
10 licensed planner, had drafted the rehabilitation plan  
11 that coordinates with this project. And, again, as  
12 Mr. Sheehan and Mr. Burns have eloquently layed out,  
13 the City is an area in need of rehabilitation. This  
14 is merely a request from the City Council to permit a  
15 Microgrid as consistent with the Master Plan.

16           And really all we're asking for is the  
17 wires that go above-head right now that deliver  
18 electricity from the traditional grid to various  
19 infrastructure within the City of Camden to be  
20 delivered via underground which makes a hardening of  
21 the infrastructure a more resilient infrastructure  
22 and it localizes the electricity instead of the  
23 electricity that's being produced now, leaving the  
24 City of Camden going to the traditional grid and then  
25 being sold back to us through PSE&G and others.

1           What would happen now is that we would  
2 locally control our electricity as well as having the  
3 traditional grid always as a backup source. So, in  
4 the event that there is a power outage of the  
5 transitional source, the Microgrid would be that  
6 source. We wouldn't have catastrophic failures in  
7 our delivery of electricity to the vital  
8 infrastructure within the City of Camden. And I'd be  
9 happy to take any questions with regards to that.

10           Some of the outreach that we've done in  
11 coordination and the direction of Dr. Williams and  
12 Councilwoman Boucher, we've done. I've participated  
13 in a number of meetings starting with an April 30th  
14 meeting with the Hearts' of Camden Executive Director  
15 to introduce ourselves and introduce the project.

16           May 18th, we met with -- there's the  
17 first reading of City Council in which there was  
18 public comment after that meeting. Later on that  
19 week, May 22nd, I believe that Friday, there's an  
20 additional public comment portion. On June 5th,  
21 there was a Waterfront South meeting hosted by the  
22 Hearts of Camden as a round-table with regards to  
23 overall development in the South Camden neighborhood  
24 in which the Microgrid Project was front and center  
25 during that meeting.

1           June 6th, there was a Waterfront South  
2 Community meeting hosted by Councilwoman Boucher. I  
3 also understand that she participated in a number of  
4 other community meetings including Morgan Village  
5 which I did not participate in. These are the  
6 meetings that I'm aware of and that I participated  
7 in. There was a June 10th meeting. Again, another  
8 round-table with the Camden Collaborative Initiative  
9 in which this topic was addressed by Scott Shriver  
10 of the CCMUA, as well the members of the Camden  
11 Collaborative Initiative.

12           On June 16th, Councilwoman Boucher  
13 addressed the South Jersey Black Caucus specifically  
14 on this issue. And on June 30th, there was a  
15 community Facebook live meeting hosted by Freeholder  
16 Nash, Frank Moran and Councilwoman Boucher to answer  
17 questions -- and Adam Zellner also participated in  
18 that. They answered questions from the community and  
19 explained the project.

20           Again, we're here as a government entity  
21 looking to provide resiliency and hardening the  
22 infrastructure to the vital infrastructure within the  
23 City of Camden. With that, I'll turn it back to  
24 Kevin.

25           MR. SHEEHAN: Mr. Chair, next I would

1 have -- I can't tel whether Adam is muted or not --  
2 but Adam Zellner and ask him to speak. Can you  
3 speak, Adam, so we can hear?

4 MR. BURNS: He is muted.

5 MR. SHEEHAN: There you go. So, Adam can  
6 you identify yourself and your experience with the  
7 State of New Jersey and your area of expertise,  
8 please?

9 MR. ZELLNER: My name is Adam Zellner. I  
10 live in the City of Linden. I am the president of  
11 Greener By Design. We're a New Jersey-based  
12 environment energy and resiliency company. We do  
13 work all over the tri-state but more recently all  
14 over the United States. We do a lot of work for FEMA  
15 and disaster recovery and resiliency.

16 Prior to running the company for the  
17 last, oh, 11 to 12 years, I was the policy council to  
18 the governor, Governor Corsine at the time. And  
19 prior to that, I was the deputy commissioner under  
20 Commissioner Lisa Jackson at DEP for a bunch of  
21 years. I also ran the State's water planning and  
22 land use planning office for a few years before that.

23 MR. SHEEHAN: And for this specific  
24 project, you were retained by the Improvement  
25 Authority to assist it in doing the feasibility study



1 and evaluating the project?

2 MR. ZELLNER: Correct. And we were, and  
3 I never know whether the word is misfortune or  
4 unfortunate enough, to be right after Sandy, we were  
5 directly involved. I had some experience with  
6 disaster recovery from my time at the state. And we  
7 were brought into the cities of Hoboken and Seaside  
8 Heights and remember the roller coaster under water.

9 And at the time, the Obama administration  
10 was nice enough to lend us the expertise of the  
11 Department of Energy which allowed us to begin these  
12 Microgrid studies under FEMA and with the Department  
13 of Energy. And so, I actually go back to the first  
14 original studies as Chris was describing in Hoboken  
15 and those studies have given birth to what was just  
16 laid out which are these BPU studies.

17 MR. SHEEHAN: So, can you explain for the  
18 Planning Board what a Microgrid is and what  
19 feasibility studies you guys have done so far, how it  
20 will assist the City and then what the next steps  
21 would be?

22 MR. ZELLNER: Sure. Microgrids are like  
23 they sound. They're very small versions of a grid in  
24 a localized neighborhood. And what that means is,  
25 it's really just underground hardened infrastructure.

1 As many of you know, the grid runs above ground for  
2 those who have seen wires. You can see that they're  
3 vulnerable to all sort of different things from wind  
4 to lightning to somebody backing into a pole  
5 actually.

6 And under a lot of different states,  
7 California, New Jersey, New York, a lot of folks who  
8 are suffering from the conditions of climate change,  
9 global warming, more and more stresses in the  
10 environment, have begun to study how to bury  
11 infrastructure and make that infrastructure  
12 more resilient and localize it to the community thus  
13 the words, Microgrid.

14 It's literally a miniature version of a  
15 underground hardened and storm grid. So,  
16 effectively, it is an underground infrastructure that  
17 will provide energy to critical facilities during  
18 times of what we describe as black sky conditions  
19 when power from the grid does go out.

20 MR. SHEEHAN: And what would this  
21 Microgrid do for the City? How would it work?

22 MR. ZELLNER: What it can do is, and  
23 again, to describe it, it's just the beginning of the  
24 feasibility study. We just started -- we got the  
25 money to look at the initial concept. The concept

1 seems feasible so we're going to go to the next step.  
2 But should these next steps become reality, what it  
3 would do is three things. Number one, it would  
4 provide critical underground infrastructure to the  
5 CCMUA.

6           And the CCMUA is our starting space  
7 because if you guys recall it what I described  
8 before, these began with the studies from FEMA and  
9 led by the office of Emergency Management in  
10 identifying critical facilities that should power go  
11 out, they have a major affect, not just on  
12 environment but all sorts of different things.

13           And CCMUA was identified as the most  
14 critical on the Waterfront. And so with that study,  
15 number one, we would look at how to prevent CCMUA  
16 from going dark; from having the type of blackout  
17 they had a few weeks ago even with their solar system  
18 and their own power systems. There's insufficient  
19 power to cover all of that. So that's the first  
20 things.

21           Number two, it would look at the  
22 neighborhood and the initial primary study did look  
23 at the community centers and some of the schools to  
24 do what we call Shelter In Place, which means that we  
25 would be able to bring power and communication back

1 to that powergrid of what we call 5G or broadband.  
2 But it's online right now and be able to see each  
3 other and hear each other because it's the depth of  
4 the communication. So we provide the area, the  
5 neighborhood with emergency power. And then finally,  
6 I think I described before, this is one of those.  
7 It's a great opportunity like power quality and the  
8 ability to have backup and redundant power,  
9 whether it's for some of the businesses that are down  
10 there, the expansions.

11 One that I call the clean tech world,  
12 STEM, science technology, mathematics, data centers.  
13 All of these are places that are -- that look for  
14 places that have redundant hardened systems because  
15 they provide a wonderful opportunity.

16 So, there's a host of other benefits  
17 underneath it but it starts with, it provides a  
18 hardened system that will be black-out proof in that  
19 neighborhood as we begin to look at its surroundings.  
20 Again, the beginnings of this as we study of  
21 right-of-ways and things like that.

22 MR. SHEEHAN: And then you said this is  
23 one of the early steps and before you get to the next  
24 steps, what are the next steps if Council adopts this  
25 ordinance?

1                   MR. ZELLNER: The Board of Public  
2 Utilities, and that's why we're here, we applied for  
3 the next round of funds. The funds are getting  
4 provided by the State Board of Public Utilities who  
5 is the regulatory of all utilities including  
6 PSE&G who was before the Board tonight. And if the  
7 Board is looking at whether or not to invest  
8 additional dollars, that's why we're here. Because  
9 in order to invest those dollars, it needs to  
10 understand that should the studies prove feasible, we  
11 can actually put the infrastructure underground.

12                   If the Board sees fit in awarding us the  
13 additional dollars, it will begin with a series of  
14 community outreach meetings and meetings that will  
15 expand on what Mr. Orlando described before and all  
16 different levels to begin to look at the  
17 right-of-way and how we will -- you know, who will be  
18 in and what will go first.

19                   It'll also look at a bunch of different  
20 opportunities for the induction of more green energy,  
21 solar, storage, renewables, all of which become  
22 possible when you have that infrastructure. So, the  
23 next step is very simple. We've applied for a round  
24 of funds. If we receive those funds in the coming  
25 months, it would begin probably a six to nine-month

1 additional study.

2           And then after that, there would be a  
3 third study that would even boil down further into  
4 actually looking at what I'll call the design side of  
5 this in more detail. So, effectively in a couple of  
6 months until we find out and then it would be nine  
7 months of working together as a team to look at all  
8 the details. And then after that, an additional 9 to  
9 18 months to actually do something.

10           MR. SHEEHAN: Thank you. Angela, can you  
11 unmute Jim Lex, please.

12           MS. MILLER: Okay.

13           MR. LEX: I'm here. Thank you.

14           MR. SHEEHAN: Jim, you had prepared the  
15 rehabilitation plan, correct, that --

16           MR. LEX: That is correct.

17           MR. SHEEHAN: Can you talk about how the  
18 rehabilitation plan is consistent with the City's  
19 Master Plan?

20           MR. LEX: It is in line with the Master  
21 Plan in the sense that the Master Plan allows for  
22 renewable resources in that the Master Plan  
23 explicitly calls for renewable resources and storm  
24 water management. So this program will -- this  
25 Microgrid project will try to capture both of those,

1 stormwater and renewable resources.

2 MR. SHEEHAN: Mr. Chairman, that's all  
3 I have initially. If you have any questions, we'd be  
4 happy to answer them.

5 CHAIRMAN DeJESUS: Dena, do you have any  
6 comment or letter?

7 MS. MOORE: No. This isn't a project  
8 that I would review.

9 CHAIRMAN DeJESUS: Just looking for your  
10 opinion. That's all.

11 MS. MILLER: We have seven people here.

12 MR. MARTIN: I have had a brief meeting  
13 with this group prior. I am interested in exactly  
14 what the Improvement Authority is going to do in  
15 their redevelopment plan. The redevelopment plan  
16 was very nonspecific as specific to actions taken  
17 within the redevelopment area. Could Mr. Lex or Alex  
18 explain those?

19 DR. WILLIAMS: If I may, Mr. Chair.

20 CHAIRMAN DeJESUS: Yes, Doctor.

21 DR. WILLIAMS: I just want to remind the  
22 Board members and the audience, this is a  
23 rehabilitation plan and not a redevelopment plan.

24 CHAIRMAN DeJESUS: Understood.

25 MR. MARTIN: So what are they

1     rehabilitating?

2                   MR. SHEEHAN:   The infrastructure within  
3     the Waterfront South area; the electricity  
4     infrastructure within the Waterfront South area.

5                   MR. MARTIN:   The redevelopment plan area  
6     is the area of the Covanta facility, correct?

7                   MR. SHEEHAN:   It is included within that  
8     area.

9                   MR. MARTIN:   I didn't see a larger area  
10    described in the map other than the Covanta area.

11                   MR. SHEEHAN:   Adam or Jim, do you want to  
12    address that?

13                   MR. ZELLNER:   The area studies are a  
14    pretty broad area between Covanta and CCMUA.  And the  
15    reason for that is, the initial study area is that  
16    the Office of Emergency Management identified, again,  
17    that CCMUA is one of the critical facilities.  When  
18    we began studying what power supplies existed  
19    already, so we didn't need to add incremental power  
20    which means, we didn't need additional power supplies  
21    because Covanta was located within the range and  
22    that's usually within the mile range off the  
23    infrastructure to do it.  So that's why it was  
24    the starting area.

25                   There's infrastructure at the Covanta



1 site that connects to the grid. They have a  
2 substation and infrastructure that connects right up  
3 to the PJM grid. That's where the electric goes  
4 today. And we found that between CCMUA and Covanta,  
5 there's a number of opportunities to develop, as I  
6 described before, in-fill solar storage, other things  
7 that can support the Microgrid once the  
8 infrastructure is in place. So, that's the study  
9 area.

10 So, just to be clear again, that initial  
11 study area was done at 10,000 feet from using FEMA  
12 and OME data. If we're successful in the next round  
13 of study, it would bring it down to a level where  
14 we will start to talk about metes and bounds and for  
15 the real direct. So that's the initial study area.  
16 There is a secondary area that includes further  
17 extensions into the community but these are very  
18 preliminary.

19 MR. MARTIN: So, the scope of the  
20 redevelopment study then is the area in red blocks or  
21 just?

22 MR. SHEEHAN: Mr. Martin, the study that  
23 Adam was talking about is the feasibility study.  
24 This is the rehabilitation plan. The City itself has  
25 already been designated as an area in need of

1 rehabilitation through state statute for the Economic  
2 Opportunity Act. So, the area has already been  
3 designated. The next part is to develop a  
4 rehabilitation plan for the area.

5 MR. MARTIN: To clarify then, there's no  
6 specific metes and bounds of this rehabilitation  
7 plan. It's in the area and the two key core points  
8 are the Covanta plant and CCMUA?

9 CHAIRMAN DeJESUS: That's right.

10 MR. SHEEHAN: Yes.

11 CHAIRMAN DeJESUS: Is there anything  
12 else, Fred?

13 MR. MARTIN: No, not at this time.

14 CHAIRMAN DeJESUS: All right, Angela, if  
15 there's people with the flags, do you want to open  
16 them up?

17 MS. MILLER: Okay.

18 MR. BURNS: I will swear you in. Before  
19 you speak, just give me the opportunity to swear you  
20 in. Okay? If you could raise your right hand.

21 - - -

22 CHERYL HEATWOLE-SHENK, having first been  
23 duly sworn/affirmed, was examined and testified as  
24 follows:

25 - - -

1           MR. BURNS: Please state your full name  
2 and address for the record, please.

3           MS. HEATWOLE-SHENK: Full name is Cheryl  
4 Heatwole-Shenk. And the address is 1726 Ferry  
5 Avenue.

6           MR. BURNS: Thank you, Ms. Shenk.

7           MS. HEATWOLE-SHENK: I have two concerns  
8 from the community to share and two requests to make  
9 of the County as to the Planning board in holding the  
10 County accountable in bringing this plan forward. I  
11 know that you all are aware that there has been a lot  
12 of concern in the community about Covanta's  
13 involvement with this and having an incinerator in  
14 our community.

15           I have appreciated Covanta's willingness  
16 to engage and answer questions. I have asked them a  
17 lot and they have been very responsive. And I know  
18 that they have said that they're starting to put in  
19 place the baghouse filters that would significantly  
20 reduce the air emissions. And they also have an  
21 environmental justice policy on the website that  
22 looks great.

23           And we also know that actions speak  
24 louder than words. And they have had over 60  
25 violations in the past four years including, we just

1 received the most recent Relief Stack Test in which  
2 they failed at Cadmium levels above the permitted  
3 allowances.

4           And so what I ask of the County, if  
5 Covanta is going to be a partner for the initial  
6 implementation of the Microgrid Study and I know  
7 that you're saying that there are other things that  
8 could be added on in the future, I ask that you  
9 require Covanta to demonstrate their commitment to  
10 environmental justice by forming a Community Benefits  
11 Agreement with the South Camden neighborhoods now  
12 before the Microgrid Plan is in place so that they  
13 can demonstrate that they are, in fact, going to act  
14 on their words and be rectified of the wrongs of the  
15 past and be a positive impact on our communities.

16           My second request, I understand that in  
17 the initial phase that the Microgrid is just  
18 connecting Covanta and CCMUA and then later will  
19 expand to connect with other entities in the City.  
20 With the current model of it being a private  
21 Microgrid company that would manage the Microgrid,

22           Mr. Orlando stated in one of the  
23 community meetings, that the County would have no say  
24 over who the Microgrid connects with. That would be  
25 their responsibility as a private business to

1 negotiate those power purchase agreements. So, the  
2 concern of our community is that the entities that  
3 will likely be the most financially viable for a  
4 Microgrid company to partner with and connect to, are  
5 the large polluting industries in our neighborhood  
6 who are large power users.

7           And so our fear is that this Microgrid  
8 project which is intended to increase resiliency for  
9 our communities, will end up providing resiliency and  
10 benefiting the industries that are harming our  
11 communities the most. So, to the County, you've  
12 already said that your plan is to have a legally  
13 enforceable Community Benefits Agreement with the  
14 Microgrid company as part of the rehabilitation plan  
15 that would come before the Board at a later date.

16           I request that the County would also  
17 include in the rehabilitation plan, that any private  
18 entities connecting to the Microgrid, must also  
19 independently develop a Community Benefits Agreement  
20 with the neighborhood before they would be  
21 considered.

22           And I would just ask that the Planning  
23 Board hold the County accountable to making sure that  
24 the project does actually benefit the neighborhood  
25 and doesn't perpetuate harms. Thank you.

1                   CHAIRMAN DeJESUS: Cheryl, was that all  
2 you have to say? Who is next, Angela?

3                   MS. MILLER: We have a Ben Saracco. Are  
4 you there?

5                   MR. SARACCO: Yes. Can you hear me?

6                   MR. BURNS: We can. Ben, just for the  
7 record, you were sworn earlier; is that correct?

8                   MR. SARACCO: Yes, I was.

9                   MR. BURNS: I'm not going to swear you i,  
10 Ben.

11                   MR. SARACCO: Okay. Thank you.

12                   So, right off the bat, I'm kind of upset  
13 that Mr. Orlando and others didn't even mention the  
14 word incinerator or Covanta during their  
15 initial presentation because that to me, that's like  
16 the ten-million pound elephant in the room. I mean,  
17 this is the number one industrial air polluter  
18 according to the EPA and all of Camden County, not  
19 even Camden City. We have an air crisis; an  
20 environmental injustice crisis in this City; crisis.  
21 I mean, one in four to -- one in five to one in four  
22 children have asthma diagnoses in our City school  
23 system. A recent Harvard study came out and just  
24 showed, if you live in an area with more air  
25 pollution, you're 10 to 15 percent more likely to die

1 from Covid-19.

2           This is a huge, huge issue in our City,  
3 in our County, in our region. No other Microgrid  
4 proposals that went in front of the BPU are tied into  
5 a huge polluting source. Most of them are connected  
6 to True-Green Energy like solar or wind or other  
7 forms that don't literally burn garbage to generate a  
8 small amount of electricity. I don't mean this as a  
9 personal slight to Mr. Orlando or others that  
10 presented, but his kids don't live here and he  
11 doesn't live here. It's his garbage that gets sent  
12 to get burned at this facility and goes into our  
13 families' lungs.

14           And, frankly, you know, I'm not trying  
15 to -- that has to be brought up. So, one of the  
16 major concerns here is, is that, you know, our City  
17 has a Sustainability Ordinance. That Sustainability  
18 Ordinance requires an Environmental Impact Study to  
19 be presented when these types of things come up.  
20 It's suppose to look at health impacts. It's suppose  
21 to look at environmental impacts. That needs to be  
22 presented at this meeting to those that have waited  
23 for hours here to listen to this and it's not. It  
24 hasn't been presented.

25           And I don't think the Planning Board in

1 good faith, can consider this proposal which is tied,  
2 again, to the number one industrial air polluter in  
3 our City without having that type of impact,  
4 cumulative impact information presented. The City  
5 Council just passed a letter of support at its last  
6 meeting for a statewide environmental justice bill  
7 that does just that. It requires permit applications  
8 or renewals for facilities specifically mentioning  
9 incinerators, the Camden incinerator, to have a  
10 cumulative Environmental Impact Study before those  
11 permits will be granted.

12           Camden was actually ahead of the state on  
13 this. Our Sustainability Ordinance requires the  
14 Planning Board to do the same thing in many ways on a  
15 local level. Let's do that. This is the perfect  
16 example of a project where that needs to be done.  
17 This project will literally impact our children and  
18 our neighbors' health. Please do that. Please do  
19 not move this forward before that can be done. Thank  
20 you.

21           CHAIRMAN DeJESUS: Angela, who is next?

22           MS. MOORE: Mr. Chairman, since I know  
23 Mr. Saracco has mentioned it previously in the last  
24 meeting that we had, I just wanted to note since you  
25 did ask me about comments. Our office did not look



1 at this. This wasn't presented as a project. This  
2 was the first that I've seen of this on the agenda.

3 So, I wanted to note, this isn't anything  
4 that we would typically look at to review. We do  
5 look at environmental reports when they're submitted  
6 to us but I wanted to put on the record that this is  
7 not presented as a project to the Board in which its  
8 Board professionals such as our company would review.

9 MR. BURNS: That's correct. It's not a  
10 formal application. As I indicated earlier, the City  
11 wants to adopt an ordinance related to the  
12 redevelopment plan related to the Microgrid. They  
13 had their first reading. They're required under law  
14 to send it then to the Planning Board for review and  
15 recommendations, and finding of consistency with the  
16 Master Plan. And then they hold their second hearing  
17 which is a public hearing to address the concerns of  
18 the public including those that have been raised here  
19 tonight by the two members of the public that have  
20 spoken so far. So, I just want to be clear on that.  
21 Dena is right. This is not a public application like  
22 we had earlier tonight.

23 CHAIRMAN DeJESUS: Understood. All I  
24 asked of Dena was to give me her personal opinion and  
25 she just gave it and that's all I ask.

1 MR. BURNS: Yes, sir.

2 CHAIRMAN DeJESUS: Angela, who is next?

3 MS. MILLER: Next is Timothy

4 Heatwole-Shenk. Timothy, are you there?

5 MR. HEATWOLE-SHENK: Can you hear me?

6 MR. BURNS: Yes. Timothy, I'm going to  
7 swear you in. Okay, sir.

8 MR. HEATWOLE-SHENK: Okay. Hi. I'm a  
9 resident of Waterfront South.

10 MR. BURNS: I'm going to swear you in.

11 MR. HEATWOLE-SHENK: Thank you.

12 - - -

13 TIMOTHY HEATWOLE-SHENK, having first been  
14 duly sworn/affirmed, was examined and testified as  
15 follows:

16 - - -

17 MR. BURNS: If you could just state your  
18 full name and address for the record.

19 MR. HEATWOLE-SHENK: Timothy  
20 Heatwole-Shenk, 1726 Ferry Avenue.

21 MR. BURNS: I'm assuming you're related  
22 to the young lady that just spoke?

23 MR. HEATWOLE-SHENK: Yes. I am her  
24 husband, that's right.

25 MR. BURNS: Very good. Thank you,

1 sir.

2 MR. HEATWOLE-SHENK: So, I'm a resident  
3 of Waterfront South. I'm the father of three  
4 children; born and raised here. And I appreciate the  
5 information that the county, the City and Covanta  
6 have provided about the Microgrid. Part of what the  
7 Planning Board is considering tonight, is whether  
8 there has been sufficient community engagement. One  
9 of the questions that has not been answered with  
10 honesty and transparency, is why the proposal changed  
11 from public ownership to private ownership of the  
12 Microgrid.

13 In the original proposal, public  
14 ownership would mean that public housing, public  
15 services, public schools, public transportation would  
16 benefit from cheaper energy costs everyday, not just  
17 in the case of a emergency. City taxpayers would see  
18 huge savings. Then the plan changed to be controlled  
19 by a private company who is not accountable to the  
20 public.

21 Mr. Orlando said in a previous form, that  
22 the CCMUA and the County, did not have the expertise  
23 to manage a Microgrid. However, the original  
24 proposal was not for the County to manage the  
25 Microgrid. PSE&G would manage it while CCMUA

1 would own it. The public would still control the  
2 Microgrid. Mr. Orlando's explanation was not  
3 accurate nor sufficient. Mr. Orlando also said that  
4 the County did not want to use taxpayer money for  
5 this project.

6           Is there a guarantee that taxpayer money  
7 won't be used for this project, for example, to pay  
8 for the water transmission system from CCMUA to  
9 Covanta? And who will pay for the expansion of the  
10 Microgrid to connect miles of lines to public  
11 entities for backup power and only for backup power?  
12 And why the emphasis on saving County taxpayer  
13 dollars while neglecting the public interest and  
14 taxpayer savings here in Camden City?

15           The County has recognized that the trash  
16 incinerator should have never been put in Camden  
17 City. That was an act of environmental racism that  
18 has caused harm for decades. Using taxpayer money  
19 for this project in order for it to be publicly  
20 controlled, would be the first step toward  
21 reparations for the unjust and racist decision at the  
22 County level.

23           In order for the community to be  
24 fully informed and engaged, we need to see a  
25 transparent, honest explanation from the County, why

1 the proposal changed from public to private  
2 ownership. And I would request that in the next  
3 phase of the study, include looking at the benefits  
4 of public ownership.

5 Camden City should not approve this  
6 project without insuring that the City will get the  
7 public benefits from the original proposal. I would  
8 also request that the study find credible sources of  
9 clean energy, clean electricity that would power the  
10 Microgrid when Covanta's lease ends in 2031. Thank  
11 you.

12 CHAIRMAN DeJESUS: Who is next, Angela?

13 MS. MILLER: Next is Ellen Pavlacka.

14 Ellen, can you hear me?

15 MS. PAVLACKA: Yes.

16 MS. MILLER: Please wait to be sworn in.

17 MR. BURNS: Ellen, if you can raise your  
18 right hand, please.

19 - - -

20 ELLEN PAVLACKA, having first been duly  
21 sworn/affirmed, was examined and testified as  
22 follows:

23 - - -

24 MR. BURNS: Thank you. If you could,  
25 just state your full name, spell it, and address for

1 the record.

2 MS. PAVLACKA: Yes. Full name is Ellen  
3 Pavlacka, 1742 Ferry Avenue.

4 MR. BURNS: Thank you, Ellen.

5 MS. PAVLACKA: I would like to affirm and  
6 second the call for inclusion of CBA's in this plan  
7 insurance, that reliance does not -- or resiliency  
8 does not go to polluting industries. Consideration  
9 of the Sustainability Ordinance and cumulative  
10 Environmental Impact Studies and sufficient community  
11 engagement of public and private ownership of the  
12 grid.

13 But at this time, I would like to take  
14 time to ask that the Planning Board as well as the  
15 Zoning Board and City Council work to be more  
16 organized and commutative as they share information  
17 with residents regarding this and other meetings and  
18 public engagement.

19 For the past two months, the number of  
20 residents have been working very hard to determine  
21 the specifics of the time frame for this project when  
22 it would be brought before different city boards and  
23 what specifically was up for vote at each point of  
24 the process. It's been quite difficult to figure out  
25 when community action is necessary, what type of

1 community action is necessary and one when it is  
2 helpful or unhelpful to share our myriad of questions  
3 and concerns.

4 Not only would it be helpful to residents  
5 to be able to access this information more easily and  
6 clearly and in advance, but it would also make it  
7 easier on you all since we wouldn't come to the table  
8 every time repeating the same questions and concerns  
9 when perhaps not every public platform is the  
10 appropriate platform for all the questions and  
11 concerns.

12 The information provided at the beginning  
13 of this portion of the meeting by Jim Burns  
14 explaining that before City Council can have a second  
15 reading and public hearing, the Council first had to  
16 refer to the Planning Board to see if this plan is  
17 consistent to the Master Plan, is a good example of  
18 something that would have been helpful to clarify it  
19 for the public well in advance of the meeting. More  
20 effective communication would be an asset to both  
21 sides of our collaboration together.

22 CHAIRMAN DeJESUS: Anything else you want  
23 to say?

24 MS. PAVLACKA: No. That's it. Thank  
25 you.

1 CHAIRMAN DeJESUS: Anyone else, Angela?

2 MS. MILLER: Yes. We have a Marcus  
3 Sibley. Marcus, can you hear me?

4 MS. SIBLEY: Yes, ma'am.

5 MS. MILLER: Please wait to be sworn  
6 in.

7 MR. BURNS: Marcus, I'm going to swear  
8 you in, sir.

9 MR. SIBLEY: All right.

10 - - -

11 MARCUS SIBLEY, having first been duly  
12 sworn/affirmed, was examined and testified as  
13 follows:

14 - - -

15 MR. BURNS: Yes, sir. If you could state  
16 your full name and address for the record, please.

17 MR. SIBLEY: Okay. My name is Marcus  
18 Sibley. I'm from the New Jersey State Conference  
19 NAACP Environmental and Climate Justice Committee.

20 MR. BURNS: Welcome, sir.

21 MR. MARCUS: First of all, thank you for  
22 allowing me to have an opportunity to speak. I just  
23 want to jump right into it. I appreciate everyone  
24 that's on this ZOOM call who are expressing their  
25 emotions. This is serious.



1           Across the country we have a movement  
2 right now where people are tearing down statues  
3 because those statues have meaning. And right now we  
4 have a statue in Camden that's been plaguing black  
5 and brown people for almost 30 years. And the problem  
6 that we have here is, we appreciate what a Microgrid  
7 could possibly do.

8           And I've read the 107-page feasibility  
9 study. I know exactly what it says and I know how  
10 different that is from what some elected officials  
11 have been going around the City saying, it will do.  
12 So, that's something someone else can speak on.

13           But I just want to speak on the fact that  
14 we have a structure that has been absolutely  
15 impacting the lives of young, black and brown  
16 children; young people who want to learn. But the  
17 toxins are impacting cognitive development, causing  
18 cancer, causing asthma, causing eye impairments; so  
19 many different things. The infant mortality rate  
20 is impacted in the black community because of these  
21 same toxins that is coming from this building.

22           So, the problem that we have, how can you  
23 come to the community and say, we care about you; we  
24 are doing this for you? But then you don't explore  
25 the green options when New Jersey itself has a huge

1 push to go green in every aspect. But you go to this  
2 predominantly black and brown community and say,  
3 here's something good but we're going to attach it to  
4 the thing that's been polluting your air for almost  
5 30 years and it has led to the pre-existing  
6 conditions that's been killing people because of  
7 Covid.

8           So, we want everyone who this goes in  
9 front of, to understand what this means. This is so  
10 much bigger than electricity. This is holding on to  
11 structures that are pressing our people. This is  
12 environmental racism on a grander scale. And we look  
13 at people like Eric Garner and Mike Brown and all  
14 these deaths, George Floyd, Breanna Taylor. And  
15 people are saying, I can't breathe. We have Camden  
16 residents who couldn't breathe for almost 30 years  
17 now. And it's time for us to start thinking about  
18 people and the quality of life and human rights  
19 violations when we're looking at these X's and O's.  
20 I don't really care.

21           I'll be honest with you. I don't care  
22 how much money you can save going this route.  
23 I don't care how many natural disasters happen and  
24 people going without electricity for a few days.  
25 Every single time you overlook that one in four or

1 one in five children are getting asthma; the number  
2 one cause why kids miss school. Every time you  
3 overlook that as collateral damage, I lose all  
4 respect. So, I just want to put it out there that  
5 this is an institution that we have to examine.

6 I don't have a problem with people making  
7 money. You can make money however you want. But  
8 when you are impairing lives; when you are stopping  
9 children from fulfilling their potential, you are  
10 what is wrong with the society. So, we need people  
11 to make tough decisions. Please examine. We have  
12 many different experts who have been in this field  
13 for many years. Please reach out to the experts.  
14 Find out, how can we attach this to something that is  
15 sustainable? Let's go clean; let's go green. We  
16 wouldn't even be here if it wasn't attached to an  
17 incinerator.

18 So, stop trying to create this narrative  
19 that people are against the Microgrid. No. We want  
20 a backup generator to make sure the sewerage is  
21 working during a blackout. We don't want to inhale  
22 disgusting air just for the sake of a backup  
23 generator. So, I just want to put that out there.  
24 We are paying attention. We see the media campaigns;  
25 we see the stretching of the truth; and we are

1 documenting every single day. We just want you guys  
2 to know, we are documenting every time you are on a  
3 different platform and you tell a different story.  
4 Thank you for your time.

5 MR. BURNS: Marcus, if I could, sir, can  
6 I just get your address. I think we overlooked that.  
7 I apologize.

8 MR. SIBLEY: I'm from the state  
9 conference NAACP so I don't live in the City.

10 MR. BURNS: I didn't get that earlier. I  
11 apologize. Thank you.

12 MR. SIBLEY: No problem.

13 CHAIRMAN DeJESUS: Angela, who is next?

14 MS. MILLER: Mike Ewall. Mike, are you  
15 there?

16 MR. EWALL: Yes, I'm here. Please wait  
17 to be sworn in.

18 MR. BURNS: Mike, I'm going to swear you  
19 in, sir.

20 - - -

21 MICHAEL EWALL, having first been duly  
22 sworn/affirmed, was examined and testified as  
23 follows:

24 - - -

25 MR. BURNS: Do I have the right Mike.

1 I'm looking at a Mike that has a -- can you hear us,  
2 sir?

3 MR. EWALL: I hear you fine.

4 MR. BURNS: Very good.

5 CHAIRMAN DeJESUS: We need your address,  
6 please.

7 MR. EWALL: Sure. My name is Mike Ewall.  
8 I'm with Energy Justice Network. We're based in  
9 Philadelphia so I'm not a Camden resident, but we  
10 have concerned members in the area that are part of  
11 our organization.

12 Now, this came to our attention because  
13 of the connection to the incinerator which I know  
14 there's been a lot of work to talk about this as if  
15 it's not intimately connected to Covanta, yet, it's  
16 very clear in the Feasibility Study and I've read the  
17 whole thing. This whole thing is about Covanta.

18 This whole thing is about building a line  
19 to Covanta on a water line and electric line back  
20 from them to CCMUA. And it's very clear in the  
21 feasibility study that Covanta currently is selling  
22 their power at 2 cents a kilowatt hour to the Grid.  
23 And that they would -- the Microgrid owner whoever  
24 that may end up being, would be selling something to  
25 CCMUA, selling electricity for something just below

1 what they're currently paying which was in the order  
2 of 16, 17 cents of kilowatt hour. There's a lot  
3 between that gap.

4           And the Feasibility Study had said that  
5 the Microgrid to be financially viable, would have to  
6 negotiate Covanta down to under 7 cents a kilowatt  
7 hour which means, Covanta would be at least tripling  
8 their electric sales. That's huge. This is an  
9 industry that is dying. Trash incinerators are  
10 closing all over the country.

11           The governor of Connecticut just  
12 announced yesterday that the main one in their state  
13 in Hartford is going to be closing soon because they  
14 can't afford to keep it going. This is an industry  
15 that is getting old and expensive and they need this.  
16 Covanta needs this so they can keep themselves  
17 financially viable. This is about life extension for  
18 an aging incinerator that is getting more expensive  
19 to run over time.

20           We would be elated to support the  
21 Microgrid project if they were using solar power for  
22 example which the Feasibility Study says would cost  
23 in New Jersey that there's a current project that  
24 over a 20-year lifetime, the cost of power between  
25 four and five cents a kilowatt hour. Cheaper than

1 Covanta would be if they're negotiated down to seven.

2 Now, while we're talking about hitching  
3 longterm infrastructure to the County's number one  
4 air polluter which is an industry that needs this to  
5 keep polluting the City to be viable enough to keep  
6 doing that instead of hitching itself to something  
7 clean that would be new and last longer and be  
8 cheaper at the same time and save people's health, is  
9 beyond me.

10 When we brought this stuff up on May 18th  
11 to the City Council meeting, they said, well, we  
12 never heard of anything about solar powering it. We  
13 only were presented the idea of a trash incinerator  
14 powering it. But the Planning Board will do its  
15 homework. The Planning Board will carefully consider  
16 alternatives. The Planning Board will have  
17 information about looking at solar powering this  
18 instead.

19 So, I'm here asking you, what information  
20 has been presented to you about alternatives? What  
21 information has been presented to you about solar  
22 powering this instead of a trash incinerator?  
23 I would like an answer to that.

24 MR. BURNS: I think that information you  
25 heard was wrong. That's not our role here, is to

1 have a hearing on that application. Our role here  
2 tonight is to consider whether or not the Board can  
3 recommend to the City Council, the adoption of a  
4 Microgrid Rehabilitation Plan for the Waterfront  
5 South with a finding that it's consistent with --  
6 substantially consistent with the Master Plan.  
7 That's the only role. We're not getting into  
8 anything more than that. And it's based on what's  
9 been submitted by the applicant; it's based on  
10 comments of the applicant's professionals and public  
11 comment.

12 I mean, I'm hearing that people don't  
13 necessarily have a problem with the Microgrid. It's  
14 what comes after that. Our role is not to determine  
15 what comes after that. I've heard testimony tonight  
16 and heard comments tonight that a lot of studies and  
17 a lot of work needs to be done before ultimately  
18 there's going to be an approval.

19 But that approval comes through the  
20 governing body. It doesn't come through the Planning  
21 Board. So, I just want to be clear on that. That's  
22 not our role tonight. So, if somebody said that or  
23 if you heard that, that was incorrect. And Kevin, if  
24 you want to add to that, feel free but that's my  
25 position.



1           MR. SHEEHAN: That's correct. The only  
2 thing I want to say is, we're not the applicant. We  
3 prepared the rehabilitation plan but there's  
4 currently no development application pending. This  
5 is to allow further feasibility studies to move  
6 forward.

7           MR. BURNS: Right.

8           MR. SIBLEY: So, I understand that. So,  
9 thank you, Attorney Burns and Mr. Sheehan for  
10 explaining that the City Council was wrong with what  
11 they told us.

12           Now, it is still your responsibility to  
13 make recommendations on what is something that would  
14 be acceptable in the City. Not only looking at  
15 things like the Sustainability Ordinance, but also  
16 your obligation under Title 6 of the Civil Rights Act  
17 to not enable as a federally-funded entity, a project  
18 that has a discriminatory effect. It doesn't matter  
19 what the intent is. It's a discriminatory effect.  
20 And that is illegal to do. And Camden is very well  
21 aware of this because of its history have being sued  
22 and brought up to a case that went up to the U.S.  
23 Supreme Court on Title 6 in the Civil Rights Act.

24           And this is a project as presented to you  
25 that is inseparable from Covanta. It's being

1 designed with the yellow line on the screen right  
2 now, to trace around to the Covanta site because it's  
3 intimately connected to that and not to solar or  
4 other infrastructure.

5           What you're presented with is designed to  
6 be coupled only with the trash incinerator; a very  
7 polluting industry that has a racially discriminatory  
8 impact on the health of residents in this City. So,  
9 you have a legal obligation not to have a  
10 discriminatory effect and to turn those down. You  
11 also have an obligation to look at the health and  
12 welfare of the residents in general say, this is not  
13 the type of development, but a Microgrid could be a  
14 great idea. Why don't you come back to us with a new  
15 drawing board that involves solar instead of trash  
16 burning to power this.

17           So, I'd like to wrap up my comments by  
18 just answering the question about the process. It  
19 was very unclear on May 18th when they said that the  
20 deadline was the end of May to bring an application  
21 from the City to the State Board of Public Utilities.  
22 And they made it sound like there was going to be  
23 somehow rushed to the Planning Board, to get a  
24 thorough review of the alternatives that could power  
25 the Microgrid and all the other consequences and then

1 go back to City Council for approval before it would  
2 go to the state. And here we are two months later,  
3 that process still hasn't played out.

4 So, if someone could please explain what  
5 the deadlines really are with the Board of Public  
6 Utilities and what kind of time line we're looking at  
7 on this. Thank you so much.

8 MR. BURNS: Thank you.

9 CHAIRMAN DeJESUS: Mr. Sheehan, do you  
10 have anything you need to say?

11 MR. SHEEHAN: I'd have to defer to Mr.  
12 Zellner or Mr. Orlando.

13 MR. ORLANDO: I think Mr. Zellner can  
14 answer as to the timelines with the BPU. I know that  
15 we recently submitted a Phase II Feasibility Study to  
16 the BPU that is currently being reviewed. I think  
17 Adam, if you could get into the details and what that  
18 review consists of including and I know that there  
19 was a statement earlier by -- I forget who said it  
20 but rather environment studies. I know that's all  
21 part of the Phase II. Adams, can you talk to that?

22 MR. ZELLNER: I just want to sort of set  
23 the record straight on a couple of things here. Just  
24 to answer the question timing first.

25 So, an application was just submitted for

1 round-two funding. Those applications were only  
2 opened for the 12 of the original 14 feasibility  
3 studies that actually came down to 13 and now 12.  
4 And so, the Board is considering that application  
5 which is why we're here today, right, because the  
6 Board needs to understand that before they aware  
7 money, that there is -- that this is possible to put  
8 an infrastructure underground in the area.

9           And so if the -- the Board is expected to  
10 make a decision and I recognize with Covid that could  
11 be delayed. But sometime in early September. If  
12 that's the case, that would be another nine months  
13 of study in which we would then be looking at a  
14 series of right-of-ways.

15           Two other things just to set the record  
16 straight again. Someone who ran the air division at  
17 DEP for a lot of years and has done downdraft and air  
18 models all across the state, our actual biggest  
19 problem top to bottom. And I lived in Linden, New  
20 Jersey, an environmental justice community in which  
21 I've headed REJ task force over the years.

22           The biggest problems that we're facing on  
23 air quality, there are -- the reason that we will be  
24 doing environmental impact and the application  
25 requires us as part of the application to the Board,

1 to show that it will not have a net environmental  
2 impact. It's why the original study identified  
3 current power producers. We are not looking to  
4 increase power production at any level with base load  
5 power. So that means, we are taking only existing  
6 production.

7           The study on the right-of-way, does  
8 identify multiple brownfields in the right-of-way for  
9 the utility line that would support solar. That's  
10 why we did the study. For those who have installed  
11 solar, who've done solar and I've done several  
12 hundred megawatts across the United States, the  
13 critical factor in doing solar, is having the  
14 infrastructure to interconnect that renewable energy  
15 source and deliver it somewhere. So, that's why you  
16 can see the proposed route does incorporate and we  
17 will be incorporating a lot of solar. And then  
18 finally Covanta is there. And it's an  
19 interconnection to the grid that Covanta has there  
20 currently and that's why.

21           So just to be very clear, there will be  
22 an Environmental Impact Statement. There is  
23 absolutely no net emissions increase looked at for  
24 any of these projects across the state; not just this  
25 Microgrid but any Microgrid as New Jersey is a

1 non-attainment area and we're challenged because we  
2 frankly we're next to Pennsylvania and Philadelphia  
3 which are still the leading polluters.

4 So, the net result is, there will be  
5 absolutely no air emissions and the process if we're  
6 successful in September begins another nine months of  
7 study. If that study comes back feasible, it still  
8 would be a third process that could take as long  
9 as another 18 months, at which time you have  
10 potentially an actual application:

11 CHAIRMAN DeJESUS: Is there anything else  
12 from you?

13 MS. MILLER: We have more people. Is  
14 that what you're asking?

15 CHAIRMAN DeJESUS: Yes, please.

16 MS. MILLER: Yes, we do. We have  
17 Jonathan Latko. I'm going to unmute him.

18 MR. BURNS: Mr. Latko, I'm going to  
19 swear you in.

20 - - -

21 JONATHAN LATKO, having first been duly  
22 sworn/affirmed, was examined and testified as  
23 follows:

24 - - -

25 MR. BURNS: Mr. Latko, your full name and

1 address for the record.

2 MR. LATKO: Jonathan Latko, 127 Penn  
3 Street, Camden, New Jersey.

4 MR. BURNS: Thank you, sir.

5 MR. LATKO: We will start. With the  
6 project itself, I feel is genius and Andy Kricun  
7 should be given some credit. I think he built out  
8 some of the original ideas and I miss Andy in all  
9 this conversation. The need to get the user off the  
10 potable water, stop taking water from our aquifer  
11 which is a natural resource is huge. The need to get  
12 cheaper electricity for utilities is huge. And then  
13 the need to get electricity to run those pumps during  
14 the outages is second to none. My neighborhood  
15 floods so I appreciate all that. And I know that's a  
16 lot of the goals here.

17 But if we look to what it's  
18 interconnected to, it's this incinerator and it was a  
19 solution for waste back in the 1980's and at that  
20 time, it was what was best. That's what we knew was  
21 best. I personally grew up next to the Pennsauken  
22 dump and I knew the challenges with that. My  
23 parents, grandparents, great-grandparents all grew up  
24 near the Harrison Avenue landfill in East Camden in  
25 Cramer Hill their entire lives. We're still dealing

1 with it today and spending millions of dollars to  
2 make it into a park. These are the past injustices  
3 that we're trying to undo.

4           Looking back, the location of the  
5 incinerator may not have been the most kind to that  
6 community. The communities of Morgan Village to the  
7 East and Waterfront South to the north just to name  
8 two. Really the facilities as a whole for bearing  
9 the brunt of the decision with others that are  
10 basically stacked against it. And we all know this.  
11 It was basically built by the County freeholders and  
12 state-funded on County land. And understand that  
13 Covanta only arrived recently so I'm not necessarily  
14 made at Covanta. They're just a business. But they  
15 have a business and they have stockholders that  
16 they're trying to satisfy. So, that's why they run  
17 it now.

18           Unfortunately, our open market system has  
19 not done a really good job to look at the triple  
20 bottom line of the business. They don't bounce the  
21 effects on people and the planet when they drive for  
22 their profits. The operator here is looking for an  
23 ORI; that return being money. Communities I had  
24 discussed, fought various parts of this project and  
25 plant site for years only to be defeated time and



1 time again. They're tired and exhausted. They  
2 really just want to move on with their lives.

3           So, when another connection comes up or  
4 another idea comes up connected to the plant, that  
5 pain runs deep for those communities. The truth is,  
6 the profits and the ORI gains are mainly through the  
7 cost of doing business that are externalized by those  
8 businesses. And they're not realized by that  
9 business. There are costs. We call these  
10 externalities. And those are costs that are realized  
11 by the people on the planet. The environment is  
12 compromised with the pollution burned into the air  
13 and the groundwater taken from the aquifer. The  
14 people pay with their health of breathing in dirtier  
15 air and the lower property values.

16           The timing of this project is very  
17 fortuitous. An article recently stated that the  
18 total wealth of the average brown-skinned person in  
19 America is nearly \$1,700 while its white counterparts  
20 is \$116,000 of wealth. The primary reason stated in  
21 that inequity is home ownership in challenged areas  
22 like Camden because that's where they own homes most  
23 of the time or lack of home ownership. Here we are  
24 in Morgan Village and Waterfront South have the same  
25 challenges.

1           These past decisions would seem like the  
2 best answers at the time, but we know now we're  
3 rooted in what many describe as a nibby policy and  
4 fell on socioeconomic and racial lines that still  
5 exist today. I can guarantee you that Cherry Hill  
6 did not want this incinerator and fought everything  
7 to not have it in their community.

8           We're really here to root out deep  
9 systemic racism that our leaders and politicians are  
10 quick to Tweet about on a daily basis. And why can't  
11 we start with this project? We seem to be starting  
12 to resolve some of the racist past by removing names  
13 and statues maybe rightfully so. But changing the  
14 name of something unfortunately ain't changing the  
15 game that's happening in the background.

16           Covanta is here to make money. Let's be  
17 honest about that. They need the Grid and they need  
18 this project to be profitable over the long term.  
19 They're looking for higher returns on their electric  
20 production which is only two cents a watt right now  
21 and then push it up closer to 17 market rate. And  
22 they want to max out the tonnage they can burn. I  
23 speculate this plant loses money on a daily basis  
24 because they're not at capacity. They're not burning  
25 all the trash they can burn. So all the rates that

1 we see and the pollution that we see, are not at that  
2 full capacity. So, yeah, they're well within their  
3 rights to burn what they're going to burn, but they  
4 want more.

5           So, in the background, my feeling is, the  
6 County is trying to serve up a 10 to 20 year  
7 contracts for trash contracts in the County through  
8 County Well Service Agreements to make sure they have  
9 this longterm trash feed. They want the feed  
10 contracts for the larger municipalities that are not  
11 in the contracts right now, places like Cherry Hill  
12 and Gloucester Township so they can increase their  
13 tonnage to reach that max.

14           So, they might not be expanding the plant  
15 but they're not at capacity yet. We've been told all  
16 along that the baghouse is here to address the  
17 concerns at the top of our airborne issues. We are  
18 concerned with many of these stuff that they're  
19 spewing out. And we were told that it has been  
20 submitted to the DEP on several occasions and it's  
21 been moving forward.

22           The Camden plant, mind you, is the top  
23 airborne-producer in the County and one of the top  
24 producers of airborne-lead among all incinerators  
25 in the entire country. This is a fact. Last week

1 contrary to the messaging I've been hearing and have  
2 been told and I've talked to many people in many  
3 different levels, we learned that the DP is not  
4 responding to our request about the baghouse because  
5 there is no such proposal.

6 Covanta admitted on the call. They did  
7 not submit the plans yet to include this baghouse.  
8 And they plan to do it at the end summer.

9 Unfortunately, I hate to be synical but it sounds  
10 like a lot of quid pro quo to me. Hey you, County,  
11 guarantee a profitability my plant by fulfilling my  
12 masts. I'll spend a few dollars to update that  
13 baghouse but guarantee me I can charge you more for  
14 my electricity and you give me the feed stock that I  
15 need to maximize my profit returns.

16 A recent Covanta opted to bash concerns  
17 with those who were concerned with incineration.  
18 Their example was, an incinerator in Copenhagen.  
19 Mind you, it was a new 700-million dollar plus  
20 incinerator with a ski lift on top. All built under  
21 some of the tightest air regulations known in the  
22 world as the We Directives.

23 This new baghouse we've been told, would  
24 cost anywhere from eight to fifty million. Nobody  
25 that put a finger on the cost because it hasn't been

1 submitted. I know the Newark system, they spent  
2 about 100 million a few years ago. If Covanta wants  
3 to make the cleanest-burning incinerator in the  
4 country that even comes close to those in Copenhagen,  
5 I'll sit down and shut up. But right now, I choose  
6 not to.

7                   As a white male, a friend recently told  
8 me, I need to wake and speak up to break the  
9 deep-rooted systemic racism we see in our society.  
10 And we need a right to do that. In the few short  
11 years, we need to figure this out. Well, here I am.  
12 It's not the continued destruction of our community,  
13 our planet and our people in the name of profits. We  
14 knocked down the newest state prison and baseball  
15 field in the City.

16                   Why do we have to live with the dirtiest  
17 incinerator in the state that's not state of the art?  
18 It continues to be top five worse incinerators in the  
19 country in several categories. Can we flip the  
20 script? Can we make this the moment that we stand up  
21 and say, hey, we're in this together; we're going to  
22 fix this over the long term; can we make this the  
23 cleanest in the country? So go ahead and approve the  
24 project, please. We need the infrastructure. I know  
25 that.

1           But most important, if you approve it, it  
2 allows us to keep the conversation going and continue  
3 the dialogue about the deep-rooted environmental and  
4 socioeconomic racism. Right? It's giving us time to  
5 break free from the chains that are holding us to our  
6 past. So, can we look forward to a more diverse,  
7 inclusive society that I can be proud to leave to my  
8 children and really considers all the people and  
9 everybody on the planet and the environment?

10           I thank you for your time. I'm a father  
11 of four children in the City of Camden. They don't  
12 know any other place as home. My mom's family has  
13 been in this City since the 1850's. This is our  
14 chance to stand up. I need everybody to work  
15 together to figure this out. If we let business go  
16 as we are now, we're in trouble. We're not fixing  
17 this deep-rooted racism that exists and we all can  
18 see it right in front of us. So, please stand up and  
19 figure this out.

20 Thank you.

21           CHAIRMAN DeJESUS: Thank you, Jonathan.  
22 Is there anyone else, Angela.

23           MS. MILLER: Yes. I'm going to unmute  
24 him. Mike, please wait to be sworn in.

25           MR. MORGAN: Can you hear me?

1 MS. MILLER: Yes.

2 MR. BURNS: Mike, I'm going to swear you  
3 in.

4 - - -

5 MICHAEL MORGAN, having first been duly  
6 sworn/affirmed, was examined and testified as  
7 follows:

8 - - -

9 MR. BURNS: And your full name and  
10 address for the record, please.

11 MR. MORGAN: Michael Morgan, 1742 Ferry  
12 Avenue.

13 MR. BURNS: That was the other Mike I was  
14 thinking about. Thank you, Michael. Go ahead.

15 MR. MORGAN: Sure. So, just three  
16 hopefully quick questions. I know it was a little  
17 bit just with Ben's question about the Sustainability  
18 Ordinance. But can you clarify again what the Board  
19 is voting on tonight? I believe in the beginning it  
20 was said that it was two things, to insure  
21 consistency with the Master Plan and to make  
22 recommendations; was that correct?

23 MR. BURNS: The only thing the Board is  
24 charged with doing tonight, we're not approving  
25 anything. I've heard a lot of comments, well-thought

1 out comments. But a lot of those comments are  
2 probably better suited for an approval application  
3 before Council. This is not -- we're not approving  
4 anything. We're not denying anything. This is not  
5 an application.

6           The purpose of tonight's hearing is to  
7 address what was sent to us which was, to review the  
8 proposed Microgrid Rehabilitation Plan, and to  
9 determine whether or not it is substantially  
10 consistent with the overall goals of the City of  
11 Camden's Master Plan, and make any recommendations  
12 including the recommendation of adoption as  
13 consistent with the Master Plan. That's all we're  
14 doing tonight.

15           It then goes back to Council and Council  
16 has a full hearing as it relates to the adoption of  
17 the Rehabilitation Plan. We are not adopting a  
18 Rehabilitation Plan. We are only recommending the  
19 adoption as consistent with the Master Plan. And,  
20 again, it's related to the Rehabilitation Plan and  
21 the Microgrid, proposed Microgrid Rehabilitation  
22 Plan. That's what we're dealing with.

23           I've heard a lot of testimony on Covanta  
24 and all that. Those arguments are arguments that  
25 certainly can be made to Mayor and Council, but



1 that's not our role. We're not adopting or approving  
2 anything tonight.

3 MR. MORGAN: Sure. Okay. Thank you.

4 I guess one of my questions was, if one  
5 of the purposes of tonight's meeting is for the Board  
6 to make recommendations to Council if they so desire,  
7 would not all of these comments that you've heard  
8 from the community be possible recommendations that  
9 you would make to Council?

10 CHAIRMAN DeJESUS: Absolutely.  
11 Everything that's been stated including our own, will  
12 be forwarded to the City Council for evaluation.

13 MR. MORGAN: Okay.

14 CHAIRMAN DeJESUS: If you have something  
15 else to add to what has been said, you can do so.

16 MR. MORGAN: I do, yes. I would like  
17 second what has been brought up about the City's  
18 Sustainability Ordinance requires an Environmental  
19 Impact and Benefits Study, so I would ask for the  
20 Board to recommend to City Council, that that  
21 definitely will be something that is included in the  
22 next step of the phase.

23 And I kind of wanted to echo a sentiment  
24 that Mr. Ewall brought up earlier which was that --  
25 and also Ellen brought up earlier, which is that a

1 lot of us have spent many, many hours researching,  
2 talking to people, trying to understand everything  
3 about this issue and this project.

4 We've asked a lot of detailed questions  
5 that showed our depth of thought and understanding.  
6 And to kind of echo Mike Ewall's confusion in kind of  
7 like in each step of the process we keep being told  
8 that, you know, that'll be taken care of in the next  
9 phase, you know. At the special Council meeting it  
10 was, oh, the Planning Board will address that. And  
11 then, you know, the Planning Board, well, you know,  
12 City Council will take care of that.

13 So, I just kind of wanted to echo that  
14 even though a lot of us have spent tons of hours, the  
15 process is very confusing to follow. So, even though  
16 there's been a lot of community meetings which  
17 obviously we're grateful for, we don't necessarily  
18 learn all the information that we're trying to learn,  
19 if that makes sense.

20 CHAIRMAN DeJESUS: Yes.

21 MR. MORGAN: So, that's more of a  
22 observation. So another question would be, you know,  
23 hopefully a CBA would be included as some people  
24 recommended as well. My question would be, who would  
25 be the parties involved in the CBA? My

1 recommendation would be that it be between the  
2 community and each of the parties involved be it  
3 Covanta, the County, CCMUA, whoever the private  
4 energy provider is. Is there --

5 MR. BURNS: Mike, if I can interrupt you.  
6 CBA, that's Community Benefits Agreement, correct?

7 MR. MORGAN: Correct.

8 MR. BURNS: I think it was Ms. Shenk who  
9 first referenced it. Okay. I just wanted to make it  
10 clear for the record.

11 MR. MORGAN: I know that the City, I  
12 think, has done CBA's in the past both between the  
13 City itself and another party. But typically CBA's  
14 are between the community and a party rather than the  
15 City. So, I just wanted to ask if there's any --  
16 oh, I guess that's just -- my recommendation would be  
17 for it to be between the community and the different  
18 parties rather than the City.

19 And the last question is, in the  
20 beginning, I think it was Mr. Zellner that said, that  
21 the Microgrid would provide the neighborhood area  
22 with emergency power and it would be blackout-proof  
23 for the neighborhood. As a neighborhood resident,  
24 that makes it sound like that would be available to  
25 me personally. So I just wanted to clarify that it

1 would only be available to institutions or  
2 organizations that are connected to the Microgrid and  
3 not to residential homeowners; is that correct?

4 MR. ZELLNER: Yes, that's correct. In  
5 the first phase of the study, you'll find the schools  
6 and the community center because they're the largest  
7 physical spaces for shelter in place. And so it  
8 starts macro to micro. It's very hard to get down to  
9 the individual homes at least at today's technology  
10 level.

11 MR. MORGAN: Okay. I just think that  
12 that should be worded carefully when the County is  
13 describing that as a benefit. Because also on the  
14 County's website for the Q&A which is very helpful  
15 and thank you for putting the Q&A on the website, it  
16 also there it kind of implies that it would be or it  
17 uses the language of, would be available to the  
18 neighborhood when really that's not the case because  
19 it kind of makes it sound like it would be available  
20 to individuals even if not. So, I just think that  
21 having accurate language would be helpful to not be  
22 misleading.

23 MR. ZELLNER: Yes, we use it as a  
24 neighborhood asset because it's designed physically  
25 to each of the shelter in places to cover a certain

1 number of people but we'll definitely -- we can  
2 certainly change the language to make it work.

3 CHAIRMAN DeJESUS: Is there anything  
4 else, Mike?

5 MR. MORGAN: That's it. Thank you.  
6 Thank you all for your time.

7 CHAIRMAN DeJESUS: Angela, anybody else?

8 MS. MILLER: Yes, we have Susan Altman.

9 MS. ALTMAN: Hi, how are you. I'll be  
10 real quick.

11 MR. BURNS: I'll swear you in.

12 - - -

13 SUSAN ALTMAN, having first been duly  
14 sworn/affirmed, was examined and testified as  
15 follows:

16 - - -

17 MS. ALTMAN: Yes, the truth and my  
18 opinion.

19 MR. BURNS: Full name and address for the  
20 record.

21 MS. ALTMAN: Sue Altman, 211 Elm Street.  
22 So, my question is, I was just not like on the video  
23 earlier. I just have a question about the maps so  
24 Mr. Sheehan can answer it since it appears to belong  
25 to him. What's the red line mean?

1 MR. SHEEHAN: I'll have to defer to --  
2 this is from the Feasibility Study so I will defer to  
3 Adam.

4 MR. ZELLNER: One is power. One is  
5 water. So forgive me but you have it so small.

6 MR. SHEEHAN: Sorry.

7 MR. ZELLNER: Red is the electric.  
8 Yellow is water, I believe. So one is electric  
9 right-of-way and one is water.

10 MS. ALTMAN: Great. Okay. That's super  
11 helpful. Thank you. So, if you could scroll down  
12 kind of all the way to the bottom there. Yeah, right  
13 there. So, it appears that the red includes the  
14 Holtec site; is that accurate? So, the electricity  
15 generated by this Microgrid would help fuel Holtec.  
16 This big white block is Holtec. Is that what I'm  
17 reading from this?

18 MR. ZELLNER: It's a proposed  
19 right-of-way. We drew several of them but that'll be  
20 decided when we actually get to the Feasibility  
21 Study. What this is based on is, we found existing  
22 right-of-ways underground so, existing water,  
23 existing sewer, existing something that's under  
24 there. So, whatever lies under there, we found in  
25 some mapping that we thought it's a possibility, we

1 can twin it. Right. So, if we can find its twin, we  
2 can go right next to it. But, no, no final --

3 MS. ALTMAN: But they're definitely on  
4 the list as to being one of the beneficiaries of the  
5 Microgrid; is that correct?

6 MR. ZELLNER: No, they're not listed.  
7 In fact, we have not had conversations with people  
8 and I wouldn't want to scare folks to go on their  
9 property without permission. This is just early.  
10 But, no, they are not on the original study list. I  
11 don't know that they really even existed in that  
12 level. This was a bunch of years ago we started.

13 MS. ALTMAN: Right, yeah. No, I imagine.  
14 I imagine that the site for Holtec may have been  
15 selected in part because of its proximity to water,  
16 but also to some of these other infrastructures. So,  
17 I think that's interesting. Yeah. My only point in  
18 bringing that up is that I think, you know, I agree  
19 with everyone else who has spoken today. I get  
20 pretty squeamish if we're talking about another  
21 project, yet another project that would benefit  
22 Holtec.

23 Holtec is a bad actor. They're under  
24 investigation. There were seemed to be potentially,  
25 allegedly, likely, fraudulently on applications in

1 Camden as well as in prior applications in  
2 different parts of the country. They're in trouble  
3 for decommissioning stuff over in another part of the  
4 state. Their CEO has made racist comments. So, I  
5 would be pretty nervous if any kind of effort that  
6 was at all taxpayers' subsidized with the County or  
7 any other entity, was benefiting Holtec.

8 My second question is, my nervousness  
9 about this squishiness for the ten o'clock word,  
10 about who and what entities would own this like  
11 mythical third party entity. It seems like as Latko  
12 and Marcus and others Cheryl, I think, pointed out,  
13 like this third party entity could stand to be quite  
14 profitable. And I think it would behoove the  
15 communities in all of Camden, to sort of have a  
16 better understanding as to who would be profiting  
17 from the extension.

18 I mean, one way to read the scenario is  
19 that it's an extension of the life of an incinerator  
20 as others pointed out, are dying all over the country  
21 and I think rightfully so due to environmental  
22 justice issues. So, I'd be really curious who the  
23 beneficiaries are and who the corporate partners are  
24 on this third party entity. I feel like that's a big  
25 question mark. And that maybe TVD although I'm --



1 knowing as I do of how things go in the City and in  
2 the state, my guess is that those things are not left  
3 to chance. And those partners or those potential  
4 partners are probably already known entities.

5 So, I would hope that in future  
6 discussions, we can be really honest and transparent  
7 about who those partners are and who would be  
8 benefiting from that third party organization or  
9 entity of LLC or whatever private company would be  
10 benefiting as the Microgrid owner. So, I appreciate  
11 that. I think we're going to keep an eye on this  
12 Holtec component, as well as who those future owners  
13 are of this Microgrid entity if it were to move  
14 forward. So, thank you for your clarifying  
15 questions. I'm done now. It's late. Thanks.

16 CHAIRMAN DeJESUS: Thank you.

17 MR. BURNS: Thank you, Susan.

18 CHAIRMAN DeJESUS: Anyone else, Angela?

19 MS. MILLER: Yes. We have Shaneka  
20 Boucher, Councilwoman Boucher.

21 COUNCILWOMAN BOUCHER: I'm here. Can you  
22 hear me?

23 MR. BURNS: Yes.

24 MS. MILLER: Please wait to be sworn in.

25 COUNCILWOMAN BOUCHER: Sure.

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SHANEKA BOUCHER, having first been duly sworn/affirmed, was examined and testified as follows:

- - -

COUNCILMAN BOUCHER: I wanted to start off tonight by thanking everyone for coming on. I know this has been a very long meeting. I know there's been a lot of testimony so I want to thank everybody for coming on to give their testimony, especially to the residents of Waterfront South. I've heard from a lot of them here tonight and I've been listening to them since this project was brought to their attention. I am actually the person who brought it to their attention as the Councilwoman of the Ward.

What I wanted to speak on is just to say that we have hosted over 20 community meetings where we've heard from people in various locations surrounding where the Microgrid is going to be. And a lot of those community members didn't come on tonight because they feel like they have enough information. And a part of what we want to do is make sure that we supply information so everybody understands the project. There was a comment made a

1 little bit earlier about Council giving out wrong  
2 information. And I don't think that that has been  
3 the case.

4 I think as people stated, there is a lot  
5 of confusion around of what people understand of how  
6 the process works. And we've tried to explain that  
7 process over and over again. And as Mr. Sheehan  
8 explained, we try to explain that this wasn't going  
9 to be something that was really going to be decided  
10 on; that it had to come before the Planning Board  
11 again before Council would be able to hear from it  
12 again as a part of the process, so that people  
13 would be able to get feedback.

14 We were trying to be very clear on what  
15 the feedback could be and help steer the community,  
16 as I've had several community meetings where I've  
17 told people, you know, exactly what this process  
18 would look like. And basically, that we were still  
19 involved in the feasibility study as this project is  
20 still a lot of months away, over a year away, from  
21 even happening. And so, once it even comes back to  
22 Council, we are still considering the feasibility of  
23 this. And I think that people have to really  
24 understand that as a part of the project. So, even  
25 before we jump into CBA agreements, we can't have a

1 CBA agreement until we understand whether this  
2 project can happen.

3           As it was stated earlier by Mr. Latko,  
4 this project was really dreamt up to be something  
5 that was going to be a benefit to our community. And  
6 I believe that it will be a benefit to our community  
7 as it was dreamt up. But as we know, as research  
8 happens, as the County is able to make decisions,  
9 some of the things that were proposed initially, had  
10 to be changed based on a lot of factors.

11           We've explained this year those factors  
12 with the community and I know that it can be very  
13 overwhelming. And I know that it can be hard to  
14 interpret the data. And I think that they're trying  
15 to interpret years' worth of work in a few weeks.  
16 And I don't think that is going to be a feasible way  
17 for them to interpret the data. Even for me, I've  
18 had to spend a whole of time and become an expert on  
19 a topic that I really had not had a lot of knowledge  
20 about prior to this.

21           However, we have done a lot of the work.  
22 And as Council, I even passed a resolution on Tuesday  
23 to show the community that we will be accountable and  
24 that we are addressing their concerns around air  
25 quality, and that we are going to make sure that we

1 are going to account for going forward, the impact of  
2 industries coming into our community. And so as we  
3 talk about justice and racial equality, Council is  
4 committed to that because Council voted with me on  
5 that and we passed it fairly quickly and nobody  
6 opposed it.

7           So, we cannot account for the past as  
8 much as we would like to. What we're trying to do  
9 right now as in the present, is really to do  
10 something that is going to be wonderful and great for  
11 the City. And we are trying to do it in a way that  
12 is transparent and inclusive. We have some comments  
13 from people who don't live here. And as it was  
14 stated earlier, we have a lot of pollution coming out  
15 of Philly, and we have people who have been on this  
16 call from those places.

17           And we think that although they're giving  
18 us a lot of information, that they need to understand  
19 that within our community, the people who live here  
20 and who work here, have been working on this process  
21 and are looking to do some great things within our  
22 community, including working on a neighborhood plan  
23 which we secured the funding for to help figure out  
24 what the impact of industry can be and how we can  
25 make our neighborhood and community into what we want

1 it to be.

2           And like I said, there have been  
3 decisions made in the past that we can't go back on  
4 that. But going forward, we also talked about the  
5 partnership that we will have with the County where  
6 we're putting together experts. There will be a  
7 community member involved with people who know and  
8 who will be studying along with us, the impacts of  
9 these industries that are already here and how we can  
10 create legislation going forward to change those  
11 things and make sure that in the future, those things  
12 don't happen again.

13           So, like I said, I think -- I'm so happy  
14 that my community came on and shared their concerns.  
15 But there's a lot of people missing from the  
16 conversation. And some people didn't come on tonight  
17 because they feel a little bit more comfortable with  
18 the project and they feel like they have a good  
19 understanding of the project and they know what the  
20 steps are. They know where they are in the phase of  
21 the project. They know when they have to be present  
22 and they know what they want from some of the  
23 organizations that are tied to this, and they've been  
24 in those conversations.

25           So, I just want to make sure that as

1 people are giving their opinions and stating how  
2 they feel about this project, I would ask of the  
3 community to also, again, understand the process and  
4 to know that we have heard them; to know that the  
5 process is running along the way that it should be  
6 running along. And they've given a lot of feedback.  
7 Covanta has even given a lot of feedback. They came  
8 out with FAQ's after receiving over, I think, close  
9 to 100 questions. I know that they put over 60 or 70  
10 FAQ's as it related to community questions. I know  
11 that the County has put up, like it was stated, a  
12 round of answers to the questions that were asked.

13           Again, I think that this Microgrid  
14 project is separate from the Covanta action as it  
15 was stated by Mr. Sheehan tonight. I hope I'm  
16 pronouncing your name correct. My name was  
17 pronounced wrong too so I really apologize if I'm  
18 messing up your name. But, again, I just want to  
19 say, we know that if we didn't have to have Covanta  
20 here, we wouldn't. But they explained to us in  
21 another community meeting, that they have a lease  
22 until 2031. So, that's not what's on the table  
23 today. And we just want to make sure that as we're  
24 moving through the process, if there's some things  
25 that we need to ask Covanta to do, to make sure that

1 they are a better actor in our community and will.

2 We have been at the table fighting this.

3           So, I don't want this Board to be led to  
4 believe that there is no work or actions being taken  
5 to remedy some of the things from the past. We just  
6 can't change as fast as some people would like. And  
7 like I said, if we could not have had the incinerator  
8 in Waterfront South, I would be really happy too.

9 But since it is here, what we want to do is make sure  
10 that while it is here, we keep the people accountable  
11 as they need to be accountable. And the community is  
12 going to be a part of that and they have been.

13           I think that people have to have patience  
14 in the process because there is a process. There are  
15 legal processes; there are community processes; there  
16 are timelines. And I think that we are moving along  
17 in the process in the right way. So, again, I want  
18 to thank this Planning Board. I know there's been a  
19 very long meeting tonight. There's been a lot of  
20 comments that you've heard.

21           Again, I just want to reiterate that I  
22 think the Microgrid project will potentially be  
23 great. We are really worried about the sewage that  
24 can potentially back up into our neighborhood. I've  
25 experienced that.



1           I've lived here for 12 years and I live  
2 in the neighborhood and I've seen a lot of things  
3 have happened in our neighborhood that has really  
4 impacted us in a negative way. And I just want to  
5 make sure that everything that we do going forward,  
6 will change those negative impacts.

7           And I believe that the purpose of the  
8 Microgrid is to -- I think that right now people are  
9 really spending too much time trying to guess what  
10 people are up to and coming up what I think is a  
11 little bit of conspiracy theories. I think that we  
12 have to wait until we get to those parts of the  
13 process before we make assumptions on what people are  
14 really trying to do.

15           But I would say so far in my work with  
16 the County and my work with the Council and my work  
17 with the Mayor's administration, and even my work  
18 with Covanta, people have done what they said that  
19 they were going to do. So, I'm going to hold them  
20 accountable to that as the Councilwoman of the Ward.  
21 And I'm going to continue to work with the neighbors  
22 in my community to make sure that we get everything  
23 that we're suppose to get in this project. So,  
24 again, thank you all for taking the time to listen to  
25 me tonight.

1                   MR. BURNS: Mr. Chairman, if I could,  
2 what's the one thing we always hear when people come  
3 before this Board, did you reach out to the  
4 community; did you talk to the members of the  
5 community. You heard that tonight from the gentleman  
6 on the phone on the PSE&G application. And one thing  
7 that I know Dr. Williams made sure of in working with  
8 members of Council, was to make sure that there was  
9 community outreach. And I think there's no question  
10 from what was just said, I haven't seen this much  
11 community outreach on a project on anything that's  
12 been done.

13                   So, I just think it's important that, you  
14 know, we state that on the record and recognize this  
15 There were many efforts made to reach out to the  
16 community, have meetings. And I think it had a  
17 significant impact. And I think if not, we probably  
18 would be here not only tonight, but we might had to  
19 continue it to another meeting for the amount of  
20 public that probably would have wanted to speak.  
21 That's a credit to the efforts that were put in by  
22 the City, by the Councilwoman and others to make sure  
23 that the public was well-informed to the best  
24 certainly of their ability to do so.

25                   CHAIRMAN DeJESUS: Angela, is there

1 anyone else before we move on?

2 MS. MILLER: Yes, Amir Kahn.

3 MR. KAHN: Yes, I'm here. Can you hear  
4 me?

5 MR. BURNS: Yes, sir.

6 MS. MILLER: You will be sworn in.

7 MR. KAHN: I don't swear but I'll affirm.

8 MR. BURNS: Fair enough, sir.

9 - - -

10 AMIR KAHN, having first been duly  
11 affirmed, was examined and testified as follows:

12 - - -

13 MR. BURNS: Name and employment address  
14 for the record.

15 MR. KAHN: Amir Kahn, 1300 Princess  
16 Avenue of the beautiful Parkside Section of Camden.  
17 And even though it's Parkside Ward 2, one thing about  
18 pollution, pollution doesn't know the difference  
19 between Ward 1, 2, 3 or 4. As a matter of fact,  
20 pollution travels outside of Camden. But I just want  
21 to make sure even though it's obviously Covanta, its  
22 placed a Microgrid in Waterfront South, obviously  
23 pollution and the data shows that it travels  
24 throughout the whole region.

25 Let me just tell you my first area of

1 being leery. When I looked and saw on that Thursday  
2 night where Council members including Councilwoman  
3 Boucher received an email that Thursday saying that  
4 we need to have a special meeting on Monday at 12  
5 noon to hear this plan. So, here they are on  
6 Thursday and they're going to meet on that Thursday  
7 evening and they're going to meet on Saturday and  
8 they have to read through a 107-page document and  
9 vote on it to pass the first portion of it so it gets  
10 to the Planning Board. That's immediately a red  
11 flag.

12 I've heard one testimony after another  
13 here tonight and other times where they say this has  
14 been worked on for years. So, why all of a sudden on  
15 a Thursday evening, when you've got the next three,  
16 four days to review this? I heard Councilwoman  
17 earlier say that she had to become an expert on this  
18 in the past few weeks. I mean, you cannot become an  
19 expert on something in a few weeks; not when it comes  
20 to this kind of complexity here. You heard people on  
21 tonight like Mike Ewall and others who have been in  
22 the industry for 30 years and are still learning.

23 So, it's just something that the Planning  
24 Board, Council or any other leaders from Camden just  
25 can't absorb all this information in a matter of a

1 month, month and a half. As a matter of fact to  
2 Council, to the Planning Board and I offer it again  
3 today, even offering a person like a Mike Ewall or  
4 Ben or Marcus and others who are a lot more familiar  
5 with this, to be able to get everything done and said  
6 in three minutes. As a resident, I'm saying, why  
7 can't we turn around and allow others to come in and  
8 spend time where Council, the Planning Board, can  
9 pepper them with questions, not just in a  
10 three/four-minute time period but take your time.

11 Right now your experts are paid in and  
12 benefited through the County. Even our brother from,  
13 you know, up North Jersey, Green By Design, they're  
14 contracted out. As a matter of fact, when I read up  
15 on that company, I think another group contracted him  
16 first. You probably would have been talking more  
17 about how we should get rid of Covanta and put in  
18 instead something like solar panels to power the  
19 Microgrid.

20 But right now if you're bringing people  
21 in from Camden County, what do you expect them to  
22 say? If you bring in people from Green By Design who  
23 have been paid, would you still bring other experts  
24 in who have no dog in the fight; we have no skin in  
25 the game; and then pepper them with questions?

1           Take an hour -- ahh, you spent four hours  
2 and you're going to say no. I'm on vacation out of  
3 Virginia Beach and my phone died when they saw I  
4 dropped off about an hour ago so I'm sure I missed a  
5 whole lot. And I'll get the tape and recordings and  
6 I'll pick it back up. I got the first two and half  
7 hours, three hours of it. But I'm telling you that,  
8 why rush this thing?

9           The other thing I'm going to tell you is,  
10 there's no way on God's green earth that you're going  
11 to convince me that on a 60, 70, 80 million dollar  
12 project, you don't have an idea of who that party is  
13 going to be that's going to run this Microgrid. Just  
14 being here in Camden and working for decades and  
15 decades. My family moved into Camden in 1950. I've  
16 been away for probably 15 of those years and back into  
17 Camden plowing every single day, watching government,  
18 watching politics over and over again.

19           There's no way you're going to tell me  
20 that you don't have an idea of who that person is  
21 going to be. And God help somebody if you dare try  
22 allowing that to go Holtec after what Holtec did to  
23 us black and brown residents of the City of Camden;  
24 how he disgraced us; how he put us down; how he  
25 humiliated us. As far as I'm concerned, I'm glad

1 Govenor Murphy pulled the money and hope he tucks his  
2 tail and gets out of here. I'd rather have that  
3 building sit empty.

4           Bring a factory in that can employ people  
5 that will hire Camden residents; not try to fight and  
6 push them out. Don't sit here and talk about how  
7 somebody's lazy or how -- it better not be Holtec.  
8 And you can't convince me and most leaders in the  
9 City of Camden, that you're not leaning in the  
10 direction of Holtec. I'm telling you, that's going  
11 to be a major problem.

12           If you're really serious about service in  
13 the community, bring the experts in who have no skin  
14 in the game. Pepper them with questions. And when  
15 everything is said and done, don't go by what the  
16 political boss says. Don't go by what government  
17 says. Go by your heart. Go by the very oath that  
18 you swore to and you said that you'll protect and  
19 you'll be there to serve the people. If you're  
20 really going to serve the people, bring people that  
21 can be an expert.

22           My God, how many of you would ever have a  
23 situation and you have to go a cardiologist because  
24 of your heart. Are you going to bring in somebody  
25 that's being paid to do heart transplants or do you

1 want to hear from other people as well? Listen to  
2 the experts; have a neutral mind; hear what they have  
3 to say; open up your hearts; and be true to one's  
4 self. Thank you very much. You guys have a great  
5 night.

6 CHAIRMAN DeJESUS: Angela, anyone else?

7 MS. MILLER: Yes. We have Councilwoman  
8 Reyes-Morton.

9 COUNCILWOMAN REYES-MORTON: Yep and I  
10 figure we'll go for a vote soon. So, I want to thank  
11 Councilwoman Boucher for joining us tonight and I  
12 agree with everything that she said. I also want to  
13 thank Jon Latko for his continued advocacy for the  
14 other side of the Waterfront neighborhood. You know,  
15 and to the Board and to the other members. There  
16 were a lot of great things that were discussed today  
17 and I'm glad that you guys came to discuss those  
18 things through the Chair.

19 And I would like the transcripts to be  
20 forwarded over to the Administration and Council for  
21 their review. There were a lot of great issues  
22 brought up. That even though today we aren't able to  
23 address as a Planning Board and what's presented in  
24 front of us, we can make sure, you know, that the  
25 communication gets forwarded over to the appropriate



1 officials as we continue to move along in this  
2 process.

3 I want to thank you the Chair and the  
4 Co-Chair. When I knew that this was going to be  
5 approaching us and Director Ed Williams reached out  
6 to make sure we did everything possible to make sure  
7 this was a transparent process inclusive. And I  
8 really just want to thank everyone for their support.  
9 So, yes, through the Chair, if possible, we can send  
10 the transcript over. Sort of like what we did with  
11 the billboard for the State. Just advise them of  
12 things and then -- yep, I'm done.

13 CHAIRMAN DeJESUS: Angela, anyone else?

14 MS. MILLER: Yes, one moment. Ti, are you  
15 there? They're not answering.

16 MR. BURNS: Their phone looks muted.  
17 There's a slash through the phone.

18 MS. MILLER: Ti, are you there.

19 MR. PASTORIZA: They have the ability to  
20 unmute themselves at this point.

21 MR. BURNS: Ti, if you could unmute  
22 yourself. Is there a code, Luis to unmute? Is there  
23 like a -- I think they just got off.

24 MS. MILLER: I just took their hand down  
25 and they're gone.

1 MR. BURNS: I don't see them anymore.

2 MR. SHEEHAN: They're down at the bottom.

3 CHAIRMAN DeJESUS: Anybody else besides  
4 them?

5 MS. MILLER: The hands went back up.  
6 Ti, are you there? They're not answering.

7 MR. PASTORIZA: They probably don't know  
8 how to unmute themselves on the phone. But there's  
9 nothing we can do from this point.

10 MS. MILLER: That's it then.

11 MR. PASTORIZA: We keep requesting that  
12 they unmute themselves but apparently they're having  
13 difficulty doing it.

14 MR. BURNS: Well, we certainly tried.

15 CHAIRMAN DeJESUS: Yes, that's true.  
16 Thanks Luis for everything you've done for this Board  
17 meeting tonight.

18 MR. PASTORIZA: My pleasure.

19 CHAIRMAN DeJESUS: I understand that we  
20 all have concerns about this project and Mr.  
21 Sheehan's crew has expressed their intelligence to  
22 some great degree. I'd like to hear from the Board  
23 members first before I give my final response.

24 MR. BURNS: Through the Chair, I don't  
25 know if Mr. Sheehan, if there's anything else he

1 wanted to add in conclusion.

2 MR. SHEEHAN: We would hear the Board's  
3 comments first and then we can go from there.

4 CHAIRMAN DeJESUS: Anybody in the Board?  
5 Mr. Lee?

6 MR. LEE: Thank you. I certainly think  
7 that this whole issue warrants more study, studying  
8 so we all can become aware and more familiar with the  
9 process and everything that this thing entails.  
10 Quite frankly, I wouldn't feel comfortable voting on  
11 anything to this particular project tonight.

12 THE REPORTER: I can't hear him. He's  
13 fading off.

14 MR. LEE: We need to look at the facts  
15 and do more studying; get more opinions; get more  
16 information, even before we decide to support an  
17 ordinance so-to-speak. That's what we're here to do  
18 is to support an ordinance, not --

19 CHAIRMAN DeJESUS: No. We're here only  
20 to respond to what they're proposing to give City  
21 Council an either plus or minus attitude towards what  
22 they're proposing.

23 MS. MILLER: Excuse me. Mr. DeJesus, the  
24 person Ti, looks like they have unmuted themselves.

25 CHAIRMAN DeJESUS: All right. Go ahead.

1 MS. MILLER Ti.

2 MR. TEKHNA: This is Mantu Tekhna. I  
3 do apologize for that earlier. I'm on my phone.

4 CHAIRMAN DeJESUS: You have to be sworn  
5 in first. Mr. Burns.

6 MR. BURNS: Mantu, how do you spell your  
7 first name?

8 MR. TEKHNA: I was already sworn in.

9 MR. BURNS: How do you spell your first  
10 name?

11 MR. TEKHAN: M-A-N-T-U. I was already  
12 sworn on the matter of the PSE&G substation.

13 MR. BURNS: Yes, you were, sir. Go  
14 ahead.

15 MR. TEKHNA: So, I'm not sure what  
16 exactly Councilwoman Boucher is stomping so hard for  
17 this project. But I find it very disheartening that  
18 our officials seem to be ignoring what the sentiment  
19 of the people are being expressed. Even on the call  
20 tonight, it seems like these are being disregarded.  
21 I think the most troubling part is that the elected  
22 officials are speaking as if the project is going to  
23 move forward. In anticipation of it moving forward  
24 regardless of how the citizens of the City of Camden  
25 feel about this project.

1           I would second all of the concerns that  
2 were raised by the people who may not live in the  
3 City specifically, the NAACP, that gentleman, because  
4 those are all issues that the residents of the City  
5 of Camden have expressed and are expressing. And so,  
6 to try to discredit individuals who have spoken  
7 tonight against this project, is simply disingenuous.  
8 As if that is not the sentiment of the residents of  
9 the City of Camden. It is.

10           MR. BURNS: I just have to add that  
11 I don't believe that was the intention or that was  
12 stated at all. I certainly didn't get that from any  
13 of the testimony. I think everybody's been anything  
14 but -- been very respectfully to everybody that spoke  
15 and rightfully so. And that includes the  
16 Councilwoman. I just have to put that on the record.

17           This Board takes pride through the  
18 guidance of the Chair, the Vice-Chair and Dr.  
19 Williams. to always be respectful, to always listen  
20 to what everybody has to say. And I just want to  
21 reinforce that. This is a very respectfully Board  
22 that takes everybody's concerns and comments  
23 seriously. And so I just think that needs to be  
24 said. I don't think there was anything done tonight  
25 or said tonight in any way being deemed disrespectful

1 to anybody. So, I just want to put that on the  
2 record.

3 MR. TEKHNA: I did not say disrespectful.  
4 I want to put that on the record. I did not say  
5 disrespectful. I said, to discredit what their  
6 statements were because they do not live in the City  
7 of Camden. This Board, with all due respect, has a  
8 long history of not listening to the residents of the  
9 City of Camden. So, despite the respect that is  
10 shown and that the quorum has shown actually  
11 implementing policy in accordance with the will of  
12 the people, is not something that this Board has a  
13 history of doing. So, let's not pretend now.

14 CHAIRMAN DeJESUS: I disagree with you  
15 because I've sat on this Board for more than 40  
16 years. And 40 years --

17 MR. TEKHNA: Well, you should know. So,  
18 you should know. You have your --

19 CHAIRMAN DeJESUS: We do our best to  
20 protect our clientele and that is the community  
21 itself has a whole. If you don't have anything else  
22 to say other than that, then I would like to move on  
23 so we can close-out shop. We've been at this for a  
24 long time.

25 MR. TEKHNA: So, my last view is the

1 issue of who is going to profit. And I think that  
2 that was one of the issues that was raised in terms  
3 of who is going to profit from this. And we were  
4 told that it was a third party unnamed, unknown third  
5 party. I find that to be absolutely reprehensible.  
6 And that if anyone is going to profit from this and  
7 it can even be residents of the City of Camden,  
8 there's no excuse for it otherwise. That concludes  
9 my statement.

10 MR. BURNS: Thank you, sir.

11 MS. MILLER: We have someone else that  
12 wants to speak. Marcus Sibley.

13 MR. SIBLEY: Yes, I'm here. I was sworn  
14 in earlier. I just wanted to make a quick point  
15 about a meeting conduct. And I don't know want to be  
16 offensive but I think certain things need to be  
17 addressed because I've been to quite a few Council  
18 meetings since and other meetings since May 18th and  
19 I'm noticing a disturbing trend.

20 Certain things are happening that are out  
21 of order. The gentleman who just spoke and he was  
22 giving his opinion. And those who haven't been at  
23 the other meetings, there has absolutely been a trend  
24 to try to discredit people who live outside the City.  
25 I'm from outside of the City. I can tell you from

1 experience.

2 But regardless if that's true or not, a  
3 person is giving their opinion, it is out of order to  
4 come in and cut them off while they're speaking to  
5 base how you feel. You could feel how you feel; he  
6 can feel how he feels. But it's out of order to cut  
7 someone off to get your point across. This shouldn't  
8 be how this is.

9 I am the communications Chair for the  
10 State for the NAACP. I am at council meetings all  
11 across the state. I'm well aware of how meetings  
12 should go. And if we want the community to be  
13 involved, we have to remember that our behavior  
14 impacts how many people are going to continue to  
15 come, so it is a democracy. So people don't turn  
16 their back on Council meetings because they say  
17 they're out of order. So, I'm not trying to point  
18 fingers; I'm not trying to be disrespectful. But  
19 I've seen trends that I'm uncomfortable with.

20 For example on the Council meeting, the  
21 Council president made it very clear that what you  
22 guys have been explaining what your role is, it was  
23 the exact opposite message given at that meeting.  
24 So, I would just like to say, if there's any time  
25 where there can be conversations between the Council



1 and the Planning Board so both sides can be well  
2 aware what those roles and responsibilities are.  
3 Because what happened, residents get information  
4 from one thing and we're preparing for two months for  
5 something else, and then you learn even preparing  
6 based on a false impression.

7           So, I think there needs to be more  
8 communication. I think there needs to be more of a  
9 visitation of the rules. Right now across the  
10 country, we are talking about policy. We need to  
11 revisit what are the ethic policies; what are the  
12 social media policies. We need everyone who are  
13 taking an oath to know the rules whether it's Roberts  
14 Rules; whatever your meeting is based on. Different  
15 members need to be well-versed and they need to know  
16 how to conduct themselves so people don't lose faith  
17 in the process. Because when people lose faith in  
18 the process, it's no longer democracy. It's just a  
19 few people making decisions without the people who  
20 they represent. And that's the last thing that we  
21 need.

22           So, I just wanted to thank everyone who  
23 hung on for these four-plus hours. It's beneficial.  
24 This is the fight. We have people who are in the  
25 streets who are fighting. We have people on the

1 phones who are fighting. But the common goal is,  
2 people are tired of things remaining the same and  
3 they're ready for change. So, I thank you for  
4 everyone on both sides of this issue. The goal is,  
5 we want Camden to be a better City. We want New  
6 Jersey to be a better state. And everyone working  
7 toward that, I'm appreciative.

8 But everyone who is working against that  
9 progress, everyone who is okay with black and brown  
10 children getting the short end of the stick  
11 continually, I'm not a fan of that. And you always  
12 hear me and my constituents and all my friends and my  
13 colleagues, we will be there to fight you at every  
14 step until you show with your actions that you care  
15 about the people the way you do when you campaign.  
16 Thank you very much for your time. Again, I thank  
17 everyone who is on this call.

18 MR. BURNS: Thank you.

19 MS. MILLER: Amir Kahn is trying to come  
20 back in. I have to find him because he doesn't have  
21 his hand up. Let me unmute him. Mr. Kahn.

22 MR. KAHN: Yes.

23 MR. BURNS: Mr. Kahn, you've already been  
24 sworn. Can you hear us?

25 MR. KAHN: Yes, I can.

1 MR. BURNS: All right, sir, go ahead.

2 MR. KAHN: Oh, I'm sorry. My phone just  
3 died again and just came back on.

4 MR. BURNS: We can hear you. Very good.  
5 Thank you, sir.

6 CHAIRMAN DeJESUS: Thank you, sir. The  
7 meeting is getting longer and I just want to see if  
8 we can cut it to the point.

9 MR. BURNS: I think Mr. Chairman, the  
10 public portion was closed. According to Angela,  
11 there's nobody else. I don't see any hands. So, we  
12 can go back. We were in the Board anyway and we  
13 opened it up as a courtesy to Titus speaking.

14 CHAIRMAN DeJESUS: And we started off  
15 with Mr. Lee. Mr. Lee, did you finish or was there  
16 more to say?

17 MR. LEE: Yes, I'm finished. Thank  
18 you.

19 CHAIRMAN DeJESUS: Fred, do you got  
20 anything?

21 MR. MARTIN: Now that I've been unmuted,  
22 I think the issues are first, what's the Planning  
23 Board's duty in this? And we have a -- I've heard a  
24 lot of people this evening discuss what they thought  
25 they heard the role of the Planning Board is. Mr.

1 Burns has been pretty clear on what our role is.

2           There's larger issues at stake as has  
3 been brought out earlier. I'm concerned that if  
4 you're talking Microgrid, how come Talen Energy which  
5 is an 125-megawatt cogeneration plant literally 2,000  
6 yards from the site of the Covanta plant, wasn't  
7 discussed as a potential energy source. But I  
8 understand the larger issue because this all  
9 germinated from the CCMUA's executive director Andy  
10 Kricun who was looking for two things, one, a  
11 reliable source of energy in an emergency. And two,  
12 an opportunity to use some of this waste water in  
13 lieu of the Potomac-Raritan-Magothy water for the  
14 cooling towers of the various cogen facilities. This  
15 has all been a process to get to here.

16           What I'm hearing is, there's still more  
17 steps in the process. Our role as a Planning Board  
18 is fairly limited. We are coming back to Council.  
19 As Councilperson Reyes-Morton mentioned, she'd like  
20 to see a copy of the transcript of this meeting to  
21 Council so they can get the input from everybody who  
22 testified this evening.

23           And based on that information, we would  
24 then make a motion to forward all that to Council to  
25 forward them in response to their request for this

1 ordinance. Not that we approve the ordinance or  
2 disapprove the ordinance. We've heard the issue,  
3 here's our findings, and it's up to Council then to  
4 take that and further act.

5 CHAIRMAN DeJESUS: Thank you.

6 Doctor Williams, do you have anything  
7 else to say?

8 DR. WILLIAMS: No, sir. I just want to  
9 mention that the process has been more open  
10 for this project because I indicated to the  
11 petitioner that there's a need for more expanded  
12 community engagement process. And I want to thank  
13 CCIA and the County and others for opening up the  
14 community engagement process that led towards this  
15 meeting tonight with a number of parties for and  
16 against providing input.

17 The goal is to have a public forum where  
18 people can speak their peace, offer their opinions  
19 and then the Planning Board will deliberate and send  
20 their final results to Council. So with that being  
21 said, I want to thank the Board, thank the  
22 professionals and thank the community for coming out  
23 and letting their voices be heard.

24 CHAIRMAN DeJESUS: Thank you, Doctor.  
25 Anyone else on the Board? If there's none, I'm going

1 to give you mine now.

2 Mr. Sheehan, I'm grateful to you to hang  
3 in there as long as you have. I appreciate that of  
4 your engineers and your professionals who spoke about  
5 the grant and the procedure of it and the time frame  
6 that's involved. We heard a lot of information from  
7 the community. I'm convinced that this information  
8 must, with a capital M, go to City Council for them  
9 to understand that the concerns they have must be  
10 heard; not just ignored; but must be heard.

11 On my part my concern would be the  
12 benefit from the larger company the trash-to-stream  
13 plan in reference to profits and margins. I  
14 understand the Grid and how it works and how  
15 financially things move. I'm an accountant. I  
16 should know. And the way things are laid out, it's  
17 not a very good picture in reference to the community  
18 and how it's going to benefit if it does benefit, and  
19 how long does it take to get the benefit.

20 Is the trash-to-steam plant going to sell  
21 their services to the community and give it to them  
22 as a gift in lieu of their profit margins? These are  
23 a lot of issues that are not being said nor  
24 mentioned. The proposal is to finance a game plan  
25 on improving the strategy of this Grid. I agree with

1 it 100 percent. But in the way that it's layed out,  
2 I disagree.

3 And I think there's got to be more  
4 evaluations in trying to make sure that when you lay  
5 out this Grid, it really benefits everybody, not just  
6 the large corporations who tend to capitalize  
7 on the advantage of the poor. And that's not what  
8 this is all about. The City is based on the  
9 objective to work together as a unit and not as  
10 separate pieces of paper where one makes money and  
11 the other one suffers for them making that money.  
12 So, that's my opinion.

13 That's what I wanted to say. With that,  
14 I would like to have a response from the rest of the  
15 Board on which way you want to propose to go to the  
16 City Council in reference to how we're going to draft  
17 this letter or a recommendation. Mr. Lee?

18 MR. LEE: Well, again, as I started  
19 earlier, I'd be hard-pressed to conclude on anything  
20 tonight. I personally would need to -- unlike some  
21 people, I can't become a professional within a couple  
22 of hours.

23 CHAIRMAN DeJESUS: I'll give this to Mr.  
24 Sheehan in a minute.

25 MR. LEE: Sorry?

1                   CHAIRMAN DeJESUS: I'm talking to Mr.  
2 Sheehan. Go ahead.

3                   MR. LEE: I would personally like to dig  
4 into this thing a little further and gain a better  
5 understanding in terms of the pros and cons before I  
6 even at this particular juncture, give you an  
7 intelligent decision in terms of whether or not I'm  
8 going to support this. I'm not saying I won't. As a  
9 Board and obviously as a Board member, you're  
10 entitled to make up your own mind. But me  
11 personally, I would like to look into it a little  
12 further. I don't have enough information.

13                   CHAIRMAN DeJESUS: Thank you. Mr.  
14 Sheehan, you wanted to say something?

15                   MR. SHEEHAN: Yes. You wanted me to sort  
16 of sum up so I wasn't sure when the right time to do  
17 that. But I'll do that since you guys are getting to  
18 the point where you are ready to vote, if that's  
19 okay.

20                   CHAIRMAN DeJESUS: Go ahead. Go.

21                   MR. SHEEHAN: Thanks. So, the process  
22 we're asking you to do tonight is to recommend to  
23 Council that it put the zoning in place to allow a  
24 Microgrid in this area. And the comments that I've  
25 heard from the public today is generally that a



1 Microgrid as a concept is a good thing; that it would  
2 benefit the City. But they obviously expressed  
3 concerns about the manner in which this may be  
4 implemented and specifically with Covanta and the  
5 impact that that might have on the people who live in  
6 that area which we understand.

7           And some of the folks had asked for  
8 sustainability studies and environmental impact  
9 studies and that's certainly reasonable for them to  
10 ask for. But as Mr. Zellner said, that's the next  
11 step in this process. The studies would be funded by  
12 the BPU. And the BPU is not going to fund it however  
13 if the City says, we don't want a Microgrid in our  
14 project.

15           So, it's sort of, we're in a chicken and  
16 egg thing here where the City likes the idea of a  
17 Microgrid; has concerns about the impact on the  
18 residents; wants studies for the impact on the  
19 residents. That study would be funded by the MUA  
20 but the MUA is not going to do that until the City  
21 says yes, a Microgrid is good for this area.

22           So, what we're asking for is, for you to  
23 allow Council to adopt the ordinance that allows the  
24 Microgrid to be put into place. The feasibility  
25 study, as Mr. Zellner said, would then take place

1 over the next nine months and then there's another  
2 18 months' worth of work before we get to a point  
3 where there is an actual project. That feasibility  
4 study may say that Covanta can work and all the  
5 concerns that were raised here, are for naught. Or  
6 it may say it can't work and it's going to have an  
7 impact on the neighborhood and then we've got to look  
8 to other sources of electricity.

9           But I think if the folks who are here  
10 like the idea of a Microgrid project but have  
11 concerns, I think moving this forward addresses both  
12 those issues. It allows the Grid as a zoning measure  
13 but doesn't implement a specific project and allows  
14 the feasibility studies that the residents and the  
15 folks who spoke tonight and certain Council, think  
16 are important and we all think are important, to go  
17 forward.

18           If we don't allow that to go forward and  
19 we lose the opportunity to have a Microgrid for the  
20 area that will have the benefits that even some of  
21 the people who spoke tonight identified, because you  
22 don't like one of the potential sources of the  
23 electricity which I understand, but that doesn't  
24 necessarily have to be the end-source of the  
25 electricity. So, we would ask you to allow the

1 process to continue to move forward so that those  
2 studies can be undertaken.

3 MR. BURNS: Mr. Chairman, if I could.

4 You've heard a lot of testimony tonight.  
5 A lot of it, I must say. As far as meetings go, I  
6 know it took a long time but I have to say that I was  
7 very impressed with what the public had to say, the  
8 comments of the public, and the comments of the Board  
9 in response to the presentation. I just have to  
10 again reiterate, we're not taking any action tonight  
11 as far as adopting or denying the redevelopment plan.

12 CHAIRMAN DeJESUS: We're only just making  
13 a recommendation to City Council.

14 MR. BURNS: Right. Our job is really  
15 kind of in between the two readings for Council. The  
16 real hearing is going to take place before Council.  
17 The public will have the right to participate.  
18 And I hope that all the people that spoke tonight go  
19 because it was very impressive what they had to say,  
20 all of them.

21 But I think -- you also heard that the  
22 issue with the Microgrid isn't really the big thing.  
23 The issue of Covanta, the issue of who the third  
24 party provider may be, all those things have to be  
25 addressed down the road. One thing that was made

1 very clear was that a lot of studies and a lot of  
2 work has to be done before any approvals by the  
3 governing body and whoever else needs to provide  
4 those approvals.

5           You can tack on tonight recommendations.  
6 If the Board's inclined to recommend the adoption of  
7 the rehab plan for the Microgrid, just the Microgrid,  
8 that's what we're talking about, with the finding  
9 that it's consistent with the Master Plan, and I  
10 don't think there's any disagreement that a Microgrid  
11 and in all what it can offer, would be consistent --  
12 would be substantially consistent with the Master  
13 Plan, you can tack on other recommendations. You  
14 have the idea of a feasibility study.

15           An Environmental Impact Statement was  
16 something that was mentioned by the Chair. CBA's  
17 with the community. Something that was mentioned by  
18 the public. These are things that were requested  
19 that the Board can make recommendations to Mayor and  
20 Council to consider as part of moving it forward  
21 towards their final review and their second hearing.  
22 So, I just want to put that out there because I think  
23 that's your role.

24           Wanting more information about certain  
25 things that have no real impact on -- what we need to

1 do is really -- more information really needs to go  
2 to Mayor and Council. And ultimately the studies and  
3 the feasibility studies, that's where you get your  
4 information to come to a final conclusion as to  
5 whether or not it's even going to work and who the  
6 players are even going to be.

7           So, I just say that for what it's worth  
8 as far as any motion that can be made tonight. The  
9 motion if it were to be made would be to recommend  
10 the adoption of a Microgrid Rehabilitation Plan,  
11 that's it, for the Waterfront South with a finding  
12 that it's substantially consistent with the City  
13 Master Plan and add to it any additional  
14 recommendations you want to make, including those  
15 made by our Council member who sits with us tonight  
16 about transcripts being forwarded, public comments  
17 being forwarded.

18           I mean, you can take a whole section of  
19 the transcript just on the public comments alone and  
20 forward it to Mayor and Council along with any other  
21 recommendations you have. So, I just put it out  
22 there as to what is a potential way to handle this  
23 given our role and what we need tonight.

24           CHAIRMAN DeJESUS: Thank you.

25           DR. WILLIAMS: Mr. Chairman. This is

1 about one thing. If the Board considers this  
2 recommendation to Council, this Microgrid rehab plan,  
3 there are a couple of things that I heard during the  
4 community engagement process and this meeting  
5 tonight, one is, the commitment on the part of CCIA  
6 and the County and other parties tied with this rehab  
7 plan, to continue to work with the Council  
8 representatives and major community stakeholders  
9 through an extensive community engagement process not  
10 just now but throughout this whole entire project  
11 process.

12                   Number two, as Mr. Sheehan has  
13 indicated, just to reinforce as part of a second  
14 recommendation is that the necessary feasibility  
15 studies be made public to said community stakeholders  
16 affected in that community inclusive of the building  
17 reports as well as the necessary environmental impact  
18 studies and reports.

19                   Thirdly, if the recommendation is to  
20 insure that the CCIA and the County are committed at  
21 the appropriate time to forge a CBA with the  
22 community to insure that that community be able to  
23 share in the benefits of the various issues that have  
24 been expressed by a number of voices, not just those  
25 in the community but to those interested parties who

1 are going through this as well who lend their voices  
2 towards this meeting tonight. And I'm grateful to  
3 every voice that has spoken tonight. But, Mr. Chair,  
4 those are the three to four recommendations I would  
5 suggest to the Board as an appendix to their  
6 recommendation tonight.

7 CHAIRMAN DeJESUS: Fred, you were going  
8 to say something?

9 MR. MARTIN: No. Ed summed it up better  
10 than I could.

11 CHAIRMAN DeJESUS: I see you Steve.

12 MR. LEE: Doctor Williams, I want to  
13 thank you for that. That's precisely what I was  
14 looking for. If we can incorporate those  
15 recommendations that he just mentioned and to the  
16 motion. Is that possible?

17 MR. BURNS: Yes, sir.

18 MR. LEE: Then I would be --

19 CHAIRMAN DeJESUS: The answer to your  
20 question is yes. All we have to do is make it. You  
21 want to make it?

22 DR. WILLIAMS: I think he just did, Mr.  
23 Chair.

24 MR. MARTIN: I'll second it.

25 CHAIRMAN DeJESUS: There you go.

1 MR. LEE: Mr. Martin, I'll support it.

2 MR. MARTIN: No, no. Mr. Lee, you just  
3 made the motion. I'll support it. You've lost your  
4 motion virginity.

5 CHAIRMAN DeJESUS: The only thing that I  
6 would like to add to that is, to make sure that City  
7 Council understands that we definitely want the Grid.  
8 That's without the question. The issue now is to  
9 make sure that it benefits the entire area, not just  
10 a handful of individuals or companies. It must, must  
11 serve the entire, entire South Jersey area. Okay?  
12 Thank you.

13 DR. WILLIAMS: If we can, Mr. Chair, when  
14 the Board counsel drafts the resolution, I would like  
15 to get a copy of that for my review. Mr. Burns is  
16 outstanding. But that the language in that  
17 resolution must be specific so that it captures all  
18 the voices that we heard tonight.

19 CHAIRMAN DeJESUS: Absolutely. I agree  
20 100 percent.

21 MR. BURNS: I had submitted a draft but I  
22 think we're going to have to amend that draft  
23 because we had like I said, tremendous public  
24 participation tonight; credit to everybody that spoke  
25 by the way both from the City of Camden and outside



1 the City of Camden. Properly done and welcomed.

2 CHAIRMAN DeJESUS: Everybody's response.

3 MR. BURNS: And everyone was very  
4 respectful and I appreciate all the comments. So,  
5 we'll have to amend it to reflect that, those  
6 comments, and the total motion that was made with the  
7 input from Dr. Williams.

8 CHAIRMAN DeJESUS: With that, I'd like to  
9 have a roll call.

10 MS. MILLER: Fred Martin.

11 MR. MARTIN: Yes.

12 MS. MILLER: Jose DeJesus.

13 CHAIRMAN DEJESUS: Absolutely.

14 MS. MILLER: Councilwoman Reyes-Morton.

15 COUNCILWOMAN REYES-MORTON: Yes, ma'am.

16 MS. MILLER: Erin Crean.

17 MS. CREAN: Yes.

18 MS. MILLER: Steve Lee.

19 MR. LEE: Yes.

20 MS. MILLER: Motion carried. Thank you.

21 CHAIRMAN DeJESUS: Mr. Sheehan, I want to  
22 say thank you for all the efforts that you made.

23 MR. SHEEHAN: Thank you, Mr. Chairman.

24 CHAIRMAN DeJESUS: I appreciate it.

25 MR. SHEEHAN: Have a good night.

1                   CHAIRMAN DeJESUS: Before I lose you,  
2 I would appreciate it if you guys can keep us abreast  
3 on everything as you go along so that when it comes  
4 back to the Board, we are not waiting for a stack of  
5 books to read in a night. If you can keep us abreast  
6 as you process this grant money, it would help us a  
7 lot.

8                   MR. SHEEHAN: Yes.

9                   CHAIRMAN DeJESUS: Thank you for  
10 everything. Can we adjourn then?

11                  MR. BURNS: We have some resolutions to  
12 adopt and business to do.

13                  CHAIRMAN DeJESUS: Are the resolutions  
14 all right with you, Angela?

15                  MR. BURNS: Do you want me to read them,  
16 Mr. Chairman?

17                  CHAIRMAN DeJESUS: Yes, please.

18                  MR. BURNS: So we have some Certificates  
19 of Appropriateness. These are the ones for approval:  
20 Pablo and Arin Reyes; Linden Waterfront, 113 Linden  
21 Street; St. Joseph Carpenter Society; Gary Childs;  
22 Jeanette Watts; Colins Williams; and Cheryl Rockett  
23 were all approved by the Board. So I would need  
24 somebody to make a motion to approve those  
25 Resolutions.

1 MR. MARTIN: So moved.

2 COUNCILWOMAN REYES-MORTON: Second.

3 CHAIRMAN DEJESUS: Thank you. Roll call.

4 MS. MILLER: Fred Martin.

5 MR. MARTIN: Yes.

6 MS. MILLER: Jose DeJesus.

7 CHAIRMAN DEJESUS: Yes.

8 MS. MILLER: Councilwoman Reyes-Morton.

9 COUNCILWOMAN REYES-MORTON: Yes, ma'am.

10 MS. MILLER: Erin Crean.

11 MS. CREAN: Yes.

12 MS. MILLER: Steve Lee.

13 MR. LEE: Yes.

14 MS. MILLER: Motion carried to approve.

15 Thank you.

16 MR. BURNS: The next order of business  
17 is, we had a Certificate of Appropriateness that was  
18 denied. That was for Rutgers University, 421 Cooper  
19 Street. So, we would need a motion on that.

20 MR. MARTIN: So moved, Mr. Chairman.

21 COUNCILWOMAN REYES-MORTON: Second.

22 CHAIRMAN DEJESUS: Roll call.

23 MS. MILLER: Fred Martin.

24 MR. MARTIN: Yes.

25 MS. MILLER: Jose DeJesus.

1 CHAIRMAN DEJESUS: Yes.

2 MS. MILLER: Councilwoman Reyes-Morton.

3 COUNCILWOMAN REYES-MORTON: Yes.

4 MS. MILLER: Erin Crean.

5 MS. CREAN: Yes.

6 MS. MILLER: Steve Lee.

7 MR. LEE: Yes.

8 MS. MILLER: Motion carried to approve.

9 Thank you.

10 MR. BURNS: And with your permission, Mr.

11 Chairman, I would take one motion to approve the

12 American Water Works Company; the Cooper Lanning

13 Square Renaissance School Facilities, Inc.;

14 Resin-Tech, Inc. for Action Pak; Resin-Tech for

15 Northeast Federal and 17th Street; and Camden Hotel

16 Partners, LLC.

17 MR. MARTIN: So moved.

18 COUNCILWOMAN REYES-MORTON: Second.

19 CHAIRMAN DEJESUS: Roll call.

20 MS. MILLER: Fred Martin.

21 MR. MARTIN: Yes.

22 MS. MILLER: Jose DeJesus.

23 CHAIRMAN DEJESUS: Yes.

24 MS. MILLER: Councilwoman Reyes-Morton.

25 COUNCILWOMAN REYES-MORTON: Yes.

1 MS. MILLER: Erin Crean.

2 MS. CREAN: Yes.

3 MS. MILLER: Steve Lee.

4 MR. LEE: Yes.

5 MS. MILLER: Motion carried.

6 MS. MOORE: Angela, before you guys  
7 adjourn. Excuse me, Mr. Chairman. I wanted to point  
8 out, at the last meeting there was something that  
9 was, I believe, tabled for PBICP.

10 MR. BURNS: Yes.

11 MS. MOORE: And they have submitted --  
12 since that meeting, they have submitted the documents  
13 and our office did perform another review dated June  
14 30. So, I just want to let you know that they did  
15 follow through with submitting the plans.

16 CHAIRMAN DeJESUS: Okay.

17 MR. BURNS: Councilwoman Reyes-Morton  
18 raised that issue.

19 MS. MOORE: Right.

20 MR. BURNS: I did look into it as well.  
21 When I spoke to -- when I did my search, they had not  
22 finished it so I'm glad to hear that they did. And,  
23 Dena, with the Councilwoman's permission and through  
24 the Chair, we can then pass that Resolution as well.

25 MS. MOORE: They haven't finalized

1 everything.

2 MR. BURNS: Oh, they haven't finalized  
3 yet? Oh.

4 MS. MOORE: Well, that June 30th had  
5 additional information being requested, that review  
6 letter. So, it's not like everything was completed.  
7 But they've continued the process as those other  
8 applicants do.

9 MR. BURNS: Okay. So, we didn't pass  
10 their resolution last time; memorialize their  
11 resolution, so we should do that.

12 MS. MOORE: Right.

13 MR. MARTIN: Memorialize the resolution  
14 tabling or memorializing the resolution moving it to  
15 next month's agenda?

16 MR. BURNS: No. Approval. Memorializing  
17 Resolution of Approval. It was on last month's  
18 agenda to approve it but we didn't --

19 MS. MOORE: Right.

20 MR. BURNS: -- know how to do it. So, if  
21 we can get a motion on that to approve it, I can  
22 get --

23 MR. MARTIN: Dena just said it wasn't  
24 complete.

25 MS. MOORE: No, no. I mean, they're in

1 the process as most other applicants are. They  
2 just -- they finally did submit the revised plans.  
3 So, typically most applicants, it's maybe two or  
4 three reviews. So they just completed their second  
5 review. I mean, by this point, most other applicants  
6 have already received their resolution.

7 MR. BURNS: The Councilwoman was worried  
8 that they weren't doing what they were suppose to be  
9 doing. Is that a fair statement, Councilwoman?

10 COUNCILWOMAN REYES-MORTON: Yes. So,  
11 will we be re-reviewing the plan based off of the  
12 last -- the fist review that we did?

13 MS. MOORE: They --

14 CHAIRMAN DeJESUS: Are you (inaudible) or  
15 are you just trying to get through this thing in a  
16 hurry?

17 MR. BURNS: We're not going to hear them  
18 again. We're just going to memorialize the  
19 resolution tonight and they'll submit to Dena for  
20 completion items.

21 MS. MOORE: Right. They're in the  
22 resolution-compliance phase. From last month they  
23 hadn't submitted anything.

24 COUNCILWOMAN REYES-MORTON: So, Dena,  
25 you're going to be reviewing the revised plan and

1 then you'll let us know if there's anything that we  
2 need -- that anything --

3 MS. MOORE: They're in the  
4 resolution-compliance phase. That takes a while  
5 sometimes. That's all. But they need to get the  
6 resolution approved to actually officially be in that  
7 phase.

8 MR. MARTIN: But I don't see it listed  
9 here.

10 MR. BURNS: That's because it was on  
11 last month's agenda.

12 MS. MOORE: Right. It was pulled from  
13 last month because there was a concern that they  
14 hadn't even submitted revised plans. So, I wanted to  
15 point out to the Board that we've since received  
16 plans and I've done our review. That was dated June  
17 30th.

18 MR. BURNS: Angela has the resolution.  
19 All I need to do is just get a motion to memorialize  
20 it.

21 MR. MARTIN: I move that we memorialize  
22 the approval of PBCIP since they're now in compliance  
23 with the approval process.

24 MS. MOORE: Yes. Thank you.

25 CHAIRMAN DeJESUS: I need a second.



1 COUNCILWOMAN REYES-MORTON: Second.  
2 CHAIRMAN DEJESUS: Roll call.  
3 MS. MILLER: Fred Martin.  
4 MR. MARTIN: Yes.  
5 MS. MILLER: Jose DeJesus.  
6 CHAIRMAN DEJESUS: Yes.  
7 MS. MILLER: Councilwoman Morton.  
8 COUNCILWOMAN REYES-MORTON: Yes.  
9 MS. MILLER: Erin Crean.  
10 MS. CREAN: Yes.  
11 MS. MILLER: Steven Lee.  
12 MR. LEE: Yes.  
13 MS. MILLER: Thank ou.  
14 CHAIRMAN DeJESUS: We need a motion to  
15 adjourn, please.  
16 MR. LEE: I make a motion for  
17 adjournment.  
18 COUNCILWOMAN REYES-MORTON: Second.  
19 CHAIRMAN DEJESUS: Roll call.  
20 MS. MILLER: Fred Martin.  
21 MR. MARTIN: Yes.  
22 MS. MILLER: Jose DeJesus.  
23 CHAIRMAN DEJESUS: Yes.  
24 MS. MILLER: Councilwoman Reyes-Morton.  
25 COUNCILWOMAN REYES-MORTON: Yes.

1 MS. MILLER: Erin Crean.

2 MS. CREAN: Yes.

3 MS. MILLER: Steven Lee.

4 MR. LEE: Yes.

5 MS. MILLER: Motion to adjourn.

6 - - -

7 (\*\*Meeting concluded at 11:01 p.m.\*\*)

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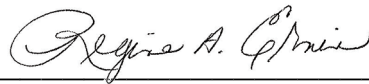
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