

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

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*Transcript of Meeting*  
*April 11, 2024*

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PLANNING BOARD  
CITY OF CAMDEN

- - - -

Thursday, April 11, 2024

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

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

STEVEN LEE, VICE-CHAIRMAN  
COUNCILWOMAN JANNETTE RAMOS  
RASHID HUMPHREY  
OMARI THOMAS  
ERIN CREAN

A P P E A R A N C E S

ANGELA MILLER, PLANNING BOARD SECRETARY  
JAMES BURNS, ESQUIRE, ATTORNEY FOR THE BOARD  
DEMBO, BROWN & BURNS LLP  
BRIAN HAK, ESQUIRE, CONFLICT ATTORNEY  
ERIC BERSTEIN & ASSOCIATES  
DENA MOORE JOHNSON, PE, CME, BOARD ENGINEER  
REMINGTON & VERNICK ENGINEERS  
DR. EDWARD C. WILLIAMS, PP, ASIP, CSI, AHP, CZO,  
CPZBS; DIRECTOR OF PLANNING & DEVELOPMENT;  
ZONING OFFICER; HPC SECRETARY

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I N D E X

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1                   VICE-CHAIRMAN LEE: Good evening. The  
2 meeting shall now come to order. By the direction of  
3 the Planning Board Chairman, Jose DeJesus, Jr., of  
4 the City of Camden, there will be a regularly  
5 scheduled Planning Board meeting held on Thursday,  
6 April 11, 2024 at 6:00 p.m.

7                   Since the City of Camden remains under  
8 the Declaration of a Health Emergency related to the  
9 COVID-19 virus, City Hall is now open. Therefore,  
10 the regularly scheduled meeting will be conducted as  
11 a virtual meeting via a remote conferencing platform,  
12 ZOOM. Instructions on accessing this virtual  
13 regularly scheduled Planning Board meeting and  
14 meeting agenda, can be found on the City of Camden's  
15 website. Reading of the opening statement, please.

16                   MS. MILLER: Good evening. Adequate  
17 notice of this meeting has been provided in  
18 accordance with the Open Public Meeting Act. The  
19 Camden City Planning Board adopted a Resolution  
20 approving the schedule of regular meetings to be held  
21 during the year of 2024 by, one, posting a copy  
22 thereof on the bulletin boards reserved for such  
23 purpose in the Office of City Clerk, all, first  
24 floor, Camden, New Jersey; two, transmitting a copy  
25 thereof to the Courier Post and to the Philadelphia

1 Inquirer. These newspapers have been designated by  
2 this Board to receive same, and filing a copy thereof  
3 with the City Clerk, City of Camden, New Jersey. The  
4 subject meeting was publicized on April 8, 2024.

5 VICE-CHAIRMAN LEE: Roll call.

6 MS. MILLER: Jose DeJesus. Steven Lee.

7 VICE-CHAIRMAN LEE: Here.

8 MS. MILLER: Mayor Victor Carstarphen.  
9 Director Keith Walker. Ian Leonard. Councilwoman  
10 Jannette Ramos.

11 COUNCILWOMAN RAMOS: Here.

12 MS. MILLER: Erin Crean.

13 MS. CREAN: Present.

14 MS. MILLER: Omari Thomas.

15 MR. THOMAS: Present.

16 MS. MILLER: Rashid Humphrey. I know  
17 I've seen his name. He must be muted. Brenda  
18 Fraction. Motion carried to move on. Thank you.

19 VICE-CHAIRMAN LEE: Approval of Planning  
20 Board Public Hearing Meeting minutes dated March 14,  
21 2014. Roll call.

22 MS. MILLER: I need a motion, please.

23 MS. CREAN: Excuse me. One minor typo on  
24 page 3, line 2, it says: The meeting will not come  
25 to order; as opposed to, will now to come to order.

1 That's it.

2 MR. BURNS: Okay.

3 VICE-CHAIRMAN LEE: What meeting are you  
4 talking about?

5 MR. BURNS: The last meeting. She's  
6 talking about the minutes so we're good. We'll make  
7 that change. No problem.

8 MS. CREAN: I'll motion to accept the  
9 minutes with that minor change.

10 COUNCILWOMAN RAMOS: I second that.

11 VICE-CHAIRMAN LEE: Roll call.

12 MS. MILLER: Mr. Lee.

13 VICE-CHAIRMAN LEE: Yes.

14 MS. MILLER: Councilwoman Ramos.

15 COUNCILWOMAN RAMOS: Yes.

16 MS. MILLER: Erin Crean.

17 MS. CREAN: Yes.

18 MS. MILLER: Mr. Thomas.

19 MR. THOMAS: Yes.

20 MS. MILLER: Mr. Humphrey.

21 MR. BURNS: Is he here?

22 MS. MILLER: He's on. I see his name.

23 MS. CREAN: I see him too.

24 MS. MILLER: He's either muted or he has  
25 walked away. I'm not hearing a response.

1 MR. BURNS: Very good.

2 MR. HUMPHREY: I'm here. Can you hear  
3 me?

4 MR. BURNS: We have Mr. Thomas. Is that  
5 Mr. Humphrey?

6 DR. WILLIAMS: Yes, I see him. He's on  
7 there. Okay. Very good.

8 MR. HUMPHREY: Can you hear me?

9 DR. WILLIAMS: We can hear you now.

10 MR. HUMPHREY: Okay. Great. I don't  
11 know what was going on. Sorry about that.

12 MR. BURNS: No problem.

13 VICE-CHAIRMAN LEE: Swearing in of all  
14 professionals and Planning Board staff.

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

17 - - -

18 DR. EDWARD C. WILLIAMS, PP, ASIP, CSI,  
19 AHP, CZO; DENA MOORE JOHNSON, PE, CME, having first  
20 been duly sworn/affirmed, was examined and testified  
21 as follows:

22 - - -

23 VICE-CHAIRMAN LEE: Planning Board  
24 Director's Report, please.

25 DR. WILLIAMS: Mr. Vice-Chair and members

1 of the Board, just one thing on the agenda, we have  
2 two C of A's that we have before you. And to the  
3 extent that there are no issues with the Board  
4 members nor the public, we ask that we approve these  
5 in block and open up to the public for anyone that  
6 has any questions regarding same.

7           Number 2 is for any persons on the Board  
8 that are having problems accessing the Microsoft  
9 Teams Platform, just let me know and we'll try to  
10 work with all members to make sure that you have what  
11 you need to access the platform easily.

12           Just for correction on the Opening  
13 Statement, the meeting is being planned and sponsored  
14 on the Microsoft Teams Platform and that correction  
15 will be made for agendas moving forward. And Mr.  
16 Vice-Chairman, that ends my report for this evening.

17           VICE-CHAIRMAN LEE: Thank you.

18           New Business: Certificate of  
19 Appropriateness Jose Vasquez, 121 Linden Street. The  
20 applicant is proposing the installation of a roof in  
21 the Cooper Grant Historic District. Is anyone here  
22 with respect to this matter?

23           DR. WILLIAMS: Mr. Vice-Chair, I did meet  
24 with Mr. Vasquez on this week. I provided him with  
25 the necessary materials for the roofing. He's



1 proposing both a shingle roof with a mansard and a  
2 flat roof that would consist of rubberized materials.  
3 And as the secretary of the HPC and member, I have no  
4 problem with the same.

5 VICE-CHAIRMAN LEE: Anyone from the  
6 public would like to comment on this application? Is  
7 there anyone out there from the public?

8 DR. WILLIAMS: No, sir.

9 VICE-CHAIRMAN LEE: I assume since  
10 there's no Board members interested in elaborating on  
11 it, any Board members here that would like to talk  
12 about this? Any concerns? Okay. Let's move forward  
13 with the motion. I make the motion.

14 COUNCILWOMAN RAMOS: I second it.

15 MS. MILLER: Roll call. Mr. Lee.

16 VICE-CHAIRMAN LEE: Yes.

17 MS. MILLER: Councilwoman Ramos.

18 COUNCILWOMAN RAMOS: Yes.

19 MS. MILLER: Ms. Crean.

20 MS. CREAN: Yes.

21 MS. MILLER: Mr. Thomas.

22 MR. THOMAS: Yes.

23 MS. MILLER: Mr. Humphrey.

24 MR. HUMPHREY: Yes.

25 MS. MILLER: Thank you. Motion carried

1 to approve.

2 VICE-CHAIRMAN LEE: Certificate of  
3 Appropriateness, John Hollis, 2941 Tuckahoe Road.  
4 The applicant is proposing the installation of a roof  
5 in the Fairview Historic District again. Anyone in  
6 the public interested in commenting on this?

7 DR. WILLIAMS: I see no hands, sir.

8 VICE-CHAIRMAN LEE: Anyone from the Board  
9 interested in commenting on it? Doctor Williams, do  
10 you know anything about this as well as you did the  
11 other one?

12 DR. WILLIAMS: Yes, Mr. Vice-Chair. The  
13 same applies to the first one. The applicant is  
14 applying for replacement of a roof in the Fairview  
15 Historic District. He has been given the necessary  
16 roof materials and as secretary and a member of the  
17 board, I do recommend approval.

18 MS. MILLER: A motion is in order.

19 VICE-CHAIRMAN LEE: Okay. So moved.

20 MR. THOMAS: I second it.

21 DR. WILLIAMS: So the Vice-Chair offered  
22 first a motion. Who seconded it?

23 MS. MILLER: Mr. Thomas.

24 DR. WILLIAMS: Mr. Thomas, thank you.

25 VICE-CHAIRMAN LEE: Roll call.

1 MS. MILLER: Mr. Lee.

2 VICE-CHAIRMAN LEE: Yes.

3 MS. MILLER: Councilwoman Ramos.

4 COUNCILWOMAN RAMOS: Yes.

5 MS. MILLER: Ms. Crean.

6 MS. CREAN: Yes.

7 MS. MILLER: Mr. Thomas.

8 MR. THOMAS: Yes.

9 MS. MILLER: Mr. Humphrey.

10 MR. HUMPHREY: Yes.

11 MS. MILLER: Motion carried to approve.

12 Thank you.

13 VICE-CHAIRMAN LEE: Preliminary and Final  
14 Site Plan, 960 & 966 North Street, Block 932, Lot(s)  
15 31, 32 & 33.

16 MR. BURNS: Mr. Vice-Chairman, it's my  
17 understanding that this matter is not be heard  
18 tonight. There was no application pending and no  
19 notice was provided. So we can just carry --  
20 actually, there's really nothing for the Board to  
21 carry. We don't have jurisdiction to hear it at this  
22 time.

23 Mr. Vice-Chairman, the same applies to  
24 Subsection E, the sign variance for Alex Aybar, 3214  
25 River Road. Notice was not provided for that

1 application, so we will not be hearing that  
2 application tonight either. Which leaves the only  
3 matter to be heard by the Board to be the Cooper  
4 Health System Tower A, 1 Cooper Plaza, Block 1402,  
5 Lot 1; Block 1400, Lots(s) 55 through 65.

6 I have a conflict of interest with that  
7 application. So the solicitor that's going to  
8 substitute for me tonight is Brian Hak. With your  
9 permission, Mr. Chairman, I will say good night to  
10 everyone. It was good seeing you all and I'll see  
11 you next month.

12 VICE-CHAIRMAN LEE: Okay. Have a good  
13 night.

14 DR. WILLIAMS: Before you go, Mr. Burns,  
15 is Brian on the call?

16 MR. BURNS: Brian is on the call.

17 MR. HAK: Yes, I am here, Mr. Vice-Chair.

18 VICE-CHAIRMAN LEE: Thank you, Brian.

19 Going back to Item B, Preliminary and Final Site  
20 Plan, Cooper Health System, Tower A, 1 Cooper Plaza,  
21 Block 1402, Lot 1; Block 1402, Lot 1 again;  
22 Block 1400, Lot(s) 55 through 65. The applicant is  
23 proposing a 10-story hospital building expansion with  
24 a footprint of approximately 35 --

25 DR. WILLIAMS: Mr. Vice-Chair, are you

1 still on? Okay. I'm going to read the statement for  
2 the record until we're able to recapture our  
3 Vice-Chair.

4                   Item B, Preliminary and Final Site Plan:  
5 Re: Cooper Health System, Tower A, 1 Cooper Plaza,  
6 Block 1402, Lot 1; Block 1402, Lot 1; Block 1400,  
7 Lot(s) 55 through 65. The applicant is proposing a  
8 10-story hospital building expansion with a footprint  
9 of approximately 35,570 square feet. Cooper intends  
10 that the Tower A expansion will better serve patient  
11 and residents. I will turn it over to the counsel  
12 for Cooper Hospital. That person and team may  
13 proceed.

14                   MR. SHEEHAN: Thank you, Dr. Williams.  
15 My name is Kevin Sheehan. I'm an attorney with  
16 Parker McKay and we're the attorneys for the  
17 applicant, Cooper Health System. As Dr. Williams had  
18 said, this is 1 Cooper Plaza, Block 1402, Lot 1;  
19 Block 1400, Lots 55 through 65. And the applicant is  
20 proposing to improve the existing Cooper University  
21 Campus located on Haddon Avenue and Martin Luther  
22 King, Boulevard. This initial phase with their  
23 expansion entails the construction of a new Tower A.  
24 That tower will be a 10-story hospital building with  
25 a footprint of about 35,570 square feet.



1 FAITH ORSINI, BOB HOCKEL, having first been duly  
2 sworn/affirmed, was examined and testified as  
3 follows:

4 - - -

5 MR. HAK: If all the witnesses can spell  
6 their names for the record.

7 MS. ORSINI: Faith Orsini, O-R-S-I-N-I.

8 MR. HOCKEL: Bob Hockel, H-O-C-K-E-L.

9 MR. MACGEORGE: Kyle MacGeorge,  
10 M-A-C-G-E-O-R-G-E.

11 MR. WEBB: Kenneth Webb, W-E-B-B.

12 MR. SHEEHAN: Since Kyle and Ken are  
13 professionals and experts, can I just have them do  
14 their qualifications? We'll do that and then we can  
15 go through Dena's report. Kyle, can you give a  
16 summary of your professional and educational  
17 experience to qualify you as an expert in civil  
18 engineering?

19 MR. MACGEORGE: Sure. I graduated from  
20 Leigh University with a degree in civil and  
21 environmental engineering. I've been working as an  
22 engineer for Langan for the last 17-plus years. I am  
23 a licensed engineer in the State of New Jersey. And  
24 I have testified in front of several boards,  
25 including this one several times.

1                   MR. SHEEHAN: I would submit  
2 Mr. MacGeorge as an expert in civil engineering.  
3 And, Ken, can you give us the same summary of your  
4 educational and professional experience to qualify  
5 you as an expert in architecture?

6                   MR. WEBB: Yes. Kenneth Webb. I  
7 graduated from Clemson University with a Bachelor of  
8 Science as well as a Master of Architecture. I have  
9 been in the healthcare architecture field for 25-plus  
10 years. And I have been here as a partner currently  
11 with HKS for 14 years, the regional health practice  
12 leader for the Northeast, and have testified on  
13 multiple projects before planning commissions in the  
14 past.

15                  MR. SHEEHAN: You're licensed in the  
16 State of New Jersey?

17                  MR. WEBB: I am licensed in the State of  
18 New Jersey.

19                  MR. SHEEHAN: I would submit Mr. Webb as  
20 an expert in architecture.

21                  Dena, we can go through your report  
22 unless you need anything from us.

23                  MS. MOORE: No. We can start.

24                  Mr. Vice-Chair, I am referring to  
25 Remington & Vernick's letter dated April 5, 2024.



1 Starting on page 2, I just noticed that the  
2 architectural plans should be signed and sealed by a  
3 licensed professional according to the state  
4 regulations.

5 MR. SHEEHAN: Yes.

6 MS. MOORE: And the Area & Bulk  
7 Requirements, I did speak with Mr. MacGeorge this  
8 morning regarding some of the comments in the review  
9 letter. So I'll just note. I have Area & Bulk  
10 Requirements on page 3, I have noted to be TBD (To be  
11 Determined) for what's required for the maximum  
12 building height is 10 stories and 150 feet. And  
13 what's proposed I have 10 stories and that is less  
14 than 150 feet. So this project would be in  
15 conformance. No variance would be necessary for the  
16 height.

17 MR. WEBB: Okay.

18 MS. MOORE: Moving on to page four under  
19 the Performance Standards starting with streets. The  
20 correct names, including the county route number for  
21 Haddon Avenue should be added to the plans.

22 MR. MACGEORGE: We will comply.

23 MS. MOORE: A road opening permit from  
24 the Camden County Highway Department would be  
25 required for a road opening on Haddon Avenue. You

1 acknowledge that?

2 MR. MACGEORGE: Acknowledge, yes.

3 MS. MOORE: And you also acknowledge that  
4 his application is subject to the Street Opening  
5 Permit Ordinance of the City for the street opening  
6 required for Dr. Martin Luther King Boulevard. The  
7 City Engineer should be contacted concerning the  
8 application and fees involved.

9 MR. MACGEORGE: Understood.  
10 Acknowledged.

11 MS. MOORE: Per the Redevelopment Plan,  
12 sidewalks should measure between 10 and 15 feet. The  
13 applicant has proposed sidewalks that measure 4 feet.  
14 Plans should be revised or a variance is required.

15 MR. MACGEORGE: This item we are  
16 requesting a variance. We are actually widening the  
17 sidewalk beyond the existing as much as possible.  
18 But we don't quite meet the 10 to 15 feet range so we  
19 do request a variance.

20 MS. MOORE: The applicant is proposing to  
21 lease off-street parking spaces and garage sites near  
22 the hospital. Testimony should be provided regarding  
23 the location and pedestrian access to the parking  
24 garages.

25 MR. SHEEHAN: So Bob Hockel, can you give

1 us a summary of existing facilities in the area and  
2 the availability of parking?

3 MR. HOCKEL: Sure. There are 3 garages  
4 and 2 surface lots that support the parking needs of  
5 the campus. The one garage is the Haddon garage  
6 that's owned by Cooper. The other two garages, the  
7 hospital garage and the medical school garage are  
8 owned and operated by the Camden County Improvement  
9 Authority. And Cooper leases spaces in those two  
10 garages.

11 We monitor the number of open-parking  
12 spaces every single day. And we average between 250  
13 and 300 available spaces per day. The hospital  
14 garage has direct pedestrian access to the hospital  
15 through a linked building. And the other garages are  
16 supported through several pedestrian-access to the  
17 buildings they support. And the medical school  
18 garage, we run a shuttle.

19 MS. MOORE: Okay. Since this is  
20 off-street and you're proposing to use these parking  
21 spaces, and any type of -- should this project get  
22 approval this evening, we'll need to see these other  
23 locations, the other garages and then access, because  
24 we need to make sure that there's correct pedestrian  
25 access to these other garages. So I would need to

1 see a plan that shows exactly this building and then  
2 the location of the other garages. Because you would  
3 be responsible for safe pedestrian access to these  
4 locations, including sidewalk improvements,  
5 lighting. We need to make sure everything is  
6 adequate.

7 MR. MACGEORGE: We will provide a plan to  
8 clarify how it all operates as we discussed, Dena.

9 MS. MOORE: And then we also need to make  
10 sure just with security. Okay? So I'm not hearing  
11 any responses from anybody. So it's just very quiet  
12 on my end. So is that --

13 MR. SHEEHAN: What are you looking for  
14 for security, Dena?

15 MS. MOORE: Well, I guess it's the  
16 pedestrian security. When you go back out there just  
17 take a look, like we will, to make sure that  
18 there's -- if you need to replace sidewalk; if you  
19 need to do anything with crosswalks; or any upgrades  
20 that's going to be required as a part of this project  
21 for safe access for someone to access this off-street  
22 parking, we would expect you to take care of that.

23 MR. SHEEHAN: Understood.

24 MS. MOORE: As we would with any other  
25 project.

1                   MR. SHEEHAN: Understood.

2                   MS. MOORE: Because right now I don't  
3 know -- I can't say how far this distance is for this  
4 garage. You mention a shuttle. So you'll have the  
5 location of where people would go to pick up a  
6 shuttle to this --

7                   MR. HOCKEL: I'm sorry. Let me speak to  
8 that. I'm sorry. I may have confused things a  
9 little. I was just giving testimony to all the  
10 parking support on the campus. The shuttle is just  
11 for staff -- is staff parking. The hospital parking  
12 is supported by the Camden County Improvement  
13 Authority garage and that has direct access to the  
14 hospital. It's a covered building so it's protected  
15 from the outside. It's a direct access to the  
16 hospital. That would be the primary support for the  
17 Tower A project.

18                   I was just trying to give an indication  
19 of all the parking on the campus between three  
20 garages and the surface lots. Sorry for the  
21 confusion. So this facility will basically use the  
22 garage that's right next door?

23                   MR. HOCKEL: That's attached to the  
24 hospital, correct.

25                   MS. MOORE: That's attached to the

1 hospital. Okay. That was the confusion. Thank you  
2 for clarifying that. But the testimony that you  
3 provided will be good when we discuss traffic and we  
4 know about the other parking. So thanks for that.

5 MR. HOCKEL: You're welcome.

6 MS. MOORE: The plan states that the  
7 existing loading area for the hospital complies.  
8 Testimony should be provided.

9 MR. MACGEORGE: Confirming the existing  
10 loading area for the hospital; complies with the  
11 ordinance; and is satisfactory for this development.

12 MS. MOORE: No new bicycle parking spaces  
13 have been proposed since no new parking spaces were  
14 proposed. Testimony should be provided.

15 MR. MACGEORGE: Confirmed, yes, because  
16 we're utilizing existing spaces that are available  
17 on-site. We're not adding any additional bicycle  
18 parking specifically for this facility.

19 MS. MOORE: So what's there is adequate?  
20 The bicycle parking is adequate?

21 MR. MACGEORGE: Yes. There's no need for  
22 additional bike parking, correct.

23 MS. MOORE: The applicant should provide  
24 testimony regarding satisfying the electric charging  
25 facility's requirements at the overall hospital site.

1 I know we had discussion about that, Kevin.

2 MR. SHEEHAN: Yes. The electric vehicle  
3 statute requires that electric vehicle spaces be  
4 provided for either multiple dwellings of five units  
5 or more or for any site plan involving -- a site plan  
6 involving a parking lot or garage that's not covered  
7 by the multiple dwelling. In this case, the site  
8 plan, since we're not providing any new parking,  
9 doesn't involve a parking lot or garage.

10 We did look at DCA's frequently asked  
11 questions and it confirms that -- there was a  
12 question asked about, if an applicant is coming in  
13 for site plan approval but no new parking spaces are  
14 being added, do they need to comply? And the answer  
15 was, no. If there are no off-street parking spaces  
16 being constructed as part of the new construction,  
17 there's no additional requirements. For this phase,  
18 no EV parking spaces are required.

19 MS. MOORE: And then there was --  
20 I wanted the Planning Board Solicitor to chime in on  
21 his opinion with what you provided. And I think  
22 there was a mention as to the testimony regarding  
23 that there's adequate parking; that no additional  
24 parking would be necessary so then we can take that  
25 testimony regarding the EV parking spaces. And so

1 what we heard just a couple of statements ago, that  
2 there's access parking that's available. And so you  
3 would not need to provide additional parking. And so  
4 we would accept the statement that you made regarding  
5 no EV parking being required.

6 MR. SHEEHAN: Okay.

7 MS. MOORE: Moving on to page 5,  
8 Stormwater: The applicant should provide testimony  
9 regarding the following statement from the Stormwater  
10 Management Report, "Due to safety concerns of green  
11 stormwater infrastructure in an urban setting and the  
12 size constraints of the site, it is technically  
13 impractical to satisfy the stormwater runoff quantity  
14 requirements with a green infrastructure BMP."

15 MR. MACGEORGE: I'll take that one. So  
16 that's correct. So we are meeting the stormwater  
17 criteria and managing all of the stormwater that we  
18 need to manage in accordance with the code. What we  
19 are saying is that a green stormwater infrastructure  
20 which would typically be something like a  
21 bioretention or tree planter is one, physically, in  
22 an urban setting like this, it's too small to  
23 actually construct something like that.

24 And, two, as we've discussed in other  
25 previous projects, we understand that there are



1 safety concerns with any ponding of stormwater at the  
2 surface. So it's not recommended in an urban setting  
3 like this, certainly not on a hospital campus.

4 So with that regard, we're proposing to  
5 manage our stormwater in an underground vault; still  
6 meeting all of the rate criteria. Just simply  
7 not meeting the stipulation of the green stormwater  
8 infrastructure.

9 MS. MOORE: Okay. Thank you for  
10 clarifying it.

11 The curve number for the lawn area should  
12 be revised to indicate "fair conditions" in the  
13 stormwater post-development analysis.

14 MR. MACGEORGE: We will comply with that.

15 MS. MOORE: Test pits should be provided  
16 in the area of the extended detention basin.

17 MR. MACGEORGE: We will comply. We'll  
18 provide you technical information. Some of it will  
19 be borings. It's just based on the depth but we can  
20 provide the information that you need.

21 MS. MOORE: Okay. A Stormwater  
22 Management Maintenance Report should be provided for  
23 review including the name, title, address and phone  
24 number of the responsible party. The applicant  
25 should be aware that the report must be recorded at

1 the County Clerk's Office prior to receiving final  
2 signatures on the plan.

3 MR. MACGEORGE: We'll comply and we  
4 understand in that stipulation.

5 MS. MOORE: A stormwater fee of  
6 \$2,153.25 has been calculated for the site as  
7 outlined in Appendix XVIII of the City Ordinance.  
8 This fee must be paid by the applicant prior to final  
9 signatures of the plan.

10 MR. MACGEORGE: Understood.

11 MS. MOORE: The following language has  
12 been added as notes on the plans, but it must also be  
13 included in the Stormwater Management Maintenance  
14 Report in its entirety. Those are the four comments  
15 that I have listed on pages 5 and 6. You'll add  
16 those to the plan specifically?

17 MR. MACGEORGE: We will.

18 MS. MOORE: Grading: The applicant  
19 provide testimony regarding the low basement  
20 elevation of 5.18 and what is located in the low  
21 basement area.

22 MR. MACGEORGE: So that low basement area  
23 is really mechanical space that services the  
24 building. It's worth noting that the low basement of  
25 the adjacent Cooper Pavilion Building is at that same

1 elevation. So we're really just matching that  
2 elevation and carrying it across to the expansion.

3 MS. MOORE: Additional spot grades should  
4 be provided along the sidewalk areas to show  
5 compliant slopes and cross slopes.

6 MR. MACGEORGE: We will comply with  
7 that.

8 MS. MOORE: A spot elevation should be  
9 provided at the top and bottom of all exterior  
10 stairways.

11 MR. MACGEORGE: We'll comply.

12 MS. MOORE: All utilities and related  
13 appurtenances on the site shall be located  
14 underground or located in the building. Where  
15 overhead electric or telephone distribution supply  
16 lines and service connections have been installed  
17 from those overhead lines, the connections from the  
18 utilities' overhead lines must be installed  
19 underground. The note on the Utility Plan should be  
20 revised to state this specifically.

21 MR. MACGEORGE: We'll revise  
22 accordingly. The requirement is understood.

23 MS. MOORE: The material and size of the  
24 existing water main along Haddon Avenue and Dr.  
25 Martin King Boulevard should be shown on the

1 plans.

2 MR. MACGEORGE: We'll comply.

3 MS. MOORE: The connection of the 12-inch  
4 PVC lateral to the existing main on Haddon Avenue  
5 appears to have a doghouse manhole. As the plans  
6 indicate, doghouse manholes are not permitted in  
7 Camden.

8 MR. MACGEORGE: Understood. It was not  
9 intended to be a doghouse manhole. We'll revise the  
10 plan to clarify.

11 MS. MOORE: Okay. Thank you.

12 The existing sanitary sewer main appears  
13 to be terracotta pipe. The applicant should indicate  
14 the pipe replacement proposed with the 12-inch PVC  
15 lateral connection considering the brittle nature of  
16 terracotta pipe once unearthed.

17 So we spoke about this earlier, Kyle. We  
18 understand that we will know better what extent may  
19 need to be replaced once you do a CCTV of that, of  
20 the pipe in that area.

21 MR. MACGEORGE: Correct. And we'll  
22 update the plans to show the extent to be replaced.

23 MS. MOORE: A CCTV inspection of the  
24 sewer (combined, sanitary and storm) system must be  
25 performed and reviewed by the City Engineer prior to

1 construction. The applicant will be responsible for  
2 any improvements to the existing infrastructure  
3 required for the connection of the proposed project.  
4 You acknowledge that?

5 MR. MACGEORGE: Acknowledged.

6 MS. MOORE: The developer's applicant  
7 should note that due to a City Ordinance, a Capacity  
8 fee may be applicable to the proposed development.  
9 The applicant shall contact the City Engineer for all  
10 costs related to the same. You acknowledge that?

11 MR. MACGEORGE: Yes.

12 MS. MOORE: The project must be approved  
13 by both the City Engineer and the City Fire Chief  
14 with written verification provided to our office  
15 prior to final signatures on the plan.

16 MR. MACGEORGE: Understood.

17 MS. MOORE: The following note should be  
18 added to the City of Camden regulatory requirement  
19 notes regarding the RCP being lined and the fact that  
20 all pipes shall be manufactured and supplied without  
21 lifting holes.

22 MR. MACGEORGE: We will comply.

23 MS. MOORE: A brick paver detail and  
24 retaining wall detail should be added to the  
25 plans.

1 MR. MACGEORGE: We'll comply.

2 MS. MOORE: A concrete collar detail  
3 should be provided with the utility details.

4 MR. MACGEORGE: We'll comply.

5 MS. MOORE: The tiered planter and tree  
6 pit with grate details should be shown with the  
7 landscaping details. I know we discussed earlier  
8 today that you will be providing a general detail on  
9 the plan and the exact detail will be provided prior  
10 to construction.

11 MR. MACGEORGE: Yes. Agreed.

12 MS. MOORE: Per Section 870-244.C.6,  
13 foundation plantings shall be provided along all  
14 building elevations. Plans should be revised or a  
15 waiver requested.

16 MR. MACGEORGE: We're requesting a waiver  
17 for this one based on the urban setting and the fact  
18 that the foundation plantings are not necessarily  
19 appropriate for this application and there's some  
20 precedent for the other buildings in the area.

21 MS. MOORE: And you physically can't put  
22 the foundation plantings around all building  
23 elevations?

24 MR. MACGEORGE: Yes.

25 MS. MOORE: Per Section 870-244.D, street

1 trees are required along both frontages and shall be  
2 spaced every 40 feet. Plans should be revised or a  
3 waiver requested.

4 MR. MACGEORGE: So we're requesting a  
5 waiver for this one based on conflicts with existing  
6 utilities. So street trees simply can't be placed in  
7 all of those locations. We're planting as many as we  
8 possibly can.

9 MS. MOORE: A proposed ornamental tree  
10 appears to be too close to the proposed water lateral  
11 on Dr. Martin Luther King Boulevard. The plan should  
12 be revised.

13 MR. MACGEORGE: We'll revise to avoid  
14 that conflict.

15 MS. MOORE: The general landscape  
16 planting notes and landscape maintenance notes should  
17 be revised to indicate a maintenance guarantee of two  
18 years.

19 MR. MACGEORGE: We will comply.

20 MS. MOORE: No Lighting Plan has been  
21 provided for review. The applicant should provide  
22 testimony that existing lighting is adequate for the  
23 proposed building addition.

24 MR. MACGEORGE: I confirm that the  
25 existing street lighting is adequate for the proposed

1 addition with the pedestrian spaces outside.

2 MS. MOORE: The applicant should verify  
3 if building light fixtures are proposed. If so,  
4 product details should be provided. That was another  
5 item that we spoke about. A general detail will be  
6 provided on the plan. But the exact detail will be  
7 provided prior to construction. But you will confirm  
8 the building light fixtures are proposed, correct?

9 MR. MACGEORGE: Correct.

10 MS. MOORE: A traffic impact assessment  
11 prepared in accordance with the requirements of  
12 Section 870-274 should be required for review.  
13 Now, I mentioned, we spoke about a traffic impact  
14 assessment that it's not necessary to have the  
15 traffic counts since we're not looking at an  
16 increase, but that you would provide a statement  
17 addressing the existing conditions and the proposed  
18 conditions?

19 MR. MACGEORGE: That's correct. We will  
20 comply with that.

21 MS. MOORE: The Environmental Impacts on  
22 page 9: The Soil Erosion and Sediment Control Plan  
23 shall be approved by the Camden County Soil  
24 Conservation District review and approval prior to  
25 earth disturbance.



1                   MR. MACGEORGE: Yes. Understood. We'll  
2 comply.

3                   MS. MOORE: The project must comply with  
4 the New Jersey Stormwater Management Regulations  
5 which set forth standards for runoff quantity, water  
6 quality, and groundwater recharge. You understand  
7 that?

8                   MR. MACGEORGE: Yes.

9                   MS. MOORE: During construction, the  
10 applicant shall adhere to the Noise Regulations  
11 established sound level limits of 50 decibels during  
12 nighttime. That's 10:00 p.m. to 7:00 a.m. and 65  
13 decibels during daytime, 7:00 a.m. to 10:00 p.m. as  
14 measured at any residential property line.

15                   MR. MACGEORGE: Understood.

16                   MS. MOORE: If the New Jersey Department  
17 of Environmental Protection State Historic  
18 Preservation Office determines there's a potential  
19 impact to historic resources, the applicant will  
20 further coordinate with SHPO regarding the  
21 appropriate actions to be taken. Should historic or  
22 cultural resources be found to exist on-site during  
23 construction, the State Historic Preservation Office  
24 will be notified. You acknowledge that?

25                   MR. MACGEORGE: Acknowledge. Yes.

1 MS. MOORE: Prior to any site development  
2 activities, the applicant should provide testimony  
3 regarding the outcome and results of any additional  
4 Environmental Investigations and/or Remedial Actions  
5 including, but not limited to soil and groundwater  
6 investigations, geophysical investigations, and any  
7 subsequent Licensed Site Remediation Professional  
8 findings or NJDEP review comments and/or  
9 recommendations in connection with the Subject  
10 Property.

11 MR. MACGEORGE: Understood.

12 MS. MOORE: Do you have a Phase II  
13 prepared?

14 MR. MACGEORGE: We have results from a  
15 Phase II that are underway and I can provide basic  
16 testimony, if that's acceptable. Or if you would  
17 like me to just send it to you separately that would  
18 be find as well.

19 MS. MOORE: Should this project be  
20 approved tonight, if you can please forward a  
21 Phase II with resolution compliance plans.

22 MR. MACGEORGE: Sure. That's fine.

23 MS. MOORE: Okay.

24 Remington & Vernick Engineers encourages  
25 the applicant to continue its process of working

1 closely with NJDEP, NJDEP State Historic Preservation  
2 Office, Camden County Soil Conservation District,  
3 Camden County Planning Board, and the City of Camden  
4 to avoid impacts to any environmental features  
5 adjacent to and/or on the site and to comply  
6 outstanding issues and obtain all necessary licenses,  
7 permits and approvals prior to site development.

8 You acknowledge that?

9 MR. MACGEORGE: Acknowledged, yes.

10 MS. MOORE: Visual Impact Assessment: A  
11 visual impact assessment prepared in accordance with  
12 the requirements of Section 870-275 should be  
13 required for review.

14 MR. MACGEORGE: We will comply.

15 MS. MOORE: Testimony should be provided  
16 to confirm that the existing recycling and refuse  
17 area has the capacity for the proposed building  
18 expansion.

19 MR. MACGEORGE: Confirmed.

20 MS. MOORE: It appears no signage has  
21 been proposed. Confirming testimony should be  
22 provided.

23 MR. MACGEORGE: We confirm that no  
24 signage is proposed as part of this application. And  
25 the applicant understands that when signage is

1 resolved, we would be coming back to the Board that  
2 approval.

3 MS. MOORE: Okay.

4 Testimony should be provided regarding  
5 the proposed height of the new tower building. We  
6 mentioned that it is less than 150 feet. So the  
7 architectural plans indicate that the top point of  
8 the level roof is 158 feet, 2 and 1/8 inches which  
9 exceeds the maximum permitted building height per the  
10 Redevelopment Plan of 10 stories which is 150 feet.

11 So what exactly was that roof, that  
12 dimension that's provided?

13 MR. WEBB: 158 is actually measured from  
14 the NAVD 88 which is sea level. So we actually  
15 are -- it depends. We're measuring this from average  
16 grade. So in all cases to the top of the parapet,  
17 the building is less than 150 feet tall. It is noted  
18 on the plans that are included -- not the plans --  
19 but the elevations that are included in the package.  
20 So you can see that total height from average grade.

21 MR. SHEEHAN: On the plans it -- on the  
22 elevation it shows it's just over 140 feet.

23 MS. MOORE: The applicant should confirm  
24 that the building constructed on site will be  
25 substantially consistent with the architectural

1 rendering provided to the Board. Our office  
2 recommends that this be a condition of approval.

3 MR. WEBB: So the architectural will be  
4 consistent with the elevations that are included in  
5 the package and in the submission. So we can say  
6 that that will be consistent.

7 MS. MOORE: Testimony should be provided  
8 that the proposed addition will match the existing  
9 building. The exact square footage of the building  
10 addition should be provided and confirmed. So I  
11 believe there were two different square footages we  
12 noted. So do you have -- well, first of all, the  
13 proposed addition will match the existing building,  
14 correct?

15 MR. WEBB: It will be consistent with the  
16 architectural language that's on campus of the  
17 existing buildings. In terms of the square footage,  
18 it's actually noted on the site plan application,  
19 page 7 of the square footage for the site. So that  
20 is in the submission already. So those numbers are  
21 included.

22 MS. MOORE: Can you provide that number  
23 to be me, please, because I believe there's one  
24 number that's an approximate number that was on the  
25 application. And then there's another number that

1 was on the plans.

2 MR. WEBB: I do not have that page 7 in  
3 front of me. I don't know, Kevin, if you might have  
4 that in front of you but it's on that page.

5 MR. SHEEHAN: I'll look for it. You can  
6 go on, Dena.

7 MS. MOORE: Okay.

8 The plans should note that the applicant  
9 will comply with the City's "Ordinance Establishing  
10 Standards for the Submission of Maps and Other  
11 Documents in a Digital Format." The applicant should  
12 be aware that final signatures of approval and  
13 building permits will not be issued until the  
14 required information is received.

15 So will there be a lot consolidation with  
16 this application?

17 MR. MACGEORGE: There was already -- the  
18 lot was consolidate previously. There's no new  
19 consolidation as part of this application.

20 MS. MOORE: Okay. So there will remain  
21 two different block and lots, like the blocks and  
22 lots listed?

23 MR. MACGEORGE: Yes. They are remaining  
24 as is. We're not consolidating them now.

25 MS. MOORE: No consolidation. Okay.

1 MR. SHEEHAN: Dena, just to go back to  
2 the square footage. So on the application, can you  
3 confirm that these are correct? The square footage  
4 of the proposed use is 332,970 square feet?

5 MR. WEBB: That's correct.

6 MS. MOORE: Okay.

7 MR. SHEEHAN: The building area ground  
8 floor is 35,842 square feet?

9 MR. WEBB: That's correct.

10 MS. MOORE: Okay. What's the exact  
11 square footage of the building addition?

12 MR. SHEEHAN: 332,970 square feet.

13 MS. MOORE: Thank you.

14 MR. SHEEHAN: You're welcome.

15 MS. MOORE: And then the footprint you  
16 said was 35,570 square feet?

17 MR. SHEEHAN: No. It's 842.

18 MS. MOORE: 35,842?

19 MR. SHEEHAN: Yes.

20 MS. MOORE: Thank you.

21 MR. SHEEHAN: You're welcome.

22 MS. MOORE: So no consolidation. So the  
23 applicant does not have to submit the required  
24 documents but we still need that note on the plan?

25 MR. MACGEORGE: Understood. We'll add

1 the note.

2 MS. MOORE: Per the Redevelopment Plan,  
3 mechanical equipment located on building roofs shall  
4 be screened so as not to be visible from the ground  
5 level or from adjacent developments. The applicant  
6 should verify if screening will be used so it is not  
7 visible from the street view. Testimony should be  
8 provided.

9 MR. WEBB: Screening will be used around  
10 the equipment.

11 MS. MOORE: Signed and sealed structural  
12 calculations should be provided for all retaining  
13 walls three feet high and taller. And we discussed  
14 that. That would be provided prior to construction,  
15 correct?

16 MR. MACGEORGE: That's correct.

17 MS. MOORE: Sorry. I have to go back to  
18 the Area & Bulk Requirements because I'm noticing the  
19 variance I needed to mention. For impervious  
20 coverage, what's required is 90 percent. The maximum  
21 impervious coverage is 90 percent. What's being  
22 proposed is 92.8 percent. So a variance would be  
23 required. That's per the Redevelopment Plan.

24 And then Section 870-230.F for off-street  
25 parking. We're noting that a variance would be



1 required. What's required is 117 spaces. What's  
2 being proposed is 92 spaces. But the applicant is  
3 proposing to lease these spaces in the existing  
4 off-site garage. So is a variance required for  
5 parking?

6 MR. SHEEHAN: I don't think so, Dena.  
7 It's actually on-site. And the testimony was,  
8 there's adequate parking in that garage for this  
9 site.

10 MS. MOORE: Okay.

11 So the Summary of Variances and Waivers.  
12 For variances we have from the Redevelopment Plan,  
13 impervious coverage and sidewalk width.

14 The waivers we have for foundation  
15 plantings and street trees. Is that correct? I  
16 removed the number of parking spaces.

17 MR. SHEEHAN: Yes.

18 MS. MOORE: You're aware --

19 MR. SHEEHAN: I'm sorry. Just the two  
20 variances, the first two variances, right?

21 MS. MOORE: Right.

22 MR. SHEEHAN: And the two waivers?

23 MS. MOORE: And two waivers, yes.

24 MR. SHEEHAN: Thank you.

25 MS. MOORE: You're aware of the approval

1 process as listed on page 13?

2 MR. MACGEORGE: We are.

3 MS. MOORE: Outside Agency Approvals I  
4 have noted as Camden County Planning Board and Camden  
5 County Soil Conservation District. Are there any  
6 others that may be necessary?

7 MR. MACGEORGE: Those are the ones that  
8 we're tracking as well.

9 MS. MOORE: Okay. Mr. Vice-Chair, that  
10 concludes my review.

11 VICE-CHAIRMAN LEE: Thank you.

12 Doctor Williams, is there anyone out  
13 there in the public that would like to comment?

14 DR. WILLIAMS: Mr. Vice-Chair, I don't  
15 see any hands up at this time from the public.

16 VICE-CHAIRMAN LEE: Thank you. Does  
17 anybody from the Board have any questions for the  
18 applicant? Since there's none, we'll move forward  
19 with the -- I'm going to do this. I'm going to move  
20 forward with -- I'm going to make a motion. I'm  
21 going to so move on this one. I need a second.

22 MS. CREAN: Second.

23 DR. WILLIAMS: Second by Ms. Crean.

24 MS. MILLER: Roll call. Mr. Lee.

25 VICE-CHAIRMAN LEE: Yes.

1 MS. MILLER: Councilwoman Ramos.

2 COUNCILWOMAN RAMOS: Yes.

3 MS. MILLER: Ms. Crean.

4 MS. CREAN: Yes.

5 MS. MILLER: Mr. Thomas.

6 MR. THOMAS: Yes.

7 MS. MILLER: Mr. Humphrey.

8 MR. HUMPHREY: Yes.

9 MS. MILLER: Motion carried to approve.

10 Thank you.

11 MR. SHEEHAN: Thank you.

12 MR. MACGEORGE: Thank you very much.

13 VICE-CHAIRMAN LEE: Now we're going to  
14 move for the Adoption of the following Resolutions  
15 dated March 2024, Certificates of Appropriateness:  
16 Eva David, 1339 Argus Road. ETTYE Gainey, 1319 Argus  
17 Road. Cynthia Strong, 1328 Argus Road. Sol M.  
18 Claudio, 3021 N. Constitution Road. Arrrwannah B.  
19 Pollitt, 3011 Essex Road. Roberto Vazquez, 3116  
20 Tuckahoe Road. Heart of Camden, 1811 Broadway.  
21 Edward Samuels, 646 Berkley Street.

22 Those are the names of the Certificates  
23 of Appropriateness that was preapproved, I believe.  
24 So we need to adopt this approval.

25 MS. CREAN: I'll move to adopt.

1 COUNCILWOMAN RAMOS: I will second it.  
2 VICE-CHAIRMAN LEE: Roll call.  
3 MS. MILLER: Mr. Lee.  
4 VICE-CHAIRMAN LEE: Yes.  
5 MS. MILLER: Councilwoman Ramos.  
6 COUNCILWOMAN RAMOS: Yes.  
7 MS. MILLER: Ms. Crean.  
8 MS. CREAN: Yes.  
9 MS. MILLER: Mr. Thomas.  
10 MR. THOMAS: Yes.  
11 MS. MILLER: Mr. Humphrey.  
12 MR. HUMPHREY: Yes.  
13 MS. MILLER: Motion carried to adopt.  
14 Thank you.  
15 VICE-CHAIRMAN LEE: Now a motion to  
16 adjourn.  
17 MS. CREAN: So moved.  
18 COUNCILWOMAN RAMOS: Second.  
19 MS. MILLER: Mr. Lee.  
20 VICE-CHAIRMAN LEE: Yes.  
21 MS. MILLER: Councilwoman Ramos.  
22 COUNCILWOMAN RAMOS: Yes.  
23 MS. MILLER: Ms. Crean.  
24 MS. CREAN: Yes.  
25 MS. MILLER: Mr. Thomas.

1 MR. THOMAS: Yes.

2 MS. MILLER: Mr. Humphrey.

3 MR. HUMPHREY: Yes.

4 MS. MILLER: Motion carried to adjourned.

5 VICE-CHAIRMAN LEE: Thank you and have a  
6 good evening.

7 - - -

8 - (\*\*Meeting concluded at 6:56 p.m.\*\*) -

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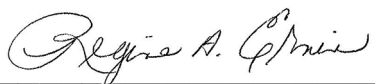
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3  
4 I HEREBY CERTIFY that I am a Certified Court  
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6 I FURTHER CERTIFY that the witness was sworn  
7 to testify to the truth.

8 I FURTHER CERTIFY that the foregoing is, to  
9 the best of my ability, a true and accurate  
10 transcript of the testimony taken stenographically by  
11 me at the time, place, and date hereinbefore set  
12 forth.

13 I FURTHER CERTIFY that I am neither a relative,  
14 employee, attorney or counsel to any of the  
15 parties to the action, nor a relative or employee of  
16 such attorney or counsel and that I am not  
17 financially interested in the action.

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