

In The Matter Of:
CITY OF CAMDEN
PLANNING BOARD

TRANSCRIPT OF MEETING
September 12, 2024

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PLANNING BOARD
CITY OF CAMDEN

- - - -

Thursday, September 12, 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, TEAMS,
commencing at 6:06 p.m.

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

- JOSE DeJESUS, CHAIRMAN
- STEVEN LEE, VICE-CHAIRMAN
- DIRECTOR KEITH WALKER
- IAN LEONARD
- COUNCILWOMAN JANNETTE RAMOS
- ERIN CREAN
- BRENDA FRACTION

A-P-P-E-A-R-A-N-C-E-S

- ANGELA MILLER, PLANNING BOARD SECRETARY
- JAMES BURNS, ESQUIRE, ATTORNEY FOR THE BOARD
- 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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1 CHAIRMAN DEJESUS: Good evening. Welcome
2 to the September 12th's meeting of the Camden City
3 Planning Board. There will be a regularly scheduled
4 meeting held on Thursday, September 12, 2024 at 6:00
5 p.m. Since the City of Camden remains under a
6 Declaration of a Health Emergency related to the
7 COVID-19 virus, City Hall is open. Therefore, this
8 regular scheduled meeting will be conducted as a
9 virtual meeting format via remote conferencing
10 platform, TEAMS. Instructions on accessing this
11 virtual regular scheduled Planning Board meeting and
12 meeting agenda, can be found at the City of Camden's
13 website. Reading of the Opening Statement, Angela.

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

1 thereof with the City Clerk, City of Camden, New
2 Jersey. The subject meeting was publicized on
3 September 9, 2024.

4 CHAIRMAN DeJESUS: Roll call.

5 MS. MILLER: Jose DeJesus.

6 CHAIRMAN DeJESUS: Present.

7 MS. MILLER: Mr. Lee.

8 VICE-CHAIRMAN LEE: Here.

9 MS. MILLER: Mayor Carstarphen. Director
10 Walker. Ian Leonard.

11 MR. LEONARD: Here.

12 MS. MILLER: Councilwoman Ramos.

13 COUNCILWOMAN RAMOS: Present.

14 MS. MILLER: Ms. Crean.

15 MS. CREAN: Present.

16 MS. MILLER: Omari Thomas. Raschid
17 Humphrey. Ms. Fraction.

18 MS. FRACTION: Yes.

19 CHAIRMAN DEJESUS: She said yes.

20 Approving of Planning Board public
21 meeting minutes for July the 11th. I need a motion,
22 please.

23 MS. CREAN: So moved.

24 COUNCILWOMAN RAMOS: Second.

25 CHAIRMAN DeJESUS: Roll call.

1 MS. MILLER: Jose DeJesus.

2 CHAIRMAN DeJESUS: Yes.

3 MS. MILLER: Mr. Lee.

4 VICE-CHAIRMAN LEE: Yes.

5 MS. MILLER: Mr. Leonard.

6 MR. LEONARD: Yes.

7 MS. MILLER: Councilwoman Ramos.

8 COUNCILWOMAN RAMOS: Yes.

9 MS. MILLER: Ms. Crean.

10 MS. CREAN: Yes.

11 MS. MILLER: Ms. Fraction.

12 MS. FRACTION: Yes.

13 MS. MILLER: Motion carried to approve.

14 Swearing in of all professionals and
15 Planning Board staff.

16 - - -

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

21 - - -

22 MR. BURNS: Thank you.

23 CHAIRMAN DEJESUS: Planning Board
24 Director's Report.

25 DR. WILLIAMS: Good evening, Mr. Chair,

1 members of the Planning Board. Just two items. One
2 is the League of Municipalities will be hosted, of
3 course, in Atlantic City during the second week, I
4 believe, of November, second and third week of
5 November. We've already polled the members for those
6 who wish to attend and we have paid for the same this
7 week, I believe.

8 Secondly, we've issued out of RFP's for
9 Board professionals, for the Board Attorneys and
10 Board Engineers and we should be receiving proposals
11 for review hopefully by the end of the month,
12 beginning of October and we will report out for the
13 October meeting for any status of the reviews of
14 those proposals. Those two items, Mr. Chair,
15 concludes my report for tonight.

16 CHAIRMAN DEJESUS: New Business which
17 would be the Certificates of Appropriateness. Jim,
18 do you want to handle that?

19 MR. BURNS: Yes, sir. Thank you, sir.
20 There are six Certificates of Appropriateness on
21 tonight for consideration. The first being, the
22 Camden Shipyard and Maritime Museum, 1912 Broadway.
23 Lynda Nobles, 2290 North Atlanta Road. Camden County
24 Historical Society, 75 Erie Street. Bianca Gideon,
25 1082 S. Merrimac Road. Barbara Coscarello, 2803

1 Idaho Road. And Richardo Marques, 973 Monitor Road.
2 I believe, Dr. Williams, that they have all appeared
3 before the Historic Preservation Committee, correct?

4 DR. WILLIAMS: Yes, sir.

5 CHAIRMAN DEJESUS: Do you have any of
6 issues with any of those specific applicants?

7 DR. WILLIAMS: No, sir. As the secretary
8 member, we approved them all for posting on this
9 agenda tonight.

10 MR. BURNS: Very good. At this time,
11 Mr. Chairman, you can open it up to any of those
12 people that I have mentioned to see if there's any
13 public comment or if they want to be heard.

14 CHAIRMAN DEJESUS: Open to the public.
15 Doctor Williams, do you have anyone there to speak on
16 their behalf over there?

17 DR. WILLIAMS: I do not see any hands up
18 from the applicant nor the public. But once, again,
19 as I forestated, the recommendations to approve all
20 items under the agenda for Items A through F on the
21 agenda.

22 CHAIRMAN DEJESUS: I need a motion to --
23 I will close the public portion now and have the
24 Board, therefore, give me a motion to approve 'A'
25 through 'F' Certificates of Appropriateness.

1 COUNCILWOMAN RAMOS: Motion.

2 CHAIRMAN DEJESUS: We need a second,

3 MS. CREAN: Second.

4 CHAIRMAN DeJESUS: Roll call.

5 MS. MILLER: Jose DeJesus.

6 CHAIRMAN DeJESUS: Yes.

7 MS. MILLER: Mr. Lee.

8 VICE-CHAIRMAN LEE: Yes.

9 MS. MILLER: Mr. Leonard.

10 MR. LEONARD: Yes.

11 MS. MILLER: Councilwoman Ramos.

12 COUNCILWOMAN RAMOS: Yes.

13 MS. MILLER: Ms. Crean.

14 MS. CREAN: Yes.

15 MS. MILLER: Ms. Fraction.

16 MS. FRACTION: Yes.

17 MS. MILLER: Motion carried to approve.

18 MS. MOORE: Excuse me, Ms. Miller. I

19 also see Director Walker on.

20 MS. MILLER: Thank you. Director Walker,
21 were you on for the Certificates of Appropriateness?

22 DIRECTOR WALKER: Yes.

23 MS. MILLER: I will check you off for the
24 'yes.' Motion carried to approve.

25 CHAIRMAN DEJESUS: We will not be hearing

1 the sign variance for Hanan Ali Alomari. We will not
2 be hearing Digno E. Taveras, sign application as
3 well. And the Cooper Hospital Health System has
4 withdrawn their application so those three will not
5 be heard this evening.

6 We'll move to 'M' which is the Resolution
7 Referring an Amendment to the Section 181: Location
8 of Retail Premises Limited, Plenary Retail
9 Consumption License of the Camden Code to Establish a
10 Pilot Program whereby three Commercial Corridors are
11 Established with the City of Camden.

12 Doctor Williams, do you want to take
13 that from here?

14 DR. WILLIAMS: I have Ms. Tameeka Mason
15 on the call tonight who is the chair for the Ad Hoc
16 Committee for Item No. 'M' on the agenda. Ms. Mason,
17 could you verify your attendance tonight, please?

18 MS. MASON: Yes, hi. Good evening. I'm
19 here, Tameeka Mason.

20 DR. WILLIAMS: Could you provide a
21 summary of Item M on the agenda relative to the
22 Amendment to Section 181: Location of Retail
23 Premises Limited?

24 MR. BURNS: Ms. Mason, I'm going to swear
25 you in.

1 MR. BURNS: Would you raise your right
2 hand, please.

3 - - -

4 TAMEEKA MASON, having first been duly
5 sworn/affirmed, was examined and testified as
6 follows:

7 - - -

8 MR. BURNS: I did see you on the screen.

9 DR. WILLIAMS: I can see her on the
10 screen where I'm at.

11 CHAIRMAN DEJESUS: I can see her as well.
12 Could you have your name and address so the Court
13 Reporter can have that.

14 MS. MASON: Sure. Tameeka Mason, 11
15 Cooper Street, Camden.

16 I am happy and honored to chair the Ad
17 Hoc Committee in regards to the ABC Ordinance that
18 has on Section 181 that is given specific
19 requirements in regards to distance. Right now
20 there's 500 feet for a liquor license -- a Plenary
21 Consumption Liquor License cannot be within 500 feet
22 from another Plenary Consumption Liquor License
23 holder. And so what we were tasked to do from the
24 Mayor, from City Council and other City officials, is
25 to review that ordinance and to see if there was some

1 recommendations that we can come up with that will
2 help to activate inactive licenses which could
3 ultimately bring economic development.

4 And so what we collectively came up with
5 is that we would ask for three corridors. That would
6 be the Waterfront. That would go from the water line
7 to 3rd Street. Also Federal Street and Haddon Avenue
8 would participate in this pilot that would ask if the
9 ordinance could be changed or revised and eliminate
10 the 500 feet between Plenary Consumption Liquor
11 License holders, again, to allow for the activations
12 of inactive licenses.

13 And, again, we decided to do this as a
14 pilot because, again, we wanted to just be able to
15 test to see if this is something that would work;
16 that would, you know, activate the economic
17 development, help small businesses, help, again,
18 generate, you know, a nightlife here in the City in
19 those corridors. And then we would tap this pilot
20 for about a year and then we would kind of readdress
21 that after the year timeline to see if this is
22 something that we could expand in other parts of the
23 City.

24 And so overall, we just asked City
25 Council, we're asking you to, again, amend that

1 current ordinance that kind of stunts the economic
2 development, the nightlife in regards to the distance
3 requirement. And, again, we ask that had that been
4 eliminated, the 500 feet just in those three
5 corridors as a pilot to see if there was a way to
6 generate, again, the activation of inactive
7 licenses.

8 CHAIRMAN DEJESUS: Do you know how many
9 licenses that are in question?

10 MS. MASON: So there are, I believe,
11 about seven inactive licenses. Again, the state,
12 we're not looking for new licenses. The state is
13 over the liquor licenses so that is already capped.
14 This, again, is to rejuvenate those inactive
15 licenses. Again, there's about seven, I believe, on
16 that list that are currently inactive. And, again,
17 this isn't liquor stores. This is only as it
18 pertains to Plenary Consumption Liquor License
19 Holders.

20 DR. WILLIAMS: That's correct. To the
21 Chair and Members of the Board, I had the privilege
22 of working with Ms. Mason on the Ad Hoc Committee to
23 look at the language of the ordinance. And since
24 this is a pilot program, No. 1, we will re-evaluate
25 this after one year to see if it's still applicable;

1 to see what the impacts are.

2 And then No. 2, we're not asking for the
3 Planning Board to make a recommendation. The purpose
4 was to send this to the Planning Board has an
5 advisory information piece only. However, there are
6 comments - we'll note that for the record - but it's
7 not on the agenda for action. Just an FYI.

8 CHAIRMAN DEJESUS: My only question
9 I have, as Chair, is because I'm an accountant and
10 one of the things that I'm trying to make sure, the
11 license is for restaurants and food consumption with
12 the liquor, not that it stands by liquor by itself,
13 right?

14 MS. MASON: That is correct.

15 DR. WILLIAMS: Yes.

16 CHAIRMAN DEJESUS: I just wanted to put
17 that on record.

18 CHAIRMAN DEJESUS: Anyone else on the
19 Board that wants to make a comment?

20 DIRECTOR WALKER: Yes. I just have one
21 question. Within the language of the Ordinance,
22 meaning though it's a pilot, is it a stipulation
23 within the Ordinance that says to the fact that
24 after one year, that the Ordinance will, upon a
25 review and how the pilot went, that it'll be changed

1 either back to the original 500 feet within the
2 Ordinance, or does it just say, we will have to do
3 another Ordinance amending the pilot Ordinance?

4 DR. WILLIAMS: They will go back to -- if
5 the review after one year determines that it's not
6 having a positive affect, it'll go back to the
7 district requirements. If it's having a positive
8 affect, a positive impact on our commercial
9 corridors, and there are three only for this pilot
10 program, then the Ad Hoc Committee would reconvene
11 under the leadership of Ms. Mason and determine the
12 next steps.

13 DIRECTOR WALKER: Okay. I'm fine with
14 that. I believe in competition. And just like
15 Ms. Mason said, to bring the nightlife back within
16 the City, I'm in agreement with it. Thank you,
17 sir.

18 DR. WILLIAMS: Thank you, sir.

19 CHAIRMAN DEJESUS: Is there anyone else
20 on the Board that has a response?

21 MS. CREAN: I have a question. I think
22 it's a wonderful idea. But did you guys talk to the
23 seven licenses holders and are they aware that if in
24 a year the City determines that it's not working,
25 that it could go back to the original Ordinance?

1 MS. MASON: So the seven inactive
2 licenses are current holders that are not using it.
3 And so this could help them to reactivate it
4 themselves or just encourage an exchange or transfer
5 in that license.

6 MS. CREAN: Okay. Got it. So they are
7 aware -- I just -- it would be a lot of up-front
8 costs to reactivate it and open an establishment to
9 (inaudible-static) if you are no longer permitted to
10 operate there.

11 MS. MASON: Doctor Williams, if you want
12 to chime in here but I think as far as the cost,
13 again, if they've already taken action within that
14 pilot, then I don't think that it would affect the
15 folks that are already in that. But if someone --
16 if it didn't work and that year is done, the pilot is
17 done and up in that year, then for folks that are
18 looking to kind of take action within that pilot, it
19 wouldn't be possible.

20 So I think if they're already in it,
21 they've already gotten, you know, activated their
22 license and they haven't been fully operated, they
23 still would be eligible to participate in that pilot.
24 We would just change the Ordinance and then new folks
25 would be able to, you know, operate under the new

1 Ordinance, the amended Ordinance.

2 MS. CREAN: Perfect. That was my
3 question. Thank you so much.

4 VICE-CHAIRMAN LEE: Steve Lee here. I
5 have a comment or question. What was the intent of
6 the original 500 feet Ordinance. Does anyone know?

7 MS. MASON: Well, I'll tell you this.
8 The Ordinance had not been addressed since 1989 and
9 we're in 2024. And so I think --

10 VICE-CHAIRMAN LEE: Do you know what the
11 intent was back then?

12 DR. WILLIAMS: Let me speak to that. The
13 intent of the district requirement is like anything
14 else regarding liquor stores and bars and similar
15 establishments was to keep a safe distance between
16 these establishments. What we're referring here
17 which is different than what was currently in the
18 language, is to focus on those businesses that also
19 sell food like restaurants. So we have other
20 towns that have your BYOB.

21 This will take it one step further to
22 encourage those inactive license holders - it's only
23 voluntary; you don't have to pursue anything - to
24 give them an opportunity to rebrand their place so
25 that they could attract more customers. So it's not

1 just a release of inactive licenses inasmuch as to
2 possibly expand economic development along those
3 corridors. And it can also form an active balance of
4 scales so that other food establishments that don't
5 have the ability to sell alcohol, can do so.

6 CHAIRMAN DEJESUS: I got one more
7 question, if I may. Is there anything being
8 done for the corridor down Admiral Wilson Boulevard?

9 DR. WILLIAMS: No. This pilot program is
10 only focusing on a test case, three corridors. If it
11 works and this has a positive impact, it will expand.
12 If not, it'll go back to the original language of the
13 district requirements.

14 CHAIRMAN DEJESUS: All right. If there's
15 no more questions then thank you for the report.

16 MS. MASON: Thank you.

17 DR. WILLIAMS: Thank you.

18 MR. BURNS: Very good report.

19 DR. WILLIAM: Thank you, Chairman Mason.

20 MS. MASON: Thank you, Dr. Williams.

21 CHAIRMAN DEJESUS: Sign variance for
22 Lesbia Zapata, 3334 Federal Street, Block 1058, Lot
23 7.01 The applicant is proposing a 68 square foot
24 awning sign. Is that applicant here?

25 MR. BURNS: She is, Mr. Chairman. I see

1 her on the camera. Would you raise your right hand,
2 please.

3 - - -

4 LESBIA ZAPATA, having first been duly
5 sworn/affirmed, was examined and testified as
6 follows:

7 - - -

8 MR. BURNS: Please tell us briefly why
9 you are here.

10 MS. ZAPATA: My home address is 1766 42nd
11 Street, Pennsauken. I am here because I have a
12 restaurant on Federal Street, 3334 Federal Street,
13 Camden, New Jersey. The restaurant is called
14 Restaurante Sabor Nica Latin Food. And I'm here
15 because I would like to have a permit for my sign.

16 MR. BURNS: So you're proposing a sign of
17 68 square feet on an awning where 24 feet is
18 required, correct?

19 MS. ZAPATA: Yes. That's the same size
20 that the person had before.

21 MR. BURNS: So it's the same size.
22 You're just replacing it with a new awning sign?

23 MS. ZAPATA: Yes.

24 MR. BURNS: Very good, ma'am. Doctor
25 Williams, I'm looking at the review letter that was

1 done by your office. Are there any comments or any
2 exceptions that you have as it relates to this
3 proposed sign?

4 DR. WILLIAMS: Through the Board Chair
5 and Members of the Board, I have no problem with the
6 sign, provided that there are no additional signs
7 added to the establishment.

8 MR. BURNS: Do you understand that, Ms.
9 Zapata?

10 CHAIRMAN DEJESUS: Jim, before you go, I
11 want to make sure she understood what Dr. Williams
12 said. Ms. Zapata, did you understand what
13 Dr. Williams just explained?

14 MS. ZAPATA: Can you say it one more
15 time, please?

16 DR. WILLIAMS: We have no objections to
17 the awning at 68 square feet provided there are no
18 additional signs added.

19 CHAIRMAN DEJESUS: Do you understand
20 that?

21 MS. ZAPATA: Does that mean they don't
22 approve?

23 CHAIRMAN DEJESUS: No. They approve your
24 sign but you can't add on more signs to the store.

25 MS. ZAPATA: Oh, no, no. It's just going

1 to be that. I understand that, yes.

2 CHAIRMAN DEJESUS: That's what we are
3 trying to tell you. Okay?

4 MS. ZAPATA: Thank you.

5 CHAIRMAN DEJESUS: Anybody on the Board
6 have any questions in reference to this sign n
7 application? Hearing none, I open it up to the
8 public. Anyone has anything to say with reference to
9 this sign application? Doctor, do you have anyone?

10 DR. WILLIAMS: I see no hands up,
11 Mr. Chair. Hearing none from the public, I,
12 therefore, close the public portion and I need a
13 motion to approve or disapprove the sign application
14 from the Board, please.

15 VICE-CHAIRMAN LEE: I make a motion.

16 CHAIRMAN DEJESUS: Who is making the
17 motion?

18 MR. BURNS: I think it was by Vice-Chair
19 Lee with the condition, correct? approval with
20 conditions; is that the motion?

21 VICE-CHAIRMAN LEE: Yes.

22 MR. BURNS: Approval with conditions; is
23 that the motion?

24 VICE-CHAIRMAN LEE: Yes.

25 CHAIRMAN DEJESUS: What's your condition?

1 MR. BURNS: The condition was that no
2 additional signage will be added.

3 MS. CREAN: Second.

4 CHAIRMAN DeJESUS: Roll call.

5 MS. MILLER: Jose DeJesus.

6 CHAIRMAN DeJESUS: Yes.

7 MS. MILLER: Mr. Lee.

8 VICE-CHAIRMAN LEE: Yes.

9 MS. MILLER: Director Walker.

10 DR. WILLIAMS: There's static on his
11 call.

12 MS. MILLER: Mr. Leonard.

13 MR. LEONARD: Yes.

14 MS. MILLER: Councilwoman Ramos.

15 COUNCILWOMAN RAMOS: Yes.

16 MS. MILLER: Ms. Crean.

17 MS. CREAN: Yes.

18 MS. MILLER: Ms. Fraction.

19 MS. FRACTION: Yes.

20 MS. MILLER: Motion carried to approve.

21 Thank you.

22 MS. ZAPATA: Thank you.

23 CHAIRMAN DEJESUS: Preliminary and Final
24 Major Subdivision, Cheran Rollins & Malcolm A. Still,
25 Jr., 2907 Cleveland Avenue, Block 968, Lot 2. The

1 applicant is proposing to subdivide an existing lot
2 into 5 lots for the construction of 5 townhouses.
3 Is the applicant present?

4 MR. ROY: Richard Roy. I'm the attorney
5 for the applicant. I know Malcolm Still. I can see
6 him on the screen. Cheran, are you there? The
7 applicant's attorney and half of the applicant are
8 present. So we're fine, Mr. Chair.

9 CHAIRMAN DEJESUS: Okay. Can you have
10 him sworn in, please?

11 MR. BURNS: Mr. Still, if you could raise
12 your right hand. Actually, if you can go on the
13 camera so we can see you and I'll swear you in.

14 - - -

15 MALCOLM A. STILL, JR., having first been
16 duly sworn/affirmed, was examined and testified as
17 follows:

18 - - -

19 CHAIRMAN DEJESUS: Mr. Roy, do you want
20 to take it over from here?

21 MR. ROY: Sure. As the Chairman
22 indicated, this is our application for a 5-lot
23 subdivision of 2907 Cleveland Avenue, Block 968, Lot
24 2 in the R-2 Zone. We recognize there are a number
25 of variances necessary to allow this subdivision. By

1 way of brief background, Malcolm works in Camden.
2 His employer actually owns property in the general
3 area of this lot.

4 DR. WILLIAMS: We didn't hear a couple of
5 lines there due to static. Can you repeat?

6 MR. ROY: I said, by way of background,
7 Malcolm, who is on the call, works in Camden and is
8 familiar with this area. This lot has been vacant
9 for some time. They actually went under contract to
10 purchase it. Just before COVID started, they
11 ultimately closed in June of 2020 and this
12 subdivision has been in the works basically since
13 COVID cleared. We have had a couple of
14 preapplication meetings with Dr. Williams. We have
15 taken some of his suggestions and revised the plans.
16 I know that normally -- we have your engineer's
17 letter and we're happy to address those items.

18 CHAIRMAN DEJESUS: All right. Then
19 Mr. Roy if could permit me, I'd like to have
20 Ms. Johnson continue your review with her in
21 reference to her letter that she sent to you. Go
22 ahead, Ms. Johnson.

23 MS. MOORE: Mr. Chairman, I'm referring
24 to Remington & Vernick's letter dated August 5,
25 2024. I'm starting on page 2 with the Zoning

1 Requirements and the Area & Bulk Requirements. So
2 the applicant's proposed row of townhomes is in
3 conformance with the permitted principal uses of the
4 R-2 Zone per the Redevelopment Area. But as was
5 mentioned, there are quite a few variances that would
6 be required from the Cramer Hill Redevelopment Plan.

7 So that includes the minimum lot area,
8 what's required is 2000 square feet. Proposed is
9 1,333 square feet. The minimum lot width, required
10 is 20 feet; proposed is 16.67 feet. The maximum
11 building coverage, required is 60 percent. Proposed
12 is approximately 68.4 percent. The maximum
13 impervious coverage is 80 percent. What's proposed
14 is approximately 84.1 percent. The maximum building
15 height is in conformance. That's three stories or 35
16 feet. They're proposing 32.5 feet.

17 With the principal building setbacks, the
18 front yard setback required is 10 feet. They're in
19 conformance with 10 feet being proposed. The rear
20 yard setback is 20 feet. They would require a
21 variance because they're proposing 7 feet for the
22 rear yard setback. And then each side yard, required
23 is 10 feet and they are not proposing a side yard.

24 So if you look at the notes, we basically
25 state why they're not in conformance and it's not all

1 of the units. It's some of the units. Like for Note
2 No. 1, the minimum lot area, the proposed lots for
3 Units 2, 3 and 4 do not comply with the minimum lot
4 area requirement. Proposed lots Units 2, 3 and 4 do
5 not comply with the minimum lot width requirement.

6 Proposed lots Units 2, 3 and 4 exceed the
7 allowable building coverage. Proposed lots Units 2,
8 3 and 4 exceed the allowable building coverage.

9 Proposed lot for Unit 5 is a corner lot. That
10 contains two front yards per the Zoning Ordinance
11 definition. So that 10-foot setback is measured to
12 Cleveland Avenue for the front yard which that's one
13 that's in conformance.

14 And then the rear yard setback is to be
15 measured from the rear property line to the end -- to
16 the nearest wall or part of building. In this case,
17 the setback is to be measured from the second story
18 overhang. So that's why that needs a variance. And
19 there's a zero side yard setback provided for each of
20 the lots proposed. A 4-foot side yard setback is
21 provided for the lot proposed for Unit 1 but you
22 would still need a variance for those.

23 The general components, we're on page 3.
24 While the applicant provided a checklist for the
25 subdivision application, the application lacks

1 submission of a Subdivision Plan. A sketch plan was
2 provided but lacks many items required from the
3 submission checklist (Items 6 through 27).

4 A Subdivision Plan should be provided for
5 review with metes and bounds and other requirements
6 of the Map Filing Law, including certifications and
7 signatures. The Subdivision Plan shall further
8 comply with the additional requirements under
9 Ordinance Section 870-281 and 870-284. Our office
10 reserves the option to provide additional review
11 comments upon submission of the Subdivision Plan.

12 No. 2: The applicant only seeks major
13 subdivision at this time. If approved by the Board,
14 the application is further subject to preliminary
15 and final major site plan approval. At the time of
16 major site plan submission, the applicant is to fully
17 address the site plan improvements and requirements,
18 including but not limited to off-street parking,
19 landscaping, stormwater management, trash/recycling,
20 lighting, sidewalks, grading, etc.

21 MR. BURNS: Mr. Roy, do you take any
22 issue with Comments 1 and 2 and the requirements set
23 forth?

24 MR. ROY: The only question with Item 2
25 is, since this is a residential subdivision, I

1 certainly understand that Remington & Vernick and
2 Dena would like landscaping plan; a grading plan will
3 have to be submitted. If there are additional items
4 that she would like on a subdivision plan, we could
5 certainly work with her office and add those. But
6 I'm not sure that we would need a subdivision plan
7 and a site plan.

8 MS. MOORE: Well, you're subdividing
9 right now.

10 MR. ROY: I --

11 MS. MOORE: So when you plan to develop,
12 that's where you would do the site plan. Or if you
13 want to call them development plans. I think it may
14 be a matter of semantics.

15 MR. ROY: Okay.

16 MS. MOORE: But we would need development
17 plans after a subdivision.

18 MR. ROY: Understood.

19 MR. BURNS: I think that's probably the
20 best way to say it because you're subdividing
21 residential lots. So really with a residential lot,
22 you just submit grading plans and all that. But I
23 think given the fact that it's a larger subdivision,
24 a major subdivision, I think development plans is
25 probably the best way to say it. Because they're

1 going to want to see what type of landscaping you're
2 proposing and things like that.

3 MR. ROY: Understood. That I take no
4 issue with.

5 CHAIRMAN DEJESUS: I have one question.
6 Is there a layout or something that we can see what
7 we're talking about?

8 MR. ROY: Yes. I don't know --

9 MS. MOORE: A sketch plot was submitted.

10 MR. ROY: I don't know if Angela can
11 share her screen. I confess that I'm much better at
12 ZOOM than I am at TEAMS. But I do have plans if I
13 can show them. I know Cheran just logged on and he's
14 probably the most familiar with TEAMS.

15 MR. ROLLINS: So Roy in the
16 attachments -- how is everyone doing -- which one
17 would you like me to pull up and share?

18 MR. ROY: So the first thing, Cheron,
19 since you weren't here in the beginning, Jim needs to
20 swear you in. Turn your camera on and raise your
21 right hand.

22 MR. BURNS: Would you raise your right
23 hand, please.

24 - - -

25 CHERAN ROLLINS, having first been duly

1 sworn/affirmed, was examined and testified as
2 follows:

3 - - -

4 MR. BURNS: Please state your name and
5 address for the record.

6 MR. ROLLINS: Cheran Rollins, 43 Brown
7 Street, Lawnside, New Jersey 08045.

8 MR. BURNS: Thank you, sir. So if you
9 could pull up your plans that we're --

10 MR. ROY: Cheran, there are two that I'd
11 like you to show if you could first show A-1, the
12 site plan just so the Board can see the layout.

13 MR. ROLLINS: A-1 site plan. Sure.

14 MR. ROY: And this will just be the
15 general box, layout of the lots. And then we
16 actually have a representation of what it is we
17 propose to construct.

18 MR. BURNS: How are you making out,
19 Mr. Rollins?

20 MR. ROLLINS: Here we go.

21 MR. BURNS: Here it is. It's up on the
22 screen.

23 MR. ROLLINS: Can you guys see it?

24 MR. ROY: It's a little fuzzy but it
25 generally shows that you have 29th Street on the

1 bottom. You have Cleveland Avenue to the right side
2 of what's appearing; what Dena referred to in
3 terms -- oh, the screen cleared up, good -- what Dena
4 has referred to in terms of the different sizes of
5 the structures. The end units are slightly larger
6 than the middle units.

7 One of the suggestions we got from Dr.
8 Williams was, that on the original sketch plan, we
9 had not shown off-street parking. Now, each of the
10 units has a driveway capable of accommodating two
11 cars. So that's the general layout of what we're
12 proposing. Just to give you an idea of what it is we
13 have. And then Malcolm, if you could call up --

14 CHAIRMAN DEJESUS: Before you do that,
15 may I ask a question, please?

16 MR. ROY: Absolutely.

17 CHAIRMAN DEJESUS: Is the back of the
18 building below, not where it says Lot 18 but below
19 where it has those gray boxes, is that the parking
20 lot?

21 MR. ROY: No. The parking lots are in
22 the front of both 29th Street. Each unit has its own
23 driveway. We relied on our architect but the average
24 car is 5.8 feet and they're 13 feet driveways. You
25 won't be able to get a shopping cart between them but

1 it will accommodate two cars.

2 MS. MOORE: So from my first comment,
3 this is the type plan that we would need to be turned
4 into subdivision plan with metes and bounds?

5 MR. ROY: Understood. Absolutely.

6 MS. MOORE: And signatures.

7 MR. ROY: I think Jim was right, it was a
8 matter of schematics. I saw a subdivision site plan
9 and in mind, they are two separate things. But
10 you're absolutely correct that a more detailed
11 development plan would be necessary if the
12 subdivision is approved.

13 MS. MOORE: Right.

14 MR. ROY: And then Malcolm, if you could
15 bring up A-6 3D prospectus.

16 MR. ROLLINS: You want me to bring that
17 up?

18 MR. ROY: Yes, please.

19 MR. ROLLINS: Okay.

20 MR. ROY: Unless anybody has any
21 questions about this plan.

22 MR. ROLLINS: Which one was that again,
23 Rich?

24 MR. ROY: That was A-6 3D prospectus.
25 We did submit a detailed plan of each of the floors

1 of the layout. We submitted elevations. But the
2 prospectus will probably give you the best idea of
3 what it is that Malcolm and Cheran are proposing.

4 Again, one of the suggestions we got from
5 Dr. Williams was to vary the facade look with
6 different heights to improve the esthetics. And you
7 could see that our architect has tried to do that
8 with some slight differences between the second and
9 fourth unit and the first, third and fifth unit. So
10 just to give you an idea of what's proposed, the
11 overhangs over the door, again, for the end units to
12 break things up. Just to make them slightly
13 different from each other but still work together as
14 townhouses.

15 MR. BURNS: Rich, I think that statement
16 was that the -- there's no garages apparently but
17 there will be spaces for two cars on each for each
18 unit or just one car for each unit?

19 MR. ROY: The rendering shows one.
20 Driveway is actually 13 feet wide which technically
21 with the average width of a car would fit two cars.
22 I believe Malcolm and Cheran could also talk. I know
23 on-site parking is preferred to off-street parking.
24 But I believe Malcolm or Cheron, you can confirm
25 there's also parking available in the area, if

1 necessary?

2 MR. STILL: Yeah, on the street. I mean,
3 it's not a busy road but, you know, just from working
4 over there and being in that area, and there's cars
5 parked on the street all the time. There's room to
6 park without being -- coming off of Cleveland. You
7 know, a car was parked on the side. They just paved
8 all of that over those two as well. So it wouldn't
9 be like a blind spot or anything if cars are parked
10 on the side. Even if you parked on the front,
11 there's plenty of parking. The road is wide enough
12 that it wouldn't be an issue.

13 MR. BURNS: But you're intending to give
14 either your tenants or the owners, the ability to
15 park on-site in their own driveway?

16 MR. STILL: Yes.

17 MR. ROLLINS: Yes.

18 MR. BURNS: Very good, sir.

19 CHAIRMAN DEJESUS: Dena, are you done
20 yet? I'm sorry.

21 MS. MOORE: No.

22 Testimony is to be provided that all
23 applicable R.S.I.S. requirements would be met. You
24 agree that they would be met when that time comes for
25 development plans, correct?

1 MR. ROY: The only De Minimus waiver we
2 may need is, I believe the R.S.I.S. says 2.3 parking
3 spaces per unit. We have two. I mean, it's
4 doubtful. Most of these units we envision will be
5 current, most two. Doubtful we'll be over that.
6 So other than that, Dena, yes.

7 MS. MOORE: Okay. Major subdivision
8 plans must be filed by plat. The applicant must
9 obtain the correct the tax map plates and proposed
10 block and lot numbers and addresses from the Tax
11 Assessor. Written verification must be received by
12 our office prior to final review and signatures of
13 the plat.

14 MR. ROY: Understood.

15 MS. MOORE: The applicant shall provide
16 testimony regarding whether or not easements or deed
17 restrictions are proposed. Are there any proposed?

18 MR. ROY: There are none at this time
19 that we know of. And, obviously, if any are
20 necessary, we would run them by Mr. Burns and
21 yourself but, not as of now.

22 MS. MOORE: The vertical and horizontal
23 datums should be indicated on the plans.

24 MR. ROY: That's agreeable.

25 MS. MOORE: Do you know from if from your

1 plans, you're not on an assumed datum, are you?

2 MR. ROY: I would be making it up if I
3 answered that. But having talked with Linette, I
4 certainly -- I hope not.

5 MS. MOORE: Okay. I'm only mentioning
6 that because of the next requirement. The plans
7 should note that the applicant will comply with the
8 City's "Ordinance establishing standards for the
9 submission of maps and other documents in a digital
10 format." So the applicant should be aware that the
11 final signatures of approval and building permits
12 will not be issued until the required information is
13 provided. So that would be two flash drives,
14 including the subdivision plan in NAD 1983. So that
15 has to be submitted. That's why if you're in assumed
16 datum from what I understand -- well, it's costly to
17 get on to a datum. So I'm assuming that you are not
18 on an assumed datum and that you could just reference
19 the horizontal and vertical datum that are being
20 used.

21 MR. ROY: Understood.

22 MS. MOORE: Okay. So you do acknowledge
23 this submission requirement for the subdivision,
24 correct?

25 MR. ROY: Yes. And when we're done, I'm

1 just going to ask Cheran and Malcolm since I've been
2 doing most of the speaking, to confirm that what we
3 agreed to is acceptable to them.

4 MS. MOORE: Okay. And then I would need
5 testimony regarding the variances; some type of
6 statement on the record. For the Summary of
7 Variances and Waivers we have the minimum lot area,
8 the minimum lot width, maximum building coverage,
9 maximum lot coverage, rear yard setback, side yard
10 setback.

11 DR. WILLIAMS: Dena, can you repeat? I
12 don't hear anything.

13 MS. MOORE: No? Okay.

14 DR. WILLIAMS: I hear you now.

15 MS. MOORE: I'm sorry. Okay. So the --
16 do I go back -- is it the Summary what you didn't
17 hear?

18 DR. WILLIAMS: Yes, the summary.

19 MS. MOORE: So the Summary of Variances
20 and Waivers from the Cramer Hill Redevelopment Plan
21 would be the minimum lot area, minimum lot width,
22 maximum building coverage, maximum lot coverage, rear
23 yard setback, and side yard setback. Is that the
24 same as you have on your list for variances? And
25 then there are no waivers.

1 MR. ROY: Correct. Cheran or Malcolm, so
2 when this plan was originally envisioned, you had
3 additional smaller units proposed, as many as seven
4 at one point, correct?

5 MR. ROLLINS: That's correct.

6 MR. ROY: And after our meetings with Dr.
7 Williams and discussions with our surveyor and
8 architect, we reduced the number of units to five,
9 correct?

10 MR. ROLLINS: That's correct.

11 MR. ROY: And given that it's an 80 x 100
12 foot lot and it's isolated, do you believe that those
13 variances are going to in any way, hurt the
14 neighborhood if this is constructed as we've shown it
15 to the Board or to Dena?

16 MR. ROLLINS: I don't believe so.

17 MR. STILL: Neither do I.

18 MR. ROY: And what are the reasons for
19 the five units? Malcolm, you work in Camden; Cheran
20 you're familiar with Camden. There is somewhat of a
21 shortage of housing and you're in part, trying to
22 address that by these five units?

23 MR. ROLLINS: Yes.

24 MR. ROY: And at this point we discussed
25 this, you're not sure if these will be rentals or

1 sale but your inclination is that if they're actually
2 sold, you'll have homeowners who are likely to be
3 more concerned about the upkeep of the units; is that
4 correct?

5 MR. ROLLINS: Yes. And just as some
6 background, I've been in Camden my whole life so I do
7 want these to enhance the neighborhood and give, you
8 know, help to kind of balance that supply demand and
9 give someone a chance of owning a new home which I
10 think is very uplifting. But, again, I've been in
11 Camden my whole life since I was a kid from running
12 track all the way up to, I still go to CamCare as my
13 primary physician, CamCare East on 29th and Federal.

14 So, yes, I do have a vested interest in
15 the upkeep of Camden and keeping and finding someone
16 that I can give them a first homeowner's
17 opportunity. So maximizing that lot with the five
18 spaces, gives them a chance to have, you know, not
19 just one monotonous price point but a couple
20 different price points to hopefully accommodate
21 multiple families; multiple family incomes should I
22 say.

23 MR. ROY: All right. Dena, are you
24 satisfied with what you've heard?

25 MS. MOORE: Yes, I'll go on. Moving on,

1 the Approval Process, you're aware of the Approval
2 Process as listed on page four. If you have any
3 questions, you can contact my office.

4 MR. ROY: Absolutely.

5 MS. MOORE: And the Outside Agency
6 Approvals I have as Camden County Planning Board.
7 There aren't any other with the subdivision that I
8 would recommend. Is there anything else that you
9 noted, any other approval?

10 MR. ROY: I did not.

11 MS. MOORE: Mr. Chairman, that concludes
12 our review.

13 MR. ROY: Malcolm and Cheran, just before
14 the Board has any questions or opens to the public,
15 you've heard what we've agreed to tonight in terms of
16 the development plans and the need to get Dena's
17 office some additional information if the subdivision
18 is approved, that's all acceptable to you?

19 MR. STILL: Yes, it is.

20 MR. ROLLINS: Yes, it is.

21 MS. MOORE: The first part would be the
22 subdivision plans. So to make the sketch plan into a
23 subdivision plan with the information that I have
24 noted in my general comments No. 1.

25 MR. ROY: Understood.

1 MS. MOORE: Okay. And signed and sealed
2 by a professional land surveyor.

3 MR. ROY: Yes.

4 MS. MOORE: Thank you. Mr. Chair, that
5 concludes my review.

6 CHAIRMAN DEJESUS: Thank you. Jim, can
7 we mark these two drawings that we saw as 'A' and
8 'B,' please?

9 MR. BURNS: Yes. We'll mark Exhibit A-1
10 and Exhibit A-2, Mr. Chairman.

11 CHAIRMAN DEJESUS: Thank you. I open it
12 up to the Board. Anyone have any comments or
13 questions in relationship to this application?

14 UNIDENTIFIED SPEAKER: Yes, I got a
15 question.

16 MR. BURNS: I'm going to swear you in,
17 sir.

18 MR. BURNS: Would you raise your right
19 hand, please.

20 - - -

21 MICHAEL SVIBEN, having first been duly
22 sworn/affirmed, was examined and testified as
23 follows:

24 - - -

25 MR. BURNS: Please state your name and

1 address for the record.

2 MR. SVIBEN: Michael Sviben, 710 N. 29th
3 Street, Camden, New Jersey.

4 MR. BURNS: Go ahead, sir.

5 MR. SVIBEN: You're showing a Cleveland
6 Avenue address on that. Now what addresses would
7 these be showing on 29th Street? Would that be
8 a 29th Street address or would that be a Cleveland
9 address?

10 MS. MOORE: The addresses would come from
11 the Tax Assessor, sir, the proposed addresses.

12 MR. SVIBEN: Okay. I was just wondering
13 about that because they're showing the proposed five
14 units site for that to be on Cleveland Avenue, 2907
15 Cleveland.

16 MS. MOORE: That's a part of the
17 approval that's required with the subdivision. So I
18 requested that they get proposed block and lot
19 numbers and addresses from the Tax Assessor.

20 MR. SVIBEN: Okay. Understood. The
21 other question is, these units that are being set up
22 in there, are they going to be for sale for people to
23 buy or is that going to be Section 8 units or rentals
24 or anything like that?

25 MR. ROY: So the intention right now is

1 to have them be for sale. Depending on how the
2 market is, it's possible that some combination of
3 sale/rental.

4 CHAIRMAN DEJESUS: Does this answer your
5 question?

6 MR. SVIBEN: I didn't get a full answer
7 really. They could eventually become Section 8; am I
8 correct?

9 MR. BURNS: I didn't hear the word
10 'Section 8' come out of anybody's comments other than
11 your concern, sir.

12 MR. SVIBEN: Yeah.

13 MR. BURNS: These are designed to be
14 for-sale units, is that correct, Mr. Rollins and
15 Mr. Still, at this time?

16 MR. ROLLINS: That is correct.

17 MR. STILL: Yes.

18 MR. BURNS: And I believe that's
19 consistent with the testimony that was provided by
20 Mr. Rollins and by Mr. Still. It doesn't mean the
21 applicant has to list it for sale, but that's the
22 intention it appears at this time.

23 And, Mr. Roy, if you could just confirm
24 that your proffers are -- your clients confirm with
25 the proffers that you've made has it relates to the

1 application?

2 MR. ROY: Sure. Malcolm, Cheran, you've
3 heard or I've agreed with things that the Board
4 engineer has brought up and the conditions of any
5 approval, and those are acceptable to you?

6 MR. STILL: Yes, they are.

7 MR. ROLLINS: I agree.

8 MR. BURNS: Michael, I didn't mean to
9 interrupt you. Do you have any more questions?

10 MR. SVIBEN: No. That will be it for
11 now. I appreciate you guys coming back to me. I
12 appreciate it.

13 MR. BURNS: Yes, sir. Thank you for
14 participating.

15 CHAIRMAN DEJESUS: Is there anyone else
16 out there to ask questions?

17 MR. SANTANA: Yes. My name is Roberto
18 Santana. I live at the corner of 2845 Cleveland
19 Avenue. My main concern is parking. These streets
20 are two-ways coming out 29th Street. I heard you all
21 mention about the driveways, one or two cars.

22 But, again, like I said, there are two
23 ways and with the outcoming traffic and now with the
24 school buses and all that, I don't see how if a
25 family got more than two or three cars, where are

1 they going to be parking at. Is it going to be on
2 the street?

3 MR. BURNS: Mr. Santana, would you raise
4 your right hand, please. I need to swear you in.

5 - - -

6 ROBERTO SANTANA, having first been duly
7 sworn/affirmed, was examined and testified as
8 follows:

9 - - -

10 MR. BURNS: And you did give your name
11 for the record so I appreciate that, sir. Thank you.
12 And the applicant can respond to Mr. Santana's
13 questions.

14 MR. ROY: The short answer is, we had the
15 driveways designed in a way that should accommodate
16 two cars in spite of what's represented on the
17 prospective. Is it possible that there could be some
18 need for on-street parking? There absolutely is.
19 But that's not the plan of the applicant.

20 MR. SANTANA: That was one of my main
21 concerns. Cause it's now when they park cars there,
22 you either got to go around or out-coming traffic
23 that's coming out 29th off of River Road, it's
24 two-way. And also coming up Cleveland, it's a
25 two-way too. They just paved it there again; just

1 paved these streets but there's only one stop sign
2 there on the four-street way. So I just don't see
3 how it's going to be, the outcome of this traffic and
4 chaos. Again, there definitely is only one stop sign
5 there on a three-way stop.

6 MR. BURNS: Thank you, Mr. Santana.

7 The good thing is, that most applicants
8 when they come before the Board, do not provide
9 parking. Or they only provide a limited number of
10 spaces because public parking, I believe, is
11 permitted in that area. And we often have applicants
12 that don't provide any parking on-site because they
13 figure they'll just continue to park on the street
14 which is permitted.

15 So the benefit here as was testified to
16 is, that they understand and took the recommendations
17 of our Director of Planning to make sure that they
18 provide off-site parking which is what we always
19 encouraged to be done when you can do that. And
20 that's at least consistent with the testimony that's
21 been provided to date.

22 CHAIRMAN DEJESUS: Also, Mr. Santana, one
23 of the things that the Board does request is a
24 traffic report for those specific areas when they go
25 to develop homes. So that question will be addressed

1 when they come to this Board again when they want to
2 have preliminary and final site plan for
3 construction. Okay. So that question can be
4 addressed and will be addressed when they come
5 again.

6 MR. SANTANA: Thank you, sir. I
7 appreciate it.

8 CHAIRMAN DEJESUS: You're welcome. Is
9 there anymore questions from the public?

10 MR. SVIBEN: Yes. May I jump in?

11 CHAIRMAN DEJESUS: State your name,
12 please.

13 MR. SVIBEN: Michael Sviben again.

14 CHAIRMAN DEJESUS: Yes, sir. I agree
15 with Gilbert. I've been here like for 43 years on
16 29th Street. You can park on 29th Street as far as
17 Cleveland Avenue at the 700 block. But as far as
18 going down any further, you can't park on 29th Street
19 as far as I'm concerned. And there's no parking at
20 all on Cleveland Avenue where the units are going to
21 go up. So you might want to address that. Like you
22 already just said, you will address it.

23 CHAIRMAN DEJESUS: It has to go through a
24 traffic report.

25 MR. BURNS: The parking is being

1 provided, Mr. Chairman, There's parking being
2 provided on-site which is the benefit that we're
3 getting at.

4 MR. SVIBEN: Yeah. I see where there's
5 parking on-site and he said there's like 13 feet of
6 space in the width of the units. And your cars are
7 somewhere around about seven feet wide so you're
8 talking seven. Seven side-by-side with the cars.
9 It's not going to work.

10 MR. BURNS: We can address that when they
11 submit the development plans. I think what we're
12 hearing is that we want to see parking on-site as
13 opposed to off-street.

14 MR. SVIBEN: I got you. I hear you
15 because, you know, most of your cars are seven and a
16 half feet wide so you're talking 15 feet wide space
17 on any two cars going in and out of there. If you
18 got two cars starting to park side-by-side, there's
19 no way you're going to get in and out of the car.

20 MR. BURNS: Yes. Thank you, sir.

21 CHAIRMAN DEJESUS: Anyone else in the
22 public want to make a response, Dr. Williams? If I
23 don't hear any then, therefore, I'll bring it back to
24 the Board and ask the Board, do you have final
25 questions in reference to this subject? If not, then

1 I'd like to have a motion, please.

2 DIRECTOR WALKER: Motion.

3 MR. BURNS: Is that a motion to approve
4 with the stated conditions?

5 DIRECTOR WALKER: Yes. Motion to approve
6 with the stated conditions.

7 CHAIRMAN DEJESUS: You're stating that
8 the conditions that Dena Johnson had stated on her
9 letter; is that correct?

10 DIRECTOR WALKER: Correct.

11 CHAIRMAN DEJESUS: I need a second.

12 MS. CREAN: Second.

13 CHAIRMAN DeJESUS: Roll call, Angela.

14 MS. MILLER: Jose DeJesus.

15 CHAIRMAN DeJESUS: Yes.

16 MS. MILLER: Mr. Lee. I can't see
17 Mr. Lee. Can anyone see him?

18 CHAIRMAN DEJESUS: No, I can't see him.

19 MS. MILLER: Moving on. Director
20 Walker.

21 DIRECTOR WALKER: Yes.

22 MS. MILLER: Mr. Leonard.

23 MR. LEONARD: Yes.

24 MS. MILLER: Councilwoman Ramos.

25 COUNCILWOMAN RAMOS: I'm going to

1 abstain.

2 MS. MILLER: Ms. Crean.

3 MS. CREAN: Yes.

4 MS. MILLER: Ms. Fraction.

5 MS. FRACTION: Yes.

6 MS. MILLER: Motion carried to approve.

7 VICE-CHAIRMAN LEE: This is Mr. Lee. I'm
8 sorry.

9 CHAIRMAN DJESUS: So you want to give
10 your vote?

11 VICE-CHAIRMAN LEE: Yes.

12 MS. MILLER: Motion carried to approve.
13 Thank you.

14 MR. ROY: Thank you very much. We
15 appreciate you hearing us so quickly.

16 CHAIRMAN DEJESUS: All right, Mr. Roy.
17 Make sure you follow all those requests that Dena
18 just mentioned.

19 MR. ROY: Understood.

20 MR. SHEEHAN: Rich, can you ask your
21 client to stop sharing screen?

22 MR. ROY: I'm sorry. Cheran, can you
23 stop the screen share?

24 CHAIRMAN DEJESUS: Yes, that would help.

25 MS. MOORE: If there are any questions,

1 please contact my office for the next steps.

2 MR. ROY: I will, Dena. Thanks.

3 MS. MOORE: Thank you.

4 CHAIRMAN DEJESUS: Moving right along,
5 Holtec Technology Center, LLC, 2360 South Broadway,
6 Block 511, Lots, 1, 77-78, 90-93; Block 512, Lots
7 55-74, 33-53, 109, 110, 113-117; Block 514, Lots, 3,
8 6, 9-32, 100-107, 118, 120, 145-149, 121, 150-155;
9 Block 515, Lots 1 & 3 through 12; Block 455; Lot 1.
10 The applicant seeks approve to relocate the pole barn
11 and construct parking for the office building and to
12 construct the previously approved phantom parking
13 stalls at the headquarters office.

14 MR. SHEEHAN: Hello, Mr. Chairman. My
15 name is Kevin Sheehan. I'm the attorney for Holtec.
16 I'm an attorney with Parker McKay and we represent
17 the applicant here. Just for clarification, I think
18 the applicant's name is Holtec Technology Center, LLC
19 as they're the ground lessor for the property from
20 South Jersey Corporation.

21 You've identified the block and lot
22 numbers of the property. As the Board may recall in
23 December, we were here for site plan approval to
24 construct the new 51,000-plus square foot office
25 building on the property along -- from part of the

1 property along the relocated Broadway. That included
2 a pole barn and some parking and stormwater
3 improvements. We're seeking to amend that site plan
4 approval to add additional parking spaces and to
5 relocate the pole barn.

6 Also in 2025, Holtec -- South Jersey Port
7 Corporation actually, received a recommendation from
8 the Board regarding approval and DCA approval for a
9 site plan that included phantom parking spaces as
10 part of the headquarters and Manufacturing
11 Development Project. And what we're seeking to do
12 there is to construct those phantom parking spaces
13 that were identified in the prior site plan. There's
14 a list of variances that I'm sure Dena will go
15 through as we review the report. With me is Joe
16 Raday from Pennoni Associates and Chris Bieberbach
17 from Holtec. So if we can have them sworn in and
18 then we'll go to Dena's report.

19 MR. BURNS: With the Chair's permission,
20 Mr. Raday and the gentleman from Holtec, if you could
21 raise your right hands, please.

22 - - -

23 JOSEPH RADAY, P.E.; CHRIS BIEBERBACH,
24 having first been duly sworn/affirmed, was examined
25 and testified as follows:

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MR. BURNS: Mr. Chairman, Mr. Raday has been accepted by this Board on numerous occasions as a professional engineer and we can dispense with the voir dire'ing of his credentials, if that is acceptable to you, sir.

CHAIRMAN DEJESUS: No problem. Please continue. Dena, go ahead and start your letter, please.

MR. SHEEHAN: Before we do that, Chris, can you spell your last name for the court reporter please?

MR. BIEBERBACH: Yes, I will. Chris Bieberbach, B-I-E-B-E-R-B-A-C-H.

MR. SHEEHAN: Thank you.

MS. MOORE: Mr. Chairman, I'm referring to Remington & Vernick's letter dated September 6, 2024. And so the Board is aware, I did review these review comments with the design engineer yesterday so I'm aware of some of their responses. But they can just put it on the record. I'm starting with page 3.

The Area & Bulk Requirements, we have noted that many are in conformance and there are some variances that were requested previously which I have noted in the back of the letter what was accepted

1 with the previous application. And then others that
2 will still be needed once, again, with this amended
3 application.

4 So the accessory building setback for the
5 front yard, it's not permitted but they are proposing
6 that with the pole barn location so they would need a
7 variance. And the accessory building height,
8 required is 10 feet. What's proposed is 15 and a
9 half -- I'm sorry -- 15 and one-quarter feet which
10 they'll need a variance for. And I'm pretty sure --
11 I believe they did receive a variance for both of
12 those previously, but I have added that here.

13 Under the notes on page 4: Per Section
14 870-189C, accessory buildings shall not occupy the
15 front yard. Front yard is defined as "a yard
16 extending across the full width of the lot and lying
17 between the front or street line and the nearest wall
18 or part of the building" per Section 870-18. As I
19 mentioned, that was granted previously and requested
20 or would be required once again.

21 Under Performance Standards, Streets:
22 The applicant should provide testimony regarding the
23 ownership and maintenance responsibility of Ring Road
24 and Entrance Road. So those are both private
25 roadways, correct?

1 MR. RADAY: Yes.

2 MR. SHEEHAN: Joe, can you bring up
3 Exhibit A on the full site plan so the Board can see
4 what we're talking about?

5 MR. RADAY: Yes. The screen is up.

6 CHAIRMAN DEJESUS: We'll mark that
7 Exhibit A-1.

8 MR. SHEEHAN: Thank you.

9 MS. MOORE: Under Parking, Loading and
10 Circulation, No. 1: Per the DCA Model Statewide
11 Municipal Electric Vehicle (EV) Ordinance, for more
12 than 150 parking spaces, 4 percent of the total
13 parking spaces shall be Make-Ready parking spaces, at
14 least 5 percent of which shall be ADA spaces. Thus,
15 15 Make-Ready/EV spaces with 1 ADA should be provided
16 for the proposed office building, where only 10 are
17 provided. Additionally, 20 Make-Ready/EV parking
18 spaces should be provided for the main office
19 building with 1 ADA, where only 8 are provided. The
20 plans should be revised to comply.

21 Now, I have spoken with Kevin about this.
22 And the calculation -- I know that we cannot use the
23 calculation for the existing office since that was
24 prior to the law. But then what is the total that
25 you have for the parking at this point?

1 MR. KEVIN: Joe, what are the new spaces
2 for the headquarters?

3 MR. RADAY: For the main headquarters
4 we're talking about, 190 spaces.

5 MR. SHEEHAN: So that comes at 4 percent,
6 Dena, that's 7.6 rounded up to 8.

7 MS. MOORE: Okay.

8 MR. RADAY: Eight, yes.

9 MS. MOORE: So the total that will be
10 provided are how many with this application?

11 MR. RADAY: So it would be a total of 19
12 for both sites.

13 MR. BURNS: And just for the record,
14 Dena, I did see the email exchange between you and
15 Mr. Sheehan and I took no issue with it. Just like
16 you are, I took no issue.

17 MS. MOORE: Okay. So I have that on the
18 record, it's EV -- the total would be 19 for both
19 sites?

20 MR. RADAY: Yes.

21 MS. MOORE: Per Section 870-231.B.1.a, a
22 24-foot wide drive aisle width in the parking area is
23 required, where a width of 23.9 feet is proposed for
24 one of the drive aisles in the main office building
25 parking expansion. So you are going to make that 24

1 feet, correct?

2 MR. RADAY: Yes, that's correct.

3 MS. MOORE: So that a variance would not
4 be required.

5 MR. RADAY: That's correct.

6 MS. MOORE: One loading space should be
7 provided pursuant to Section 870-231.C.1.c. The
8 loading space for the new building should be
9 delineated on the site plan. Additionally, testimony
10 should be provided regarding the loading operation
11 for the main office building.

12 MR. RADAY: Per the previous site plan
13 approval, the way the loading works or delivery works
14 for the facility, everything goes to a loading dock
15 near the warehouse. And then from there, they have
16 internal vehicles to make deliveries to the certain
17 sections of the building. So there's no need for a
18 loading dock for this site.

19 MS. MOORE: So there was a variance
20 granted previously for a loading space and so you
21 would be requesting that again with this amended
22 application, correct?

23 MR. RADAY: Yes.

24 MS. MOORE: And I will add that or I have
25 added that in the back of the letter too.

1 Continuing on to Stormwater: The
2 applicant indicates that the existing pipe conduits
3 installed in 2015 were designed with the Mannings n
4 value of 0.013 and not 0.015 for concrete. Testimony
5 should be provided. But you are going to adjust that
6 design, correct, so that it meets the current
7 regulation with 0.015?

8 MR. RADAY: Yes.

9 MS. MOORE: So make sure that it meets
10 0.015, so if there are any improvements that need to
11 be made, if you are not able to meet those standards,
12 you would make that, correct?

13 MR. RADAY: Yes.

14 MS. MOORE: The applicant should confirm
15 that the maintenance for all filterra units is
16 included in the basin inspection and maintenance
17 costs for the Stormwater Maintenance Report.

18 MR. RADAY: They will be.

19 MS. MOORE: The applicant should be aware
20 that the updated Stormwater Maintenance Report must
21 be recorded at the County Clerk's Office prior to
22 receiving final signatures on the plans.

23 MR. RADAY: We understand, yes.

24 MS. MOORE: A stormwater fee must be
25 calculated for the main office as outlined in

1 Appendix XVIII of the City Ordinance. This fee must
2 be paid by the applicant prior to final signature of
3 the plan.

4 MR. RADAY: Right. The --

5 MS. MOORE: That would be the adjustment
6 for the main office and this amended application, the
7 additional impervious.

8 MR. RADAY: Right. Just for the
9 parking. Yes.

10 MS. MOORE: Spot elevations should be
11 provided along the ridgeline indicated for the island
12 curbs proposed for the main office parking. The spot
13 elevations should be noted as high points.

14 MR. RADAY: Yes, we will note that on the
15 plans.

16 MS. MOORE: Spot elevations should be
17 shown on the corners of the concrete pad for the salt
18 storage. Spot elevations should also be shown at the
19 concrete pad in the area of the emergency generator
20 at the office building. You'll add those?

21 MR. RADAY: Yes.

22 MS. MOORE: The applicant should confirm
23 that there are no changes proposed for the sanitary
24 sewer system with this application and the relocation
25 of the yard hydrant and associated water piping for

1 the pole barn. That's the only water utility
2 improvement proposed with this application, correct?

3 MR. RADAY: Yes, that's correct.

4 MS. MOORE: The project must be approved
5 by both the City Engineer and the City Fire Chief
6 prior to final signatures on the plans. You
7 acknowledge that?

8 MR. RADAY: Yes, we understand that, yes.

9 MS. MOORE: The plans should note that
10 all site work construction and details must conform
11 to the standards of the City of Camden. You'll add
12 that note?

13 MR. RADAY: Yes, we will.

14 MS. MOORE: A 4-foot wide planted buffer
15 abutting lot lines or street rights-of-way should be
16 provided on all perimeter areas of the parking area.
17 This buffer shall include a continuous visual screen
18 with 5 foot in height at the time of planting and is
19 50 percent evergreen material or deciduous material
20 which is demonstratively effective for screening
21 purposes. No such required planting buffer has been
22 provided. Plans should be revised or a waiver
23 requested.

24 MR. RADAY: We believe we received a
25 waiver for that in the original application so we

1 would request that again for this.

2 MS. MOORE: All right.

3 Per Section 870-244.F(3), in all parking
4 lots of 10 or more spaces, at 5 percent of the
5 interior parking area shall be landscaped and at
6 least 2 trees for each 10 spaces shall be installed
7 within landscaped islands. Under the main building
8 parking area expansion, 38 trees should be provided
9 (That's 190 proposed spaces divided by 10, and the
10 calculation times 2), it looks like 38 trees -- I'm
11 sorry -- on landscaped islands. Only 20 trees are
12 proposed. Plans should be revised or a waiver
13 requested. This requirement should also be addressed
14 for the new parking area for the proposed office
15 buildings. So the trees, additional trees to be
16 provided. So would you be requesting a waiver for
17 the landscape island tree requirement?

18 MR. RADAY: Yes, we would be. And then
19 the only other caveat is for the office building that
20 we're receiving the amendment for in the front of
21 Broadway, we're going to be in compliance with that.
22 But the landscaping for the main office building, we
23 would like a deviation from that because talking to
24 the owner, getting trees to grow in that rear area
25 because there's no irrigation, it's going to be very

1 difficult. So the applicant would like to request a
2 a waiver for the landscaping for that rear lot next
3 to the Delaware River.

4 MS. MOORE: Okay.

5 Lighting: Per Section 870-243.D.2, the
6 maximum level of lighting in any portion of the
7 parking lot shall not be greater than 3 feet -- I'm
8 sorry -- 3 footcandles except directly under the
9 light fixtures where a maximum of 5 footcandles is
10 permitted. The applicant has proposed lighting
11 levels that exceed 5 footcandles. Plans should be
12 revised or a variance is required.

13 MR. RADAY: We would request a variance
14 because it's a security issue. That's why they want
15 the higher footcandles.

16 MS. MOORE: Okay. And there were
17 multiple lighting variances approved with the
18 original application. So that would be for maximum
19 lighting level?

20 MR. RADAY: Correct.

21 MS. MOORE: The maximum level of lighting
22 along any portion of a walkway not part of a parking
23 lot, shall not be greater than 1 footcandle, whereas
24 the applicant proposes 6.2 footcandle maximum along
25 walkways. The plan does not comply. A variance is

1 requested or required.

2 MR. RADAY: Yes, we're requesting that
3 variance again.

4 MS. MOORE: Okay.

5 A maximum mounting height of 25 feet is
6 permitted under Sections 870-243.A.15.b and
7 870-243.C.3, where a mounting height of 30 feet is
8 proposed. A variance is required.

9 MR. RADAY: We're requesting a variance
10 for that only because we want to match what's
11 existing and it was previously approved.

12 MS. MOORE: The average level of lighting
13 for parking areas shall be between 0.5 and 2.0
14 footcandles where the applicant proposes 2.2
15 footcandles. A variance is required.

16 MR. RADAY: We're requesting that
17 variance.

18 MS. MOORE: Details for building-mounted
19 fixtures should be provided.

20 MR. RADAY: We'll provide that.

21 MS. MOORE: Testimony regarding exterior
22 security lighting should be provided. Compliance
23 should be in accordance with Section 870-243.H.1.c.

24 MR. RADAY: We would request a variance
25 for that because it's 24-hour security at this

1 facility. So the lights would be on in their
2 entirety at nighttime.

3 MS. MOORE: I do not believe I have that
4 noted. I need to add that one, 870-243 --

5 MR. RADAY: H.l.c.

6 MS. MOORE: And that requirement dealt
7 with the time that the lighting was on, correct?

8 MR. RADAY: Yes, it did.

9 MS. MOORE: I'll just note lighting time.
10 Traffic Impacts. Going to the underlined
11 section we have statements and then No. 5 on Page 7:
12 Under No-Build conditions with the existing signal
13 timings, the southbound approach of I-676 SB Off-Ramp
14 at the Morgan Boulevard sign operates at a Level of
15 Service F during the PM peak period.

16 The applicant's traffic engineer
17 indicates in the report that by optimizing the signal
18 timing by shifting 7 seconds from Broadway phase to
19 the I-676 ramp phase, the southbound approach would
20 improve to the Level of Service D and the southbound
21 left turn lane movement would improve to a Level
22 Service E. This improvement should be coordinated
23 with the City and County prior to implementation.

24 MR. RADAY: We understand.

25 MS. MOORE: So you acknowledge that and

1 you will speak with the County regarding that?

2 MR. RADAY: Yes.

3 MS. MOORE: Thank you.

4 On Page 8, any improvements or signal
5 timings within the County rights-of-way should meet
6 all the County's standards and requirements.

7 MR. RADAY: Understood.

8 MS. MOORE: Signage: Testimony should be
9 provided regarding proposed signage.

10 MR. RADAY: There is no proposed
11 signage -- well, actually, it was approved previously
12 so there's no change. So no change with this
13 application.

14 MR. RADAY: Yes.

15 MS. MOORE: Testimony should be provided
16 regarding the proposed amendments under the
17 application. The applicant should confirm that all
18 other previously approved features or conditions to
19 the site will remain unchanged. So other than
20 the pole barn --

21 MR. RADAY: The reason for the additional
22 parking is because they have additional employees
23 coming on board for shift work.

24 MS. MOORE: Okay. Approximately how many
25 new employees?

1 MR. RADAY: I would have to defer to
2 Chris on that.

3 MR. BIEBERBACH: So out of the three
4 shifts I think we have added almost, I think, 100 but
5 it's more of a transition from the first shift to the
6 second shift where there's no overflow. And so what
7 happens is, we're getting parking in roadways and on
8 curb lines that need to be eliminated. We need to
9 have parking spaces for that transition. So the
10 first shift is the maximum. Second shift is
11 I'd say probably maybe three-fourths that. And then
12 third shift is a lot lighter.

13 CHAIRMAN DEJESUS: What is the time frame
14 for those shifts?

15 MR. BIEBERBACH: The transition time
16 frame sits right around 2:00 to 2:30 when the first
17 shift leaves at around 3:00 -- excuse me. The first
18 shift leaves around 3:00. The second shift starts to
19 come in so we've had an overlap of that 2:00 to 2:30
20 time frame because they need to go to the lockers and
21 get changed and prepare for, you know, the work day.

22 MS. MOORE: So the first shift is 7:00 to
23 3:00?

24 MR. BIEBERBACH: I believe it is. Yes,
25 7:00 to 3:00 is the time frame and then it's -- I

1 don't know the time frame. It's transitions later.

2 MS. MOORE: But the second shift starts
3 at 3:00, approximately 3:00?

4 MR. BIEBERBACH: Yes. Approximately
5 3:00, right around there. But there's that
6 transition time.

7 MS. MOORE: Where you would have the
8 maximum -- you would require the maximum parking?

9 MR. BIEBERBACH: Yes.

10 MS. MOORE: Miscellaneous No. 2: Per
11 Section 870-108, pole barns are not permitted
12 accessory uses. A variance was granted to permit the
13 proposed pole barn. Per Section 870-189.C, accessory
14 structures shall not occupy the front yard. The
15 proposed pole barn is located within the front yard.
16 A variance from this requirement will be required.
17 And you did request that.

18 MR. RADAY: Yes, we did.

19 MS. MOORE: Testimony should be provided
20 as to any changes proposed to the previously approved
21 buildings such as height, material design, etc. No
22 other change, correct?

23 MR. RADAY: No other changes, right.

24 MS. MOORE: Updated approvals are
25 required from outside agencies for this proposed

1 amended project. You're aware of that?

2 MR. RADAY: Yes.

3 MS. MOORE: And I'll list that too.

4 MR. RADAY: Camden County; Camden County
5 Soil. Yes.

6 MS. MOORE: Okay. Right. I would have
7 mentioned those for Outside Agency Approvals. So
8 that's Camden County, Camden County Soil Conservation
9 District. And nothing from DEP with this
10 application, correct?

11 MR. RADAY: No.

12 MS. MOORE: Going back to -- I listed the
13 Summary of Variances and Waivers that were previously
14 granted. And then the Summary of Variances and
15 Waivers for this application I'll note, it's the
16 accessory use in the front yard. Accessory building
17 height. I removed the one for the drive aisle width.

18 We have walkway maximum lighting level.
19 Light mounting height, two of them; two different
20 references in the ordinance. The maximum lighting
21 level. And then I have added the section for
22 870-231.C.1.c, I believe, for the loading space.

23 MR. SHEEHAN: That's right.

24 MR. RADAY: Yes.

25 MS. MOORE: And I've also added

1 870-243.H.1.c for the lighting time, time schedule.

2 I'll say lighting time schedule.

3 MR. SHEEHAN: Right.

4 MR. RADAY: Yes.

5 MS. MOORE: And waivers we have noted as
6 the perimeter parking lot buffer and the landscape
7 island tree requirement.

8 MR. RADAY: Correct.

9 MS. MOORE: Is there anything that I've
10 missed that you have noted?

11 MR. SHEEHAN: No.

12 MR. RADAY: You're very thorough.

13 MS. MOORE: Thanks. You're aware of the
14 of the Approval Process as listed on page 9?

15 MR. RADAY: Yes.

16 MS. MOORE: If you have any questions,
17 you can contact me. You're aware?

18 MR. RADAY: Yes.

19 MS. MOORE: And we already went through
20 the Outside Agency Approval. So Mr. Chairman, that
21 concludes my review. And I would like to note, and
22 I'm sorry, I should have mentioned this early on.
23 This project is currently under construction. So
24 that the Board is aware that the project that was
25 previously approved, is currently under construction

1 for this job. So

2 I did want to put that on record.

3 CHAIRMAN DEJESUS: Thank you. You did.

4 MS. MOORE: Thanks.

5 CHAIRMAN DEJESUS: Is there anyone on the
6 Board having any questions related to this subject?

7 Hearing none, I open up to the public. Is there
8 anyone in the public having any response to this
9 project? Doctor Williams?

10 DR. WILLIAMS: Mr. Chair, I don't see any
11 hands up at this point. Knowing that as a fact,
12 therefore, I'll close the public portion and ask the
13 Board members to make their motion if there's no more
14 questions.

15 COUNCILWOMAN RAMOS: I will motion.

16 Ms. Ramos.

17 CHAIRMAN DEJESUS: Motion to do what,
18 Ms. Ramos?

19 COUNCILWOMAN RAMOS: To accept.

20 MR. BURNS: Would that be a motion with
21 all conditions, Ms. Ramos as --

22 COUNCILWOMAN RAMOS: Yes. With the
23 conditions as described by Ms. Johnson.

24 MR. BURNS: Thank you.

25 CHAIRMAN DEJESUS: Thank you, Ms. Ramos.

1 I need a second.

2 MS. CREAN: I'll second it.

3 CHAIRMAN DeJESUS: Thank you, Ms. Crean.

4 Roll call.

5 MS. MILLER: Jose DeJesus.

6 CHAIRMAN DeJESUS: Yes.

7 MS. MILLER: Mr. Lee.

8 VICE-CHAIRMAN LEE: Yes.

9 MS. MILLER: Director Walker.

10 DIRECTOR WALKER: Yes.

11 MS. MILLER: Mr. Leonard.

12 MR. LEONARD: Yes.

13 MS. MILLER: Councilwoman Ramos.

14 COUNCILWOMAN RAMOS: Yes.

15 MS. MILLER: Ms. Crean.

16 MS. CREAN: Yes.

17 MS. MILLER: Ms. Fraction.

18 MS. FRACTION: Yes.

19 MS. MILLER: Motion carried to approve.

20 Thank you.

21 MR. SHEEHAN: Thank you.

22 MR. BIEBERBACH: Thank you.

23 CHAIRMAN DEJESUS: "Public Hearing to
24 determine whether the property identified as Block
25 1197, Lot 2 and Block 1208, Lot 3 should be

1 designated as a Condemnation Area in Need of
2 Redevelopment. And whether Block 1208, Lot 3 should
3 be designated as a Non-Condemnation Area in Need of
4 Redevelopment. Resolution making Recommendation to
5 City Council."

6 MS. CREAN: I --

7 CHAIRMAN DEJESUS: Doctor Williams?
8 Hold on, Ms. Crean. Doctor, do you have anything to
9 say on this?

10 MS. MILLER: He's here. He's muted.

11 CHAIRMAN DEJESUS: I'm asking
12 Dr. Williams to give me a response on this public
13 hearing determining whether to demolish this building
14 or not. Do you have any comments, Doctor?

15 DR. WILLIAMS: What are you looking for,
16 Mr. Chair?

17 CHAIRMAN DEJESUS: I'm trying to
18 understand the reasoning for the demolition and the
19 reconsideration of --

20 DR. WILLIAMS: I can't hear a part of
21 your conversation unfortunately.

22 CHAIRMAN DEJESUS: I'm sorry.

23 DR. WILLIAMS: I know that there are
24 professionals on the call at this point. We can
25 refer to the professionals --

1 CHAIRMAN DEJESUS: All right. So let's
2 to go to that. I apologize.

3 DR. WILLIAMS: -- for clarification of
4 this.

5 MS. CREAN: Excuse me --

6 MR. SHEEHAN: Mr. Chairman, this is Kevin
7 Sheehan again from Parker McCay.

8 MR. BURNS: I believe, Mr. Chairman,
9 before Mr. Sheehan starts, I believe Ms. Crean had a
10 question to clarify something about the --

11 MS. CREAN: I just wanted to make a
12 correction for the record. Because Redevelopment
13 especially when Condemnation is involved, can be
14 extremely confusing. I didn't want this to lead to
15 problems down the road. We're considering
16 Block 1197, Lot 2 and Block 1208, Lot 2 for
17 Condemnation.

18 MR. SHEEHAN: That's correct.

19 CHAIRMAN DEJESUS: Not three.

20 MS. CREAN: Not three. Three is being
21 considered for Non-condemnation?

22 MR. SHEEHAN: That is correct.

23 MR. BURNS: Thank you. Erin.

24 CHAIRMAN DEJESUS: Thank you, Erin. I
25 appreciate that.

1 MR. SHEEHAN: So Mr. Chairman, again,
2 Kevin Sheehan, Parker McCay. So the City had
3 directed the Planning Board to undertake an
4 investigation to determine whether Block 1197, Lot 2
5 and Block 1208, Lot 2 should be designated as an Area
6 in Need of Redevelopment with Condemnation; and
7 whether Block 1208, Lot 3 should be declared an Area
8 in Need of Redevelopment without Condemnation.

9 The Camden County Improvement Authority
10 hired Environmental Resolutions to undertake that
11 investigation and prepare a report. That report was
12 submitted and made available to the public with more
13 than 10 days in advance of this hearing.

14 Our office had provided public notice in
15 both the newspaper on two occasions as required by
16 the local Redevelopment and Housing Law, and also
17 provided certified mailing notice to the property
18 owners of this hearing. And just so the Board is
19 fully aware, the Improvement Authority and City have
20 been speaking with the property owners for the
21 Condemnation parcels which is Ponte Associates. We
22 have them speaking to them through their counsel and
23 are negotiating a contract to acquire those
24 properties from Ponte.

25 And notwithstanding that, we're going

1 through with the Area in Need designation and the
2 Redevelopment Plan in order to provide both the City
3 and the Improvement Authority the protections for
4 environmental remedies upon acquisition of the
5 property. And I did speak directly with Ponte's
6 attorney two weeks ago to advise him of this hearing
7 that was scheduled tonight and that his client would
8 be receiving notice.

9 So with me tonight are both Ed Fox and
10 Dave Benedetti from Environmental Resolutions.
11 Environmental Resolutions prepared both the Area In
12 Need Investigation Report and the proposed
13 Redevelopment Plan that we would ask you to consider
14 if you determine to recommend that the Area in Need
15 be designated -- I'm sorry -- the property be
16 designated as an Area in Need as previously
17 identified.

18 So with that introduction, if it's okay
19 with the Board, I believe Mr. Benedetti was going to
20 provide the testimony regarding the Area In Need
21 Report, so I would ask Jim if he can swear him in and
22 then Dave can testify as to that.

23 MR. BURNS: Very good. I see Ed as well.
24 I'm going to swear both of them in just to have it
25 done. So Ed and David if you could please raise your

1 right hands.

2 - - -

3 EDWARD FOX, P.P; DAVID BENEDETTI, P.P.,
4 having first been duly sworn/affirmed, was examined
5 and testified as follows:

6 - - -

7 MR. BURNS: Very good. And I know both
8 of these gentlemen as professional engineers. Mr.
9 Chairman, if you want to go through their credentials
10 you're free to do that. But they have both appeared
11 in -- I believe Mr. Fox as appeared before this Board
12 in the past and I have known him for many years as
13 Mr. Benedetti as well. So I can recommend to you
14 that they can be accepted.

15 MR. SHEEHAN: Jim, if I can, if I can
16 just have them put on the record because of the
17 nature and because of the Condemnation Area in Need
18 designation, if things blow up on the contract, I'd
19 like to have them both put their credentials on the
20 record so that --

21 MR. BURNS: That's fine. I understand
22 that, Kevin. Very good.

23 MR. SHEEHAN: Thank you. So Dave, can
24 you go first, please?

25 CHAIRMAN DEJESUS: Before you start doing

1 all of that, can you please tell me what the actual
2 address, physical address of that block and lot?
3 That to me is -- I'm not aware of where this is at.

4 MR. SHEEHAN: This is at -- I'm sure one
5 of them will go through this but it's at Admiral
6 Wilson Boulevard at, I believe it is -- is it 17th
7 Street, Ed?

8 MR. FOX: That's correct.

9 CHAIRMAN DEJESUS: Where the factory used
10 to be, the warehouse --

11 MR. FOX: Yes.

12 CHAIRMAN DEJESUS: -- of the freezer
13 company?

14 MR. SHEEHAN: Yes. So Bush Refrigeration
15 is on the corner.

16 CHAIRMAN DEJESUS: Yes, Bush
17 Refrigeration, yes, that's correct.

18 MR. SHEEHAN: That is not part of the
19 designation because that's already been designated.
20 Is that right, Ed? No.

21 MR. FOX: Bush is being considered for
22 Non-condemnation designation.

23 MR. SHEEHAN: Right. So that's the
24 Non-condemnation. And the large building that
25 appears to be dilapidated and has been for some time,

1 is actually in the process of being torn down, is,
2 one, the Condemnation lot and then the building in
3 front of it.

4 MR. FOX: The empty lot that the Chairman
5 discussed where there was a big fire, that's another
6 Ponte property for Condemnation designation.

7 CHAIRMAN DEJESUS: Thank you.

8 MR. BURNS: I believe we're still waiting
9 on Mr. Benedetti. If Dave could unmute himself and
10 put his video on.

11 CHAIRMAN DEJESUS: Does he need to be
12 sworn in?

13 MR. BURNS: I swore him in already. He
14 just needs to put his credentials on the record.

15 MR. BENEDETTI: I have a Master's Degree
16 from the University Akron in planning. I've been
17 practicing as a planner since 1983. And I've been a
18 licensed planner since 1986. I'm a member of the
19 American Institute of Certified Planners since that
20 date also.

21 I've worked for Cherry Hill Township
22 as Director of Community Development; Assistant
23 Director and also as a planner. I have worked for
24 Gloucester Township as Director of Community
25 Development and Planning. And I have also worked for

1 the Township of Pemberton in Burlington County as
2 Director of Community Development. I have
3 approximately 40 years of experience.

4 MR. SHEEHAN: Thanks, Dave. Ed, can you
5 put your credentials on the record, please?

6 MR. FOX: Yes. My name is Edward Fox.
7 I'm a licensed professional planner and a member of
8 the American Institute of Certified Planners. Myself
9 and Mr. Benedetti are employees of Environmental
10 Resolutions whose business address is 815 East Gate
11 Drive, Suite 103, Mt. Laurel, New Jersey. I
12 graduated with a Master's in Planning from the
13 University of Virginia in 1987. I've worked in a
14 whole bunch of places.

15 In 1988, I worked with Dr. Williams in
16 the Camden Redevelopment Agency. I was the City's
17 Historic Preservation Planner. I've worked in a
18 variety of positions over the years as a professional
19 planner licensed in the early 1990's, so I have been
20 a licensed professional planner American Institute of
21 Certified Planners for the past 30 years. I've been
22 working at ERI, Environmental Resolutions, Inc. for
23 the past six years.

24 Prior to that, I was essentially the
25 planning director of Burlington County for 10 years.

1 Prior to that, I was essentially the Camden County
2 Planning Director for four years and served at
3 different private and public institutions in the
4 past. I've provided and prepared many redevelopment
5 investigations and redevelopment plans as has Mr.
6 Benedetti in the past.

7 MR. SHEEHAN: Thank you. Mr. Chairman
8 and Mr. Burns, we would submit them both as experts
9 in professional planning.

10 CHAIRMAN DEJESUS: No problem. Thank
11 you.

12 MR. SHEEHAN: So Dave Benedetti, I
13 understand that you're going to summarize the Area in
14 Need investigation?

15 MR. BENEDETTI: Yes. Essentially the
16 purpose of the investigation, preliminary
17 investigation is to give the basis for the
18 Redevelopment Plan and the ability of the
19 designations of these properties as an Area in Need
20 of Redevelopment. And also for designating two
21 properties for Condemnation.

22 Based on the findings and evaluations
23 identified in the report, we recommend that Council
24 designate all three of these properties within the
25 study as Areas in Need of Redevelopment. Because

1 they individual meet the Local Housing and
2 Redevelopment Statute Criteria.

3 Further, we also recommend that Council
4 designate two properties owned by V. Ponte & Sons,
5 Inc., Block 1197, Lot 2; Block 1208, Lot 2 as an Area
6 in Need of Condemnation Redevelopment due to the
7 physical blight conditions and threats to public and
8 safety evidenced in this report. We recommend that
9 the Council designate the remaining property, Block
10 1208, Lot 3 which is in fairly good condition in
11 addressing environmental issues, is an Area in Need
12 of Non-condemnation Redevelopment. This property is
13 also known as the Bush Refrigeration property. The
14 Ponte building properties are also subject to
15 demolition orders from the construction official,
16 City Construction Official.

17 MR. FOX: Mr. Benedetti, this is Ed Fox.
18 Mr. Chairman, could I share screens of some
19 photographs of these?

20 CHAIRMAN DEJESUS: Yes, of course. Could
21 you do me kind favor and make the first two drawings
22 A and B, please; label them?

23 MR. FOX: Can you see my screen?

24 MR. SHEEHAN: Yes. We're looking at the
25 photos of the Ponte building, correct?

1 MR. FOX: Yes. So the first page that
2 was brought up, that one, is a Zoning District Study
3 Area?

4 MR. FOX: Yes. They show the properties
5 here that we're talking about.

6 MR. SHEEHAN: We'll call that Exhibit A.
7 Go ahead.

8 MR. FOX: And the next one will be the
9 photographs of the large Ponte building.

10 MR. SHEEHAN: That will be Exhibit B,
11 Mr. Chairman.

12 CHAIRMAN DEJESUS: No problem. Continue,
13 please.

14 MR. BENEDETTI: If you can see in the
15 photo there is a fence along the street of the Ponte
16 building and that is because literally the building,
17 the bricks from the building are falling to the
18 sidewalk. And it's not safe for someone to be
19 walking on the sidewalk. That's why the fence is put
20 up.

21 Now the Area in Need of the
22 Redevelopment, the Statutory Criteria, there are 'A'
23 through 'H' as per criteria for Redevelopment and
24 I would like to just address those criteria that have
25 been applied to these properties. That would be

1 Criteria A, the generality of buildings is
2 substandard, unsafe, unsanitary, dilapidated or
3 obsolescent or possess any such characteristics or
4 are so lacking in light or air, or space to be
5 conducive to unwholesome living or working
6 conditions.

7 'B': The discontinuance of use of a
8 building or buildings previously used for commercial,
9 retail, shopping mall, plazas, office parks,
10 manufacturing or industrial purposes. The
11 abandonment of such building or buildings significant
12 vacancies of such building or buildings, for at least
13 two consecutive years or the same being allowed to
14 fall into great state of disrepair as to be
15 untenable.

16 'E': A growing lack or total lack of
17 proper utilization of the area caused by the
18 condition of title, diverse ownership of the real
19 property therein or other similar conditions that
20 impede land assemblage or discourage the undertaking
21 of improvement resulting in a stagnant and
22 unproductive condition of land, potentially useful
23 and valuable for contributing to and serving the
24 public health, safety and welfare which condition is
25 presumed to be having a negative social and

1 economic impact or otherwise being detrimental to the
2 safety, health, morals or welfare of the surrounding
3 area or the community in general.

4 'G': The property is automatically
5 qualified as a redevelopment area since it is within
6 an Urban Enterprise Zone. And the need of
7 redevelopment for purpose of planning, long and
8 short-term tax abatements and exemption. The
9 municipality shall not utilize any other
10 redevelopment powers within the Urban Enterprise Zone
11 unless the governing body and Planning Board have
12 also taken the action and fulfilled the requirements
13 or determining that area is in need of redevelopment
14 as described above.

15 The designation 'H' is the designation
16 as a delineated area is consistent with Smart Growth
17 planning principles adopted pursuant to law or
18 regulation. And this area obviously is a Smart
19 Growth area and has been that way for probably 30
20 years now. City Council can make the finding that an
21 Area in Need of Redevelopment is a site-specific
22 parcel or a larger area.

23 The statutory charge for a positive
24 finding of the redevelopment eligibility requires a
25 demonstration on a site on an area-wide basis, or

1 generality of conditions that the existing conditions
2 gives evidence of blight as demonstrated by the fact
3 that the majority is a property within the area
4 satisfies one or more of the Statutory Criteria as
5 set forth in N.J.S.A 40A:12A-5.

6 The City Council may include properties
7 within a redevelopment area even though they do not
8 meet any of the Statutory Criteria where their
9 inclusion is necessary for the effective
10 redevelopment of the greater area. Professional
11 planners sometimes refer this ability as Section 3
12 properties as referring to the statutory requirement
13 or definition of redevelopment area.

14 The property description Block 1197, Lot
15 2 is 2.25 acres. Its previous use was a warehouse.
16 The owner is the V. Ponte & Sons, Inc. And previous
17 tax maps have indicated that this property was close
18 to 3 acres. Block 1208, Lot 2, is 2.88 acres. It is
19 a vacant lot at this point. This is where the fire
20 was and it is also owned by V. Ponte & Sons.

21 The third property is Block 1208, Lot 3.
22 It is .53 acres in size. It is currently used by
23 Bush Refrigeration as their storage building. This
24 is the Non-condemnation property. The Land Use
25 Analysis of the area, the study area, is within the

1 City's transit-orient development district which
2 permits a wide variety of commercial and retail sales
3 and service uses, eating and drinking
4 establishments, lodging uses, professional service,
5 light industrial uses.

6 It also permits a wide variety of
7 residential uses ranging from single-family,
8 semi-detached to multi-family dwellings which were
9 based upon the assumption in the 2002 Master Plan,
10 that the New Jersey Transit would open a new commuter
11 railroad station at 17th Street that would transform
12 the former heavy industrial area between the railroad
13 and U.S. 30 into a new mixed use neighborhood.
14 Although New Jersey Transit did not construct the
15 17th Street station when it opened the River Line
16 between Camden and Trenton in 2004, the study area
17 remains in the DOT District.

18 CHAIRMAN DEJESUS: Are we marking this as
19 C-1?

20 MR. SHEEHAN: Mr. Chairman, I think the
21 previous photo was Block 1208, Lot 2. That would be
22 'C. '

23 CHAIRMAN DEJESUS: So this would be 'D'
24 then? Oh, I see what you're saying, that one.

25 MR. SHEEHAN: That will be 'C.' That's

1 1208, Lot 2. And then the next is Block 1208, Lot 3
2 and that will be Exhibit D.

3 CHAIRMAN DEJESUS: Thank you.

4 MR. BENEDETTI: The general property
5 descriptions, Block 1197, Lot 2, this property
6 contains a 4-story masonry J-shaped industrial
7 building fronting Mickle & South 16th Street with a
8 large 1-story masonry steel-sided shed addition
9 primarily constructed in the first half of the 20th
10 Century. This building and its additions comprise
11 the entire parcel. Camden City has condemned this
12 abandoned masonry building, but the warehouse remains
13 in active operation in the steel-sided shed addition
14 on 17th Street.

15 Block 1208, Lot 2, a major 2016
16 conflagration destroyed the remaining buildings and
17 other above-ground improvements on this property
18 which was then operating in Camden with the adjacent
19 Block 1197, Lot 2.

20 Block 1208, Lot 3, this lot contains an
21 irregularly-shaped 2-story masonry building with a
22 5,000 square foot construction, which is 5,000 square
23 feet and constructed approximately in 1930 as the gas
24 distribution office for Public Service Electric & Gas
25 Corporation. It contains the national headquarters

1 for Bush Refrigeration, a manufacturer of commercial
2 refrigerators, freezers, and display units for the
3 past two decades. The current owner acquired the
4 property in 2013. The property also contains a large
5 overhead double-sided highway billboard.

6 A Redevelopment Criteria Analysis for
7 these properties is as follows: Criteria A is
8 indicates the property may be found in need of
9 redevelopment was generally buildings of substandard,
10 unsafe, unsanitary and dilapidated. Block 1197, Lot
11 2, the property and its improvements are in
12 conditions that are hazards to the public. Parts of
13 the building are falling to the sidewalk. An Order
14 of Imminent Hazard has been issued by the
15 construction official.

16 Our recent site visit found that the
17 City's Code Enforcement Officer had posted on May 19,
18 2023, the following buildings main entrance unsafe
19 structure, noticed that this building is declared
20 unsafe for human occupancy; no individual is to
21 occupy this building until the structure is rendered
22 safe and secure.

23 And a final demolition note, the finding
24 is that Block 1197, Lot 2 meets the Redevelopment
25 Criteria A. Block 1208, Lot 2, 2016 conflagration

1 which we discussed earlier, destroyed the remaining
2 building and other above-ground improvements on this
3 property which was then operating in tandem with
4 Block 1197, Lot 2.

5 Today there are no buildings on this
6 property to be able to work in. Block 1208, Lot 2
7 does not meet the Redevelopment Criteria A. Block
8 1208, Lot 3, Bush Refrigeration uses this property
9 for storage purposes. There is no evidence to
10 indicate the building on this property is not in
11 working condition. Finding: Block 1208, Lot 3 does
12 not meet the Redevelopment Criteria A.

13 Criterion B, dilapidation, vacancy and
14 faulty condition. Statutory redevelopment Criteria B
15 indicates the discontinuance of use of a building or
16 buildings previously used for commercial or retail
17 shopping. Block 1197, Lot 2, according to the tax
18 records, V. Ponte & Sons has owned this former R.
19 Collings Company industrial buildings since 1982.
20 Has operated a paper recycling business in the
21 facility, but has not continued that business for at
22 least the past two years.

23 Block 1197, Lot 2 meets Redevelopment
24 Criteria B. As a result of a fire, there is no
25 building on Block 1208, Lot 2 and this property does

1 not meet Redevelopment Criteria B. And Block 1208,
2 Lot 3, Bush Refrigeration, this finding is that
3 Block 1208, Lot 3, does not meet Redevelopment
4 Criteria B because the building is occupied and used.

5 Redevelopment Criteria E or total lack of
6 utilization of the area. Statutorily, Redevelopment
7 Criteria E indicates that a property may be found in
8 need of redevelopment when a growing lack or total
9 "lack of proper utilization" of the area caused by
10 issues of title, diverse ownership, real property
11 area or other similar conditions to impede land
12 assemblage or discourage undertaking of improvement
13 resulting in a stagnate and unproductive condition of
14 land, potentially useful and valuable for
15 contributing to serving the public health,
16 safety and welfare, which condition is presumed to be
17 having a negative social or economic impact otherwise
18 being detrimental to the safety, health, morals and
19 welfare of the surrounding area of the community in
20 general.

21 New Jersey's Industrial Site Recovery Act
22 requires for the "remediation of certain business
23 operations" sites prior to their sale or transfer
24 or upon its cessation of on-site business
25 operations. Any person who owns the industrial

1 establishment, owns the real property of the
2 industrial establishment, or is the operator of the
3 industrial establishment, must comply with ISRA.

4 Many industrial and formal industrial
5 sites are left abandoned or sublet and underutilized
6 due to potential financial risks and legal exposures
7 that this similar state and federal regulations have
8 on current property owners and future investors as a
9 condition of title that directly affects a site's
10 "lack of proper utilization" and the public's
11 environmental health, safety, and general welfare.

12 Block 1197, Lot 2, NJDEP identifies this
13 property also known as Classic Chemical Site as
14 activity No. BEA 240001 Program Interest ID
15 G000003557 dating back to 1990. An NJDEP licensed
16 site remediation specialist is now supervising
17 environmental cleanup and remediation of the building
18 and soil. However, NJDEP cited the property owner on
19 June 7, 2023 with a violation for failure to comply
20 with the requirements for direct oversight. These
21 are significant conditions of title that directly
22 affect the parcel's "lack of proper utilization" and
23 the public's environmental health and safety and
24 general welfare.

25 Finding is that Block 1197, Lot 2 meets

1 Redevelopment Criteria E. Block 1208, Lot 2, before
2 2016 conflagration that destroyed the remaining
3 buildings and other above-ground improvements on this
4 property, the industrial buildings thereon operated
5 in tandem with those adjacent to Block 1197, Lot 2.
6 (See Block 197, Lot 2 above) This parcel is part of
7 NJDEP's Classic Chemical Site Environmental Cleanup
8 and Remediation Project.

9 In addition, NJDEP had identified that
10 the southwestern portions of this parcel comprised of
11 historic 'fill' during the 1920's construction of the
12 Bridge, now Admiral Wilson Boulevard; however, it has
13 not determined whether that 'fill' includes
14 contaminated soils from nearby or other historic
15 industrial sites. These are significant conditions
16 of title that directly affect this parcel's "lack of
17 proper utilization" and the public's environmental,
18 health, safety and general welfare. Finding is that
19 Block 1208, Lot 2 meets Redevelopment Criteria E.

20 Block 1208, Lot 3, the owners of this
21 industrial property have completed their
22 LSRP-Approved Remedial Action Plan. The NJDEP have
23 established a classification exception area which is
24 an institutional control typically recorded deed
25 restriction, that there is a ground-water pollution

1 in a localized area caused by a discharge at a
2 contaminated site.

3 In addition, NJDEP has identified that a
4 southern portion of this parcel comprises of
5 historical 'fill' dating to the construction of the
6 Bridge, and now Admiral Wilson Boulevard, in the
7 1920's. However, it has not been determined whether
8 that 'fill' includes contaminated soil from nearby or
9 other historic industrial sites. These are
10 significant conditions of title that directly affects
11 this parcel's "lack of proper utilization" and the
12 public's environmental, health, safety and general
13 welfare. The finding is that Block 1208, Lot 3 meets
14 Redevelopment Criteria E.

15 Criterion G, the Urban Enterprise Zone.
16 Under Statutory Criterion G, Urban Enterprise Zone,
17 automatically qualifies Areas in Need of
18 Redevelopment for the purposes of granting long and
19 short-term tax abatements and exemptions upon
20 adoption of the Redevelopment Plan by Ordinance. The
21 study area is within Camden's UEZ. Finding, all
22 three properties in a study area meet Redevelopment
23 Criteria G.

24 Criterion H, Smart Growth. Statutory
25 Redevelopment Criteria H indicates that the City

1 Council may find property in need of redevelopment
2 when designation of the delineated area is consistent
3 with Smart Growth Planning Principles adopted
4 pursuant to law or regulation. Because Camden City
5 is within the Metropolitan Area Planning Area 1, the
6 state plan under state policy -- State Plan Policy
7 Map, the study area is within the designated Smart
8 Growth Planning Area. The finding is that all the
9 three parcels are in the study area meet the
10 Redevelopment Criteria H. And that really is
11 conclusion of that study.

12 CHAIRMAN DEJESUS: Thank you very much.
13 Very educational. Mr. Sheehan, do you have anything
14 else you want to add to this?

15 MR. SHEEHAN: You'll see in the
16 conclusions on page 13, Block 1197, Lot 2 meets, A,
17 B, D, E, G & H. Block 1208, Lot 2 meets D, E, G & H.
18 And Block 1208, Lot 3 meets E, G & H. And based on
19 Mr. Benedetti's report, we would ask the Board to
20 recommend to City Council that Blocks 1197, Lot 2 and
21 Block 1208, Lot 2 meet the requirements or
22 designation as an Area in Need of Redevelopment with
23 Condemnation. And Block 1208, Lot 3 meets the Area
24 of Redevelopment requirements without Condemnation.
25 And I believe Mr. Burns prepared a resolution to that

1 affect.

2 MR. BURNS: I did prepare a resolution to
3 that affect. And that would be the motion that the
4 Board would make after we open it to the public if
5 the Board's inclined to recommend the designation.
6 Unless the Board has any other comments, we can
7 open it to the public for public comment.

8 CHAIRMAN DEJESUS: Is there anyone on the
9 Board having something to say in reference to this
10 project? Hearing none, I open it up to the public.

11 CHAIRMAN DEJESUS: Doctor Williams, do
12 you have anyone? Not hearing anyone speaking. Okay.
13 We'll close it to the public. Then I need a motion
14 from the Board, please.

15 MR. BURNS: What we're going to have,
16 Mr. Chairman, is probably two motions.

17 MR. SHEEHAN: Jim, we have a
18 Redevelopment Plan that Mr. Fox can give a short
19 summary of as well.

20 MR. BURNS: Do you want to do the first
21 motion, Kevin?

22 MR. SHEEHAN: However you want to do it.
23 I didn't want you to do both motions without putting
24 something on the record regarding the plan.

25 MR. BURNS: Right. So the first motion,

1 Mr. Chairman, is based on the testimony that was
2 provided by Mr. Benedetti. So that would be, we
3 would need a motion recommending designating an Area
4 in Need of Redevelopment with the Power of Eminent
5 Domain as to Block 1197, Lot 2 and Block 1208, Lot 2
6 and recommending designating an Area of Redevelopment
7 without eminent domain for Block 1208, Lot 3.

8 MS. CREAN: I will make that motion.

9 CHAIRMAN DEJESUS: Okay, Ms. Crean.
10 Anyone make a second?

11 MS. FRACTION: I'll second it.

12 CHAIRMAN DEJESUS: Seconded by
13 Ms. Fraction.

14 MS. CREAN: One moment before roll call.
15 I just have to let everyone know, Ian Leonard had to
16 log out of the meeting. He's not feeling well.

17 CHAIRMAN DEJESUS: Thank you, Ms. Crean.
18 Angela, roll call.

19 MS. MILLER: Jose DeJesus.

20 CHAIRMAN DeJESUS: Yes.

21 MS. MILLER: Mr. Lee.

22 VICE-CHAIRMAN LEE: Yes.

23 MS. MILLER: Director Walker.

24 DIRECTOR WALKER: Yes.

25 MS. MILLER: Councilwoman Ramos.

1 COUNCILWOMAN RAMOS: Yes.

2 MS. MILLER: Ms. Crean.

3 MS. CREAN: Yes.

4 MS. MILLER: Ms. Fraction.

5 MS. FRACTION: Yes.

6 MS. MILLER: Motion carried to approve.

7 CHAIRMAN DEJESUS: Second motion, Jim.

8 MR. BURNS: I believe we're going to get
9 testimony, Mr. Chairman, from Mr. Fox as it relates
10 to recommending the Adoption of the Redevelopment
11 Plan for Block 1197 and Block 1208.

12 MR. SHEEHAN: Ed, can you give you a
13 short summary of that for the Board so they can
14 review the Resolution?

15 MR. FOX: Yes, I will. Thank you very
16 much, ladies and gentlemen. Mr. Benedetti's has
17 provided a thorough background of the reasons why
18 there's a lot of problems here. And the reason why
19 it needs to be identified as an Area in Need of
20 Redevelopment.

21 My purpose in identifying the
22 Redevelopment Plan describing it, is to identify what
23 we recommend should be done at the property, and what
24 uses that should be provided there, and also
25 primarily whether it's consistent with the City's

1 Master Plan. And you have the report. I'm not going
2 to read it verbatim. But the Redevelopment Plan,
3 it's important to say and if you look at the map
4 that's on the page I'm sharing, it has these three
5 properties here, right, the C-shaped site.

6 But for purposes of getting stuff done,
7 this Redevelopment Plan requests that this block,
8 this lot right here, which I believe is Lot 4 of --
9 Block 1208, Lot 4, be included within this
10 Redevelopment Plan for the three other properties.
11 Currently this lot here is included in a whole
12 Redevelopment Plan for all these other lots here.
13 Right? We're recommending that for future
14 development purposes this lot be included with this.
15 I just want to make sure that's on the record.

16 We want to do six things here. We want
17 to help demolish the building that's demolishing
18 itself; clean up those properties of all the
19 remaining debris; work with the Camden Redevelopment
20 Agency and other potential redevelopers to have
21 conceptual land use circulation and site development
22 plans for all these properties; exploring
23 environmental cleanup costs and remediation
24 properties.

25 You all may remember, some of you may

1 remember the Wiz and the Classic Chemical properties.
2 Hollingshead moved here after the big fire in 1940
3 basically where the 676 comes in to Linden Avenue, et
4 cetera. They moved here and started making a whole
5 bunch of chemicals. This site is really dirty. It
6 needs cleanup.

7 No. 5 which is also important is,
8 developing flood control through stormwater
9 management projects because there is severe flooding,
10 as you know, on Admiral Wilson Blvd. This is a tidal
11 section of the creek. And the state, the EPA
12 indicates this over time, it's just going to get
13 worse. We have to try to remediate that and do that.
14 And also, if in the future a redeveloper comes
15 through and is interested in acquiring and working
16 with Bush Refrigeration and redeveloping their
17 building, also helping involuntary relocation of the
18 Bush Refrigeration folks. So that's what we're
19 trying to do.

20 The second part is, what is the permitted
21 uses that we recommend. It's on page 5 of the
22 Redevelopment Plan. The things that we recommend are
23 commercial recreational uses. Those are things like
24 roller skating or ice skating or indoor miniature
25 golf which is a really big thing right now; bowling,

1 fitness clubs, electrical go-carts, all that sort of
2 stuff which is also allowed in the Redevelopment
3 Plans on east and west on the property.

4 Another thing that we have -- some of the
5 new things that we have that are different from the
6 other Redevelopment Plan that was adopted in 2013,
7 are flood plain management and stormwater management
8 facilities; the opportunities to build a hotel/motel
9 or extended family facility. This site is actually
10 zoned for 10-story tall buildings. It's a beautiful
11 view of the Cooper River if there were a high-rise
12 apartment building here.

13 Light manufacturing could also be another
14 use here. The current Redevelopment Plan for the
15 adjacent properties only has warehouse uses, like
16 logistic uses. It doesn't have light manufacturing
17 assembly. We think this is a good place for that as
18 well. This also includes research and development
19 facilities. Like the other Redevelopment Plan next
20 door, we recommend that we have motor vehicle service
21 stations with or without convenience stores or food
22 markets, restaurants including sit-down, carry-out
23 and drive-thru restaurants. Of course public uses,
24 city, county and state uses.

25 And also importantly, the Redevelopment

1 Plan recommends that there be allowed to be more than
2 one principal use and structure per lot. The current
3 zoning and the adjacent Redevelopment Plan don't
4 permit that. We think that would enhance
5 opportunities for redevelopment here.

6 The difference between the Redevelopment
7 Plan recommended for this square piece of property
8 and the Redevelopment Plan next door - you know where
9 a warehouse is being rebuilt to the east - is
10 different because in 2013, there were different
11 assumptions that were put together. The things that
12 this Redevelopment Plan does not include are shopping
13 centers, supermarkets, retail sales, liquor stores,
14 banks, financial uses, medical uses, and auto repair
15 and car washes and things like that. We think those
16 uses are better served in other places of the City,
17 especially those retail uses and things for
18 consumer consumption. We think that's better in
19 neighborhoods and downtown areas and not along this
20 part of Admiral Wilson Blvd.

21 The Redevelopment Plan maintains the same
22 minimum lot size, building coverage, impervious
23 coverage that are in the current zoning district, as
24 well as the height in other parts. And in summary,
25 because the Master Plan identifies this area as a

1 transit-oriented development and neighborhood, this
2 plan, Redevelopment Plan which says it should not be
3 for a mixed-use development or residential
4 development, is not consistent with the existing City
5 Master Plan. And that's a finding that's important
6 to put in this Redevelopment Plan.

7 Other than that, I believe that all the
8 Redevelopment Plan objectives and the elements, the
9 mandatory requirements, are consistent with the local
10 housing and redevelopment law. There are other
11 sections in the Redevelopment Plan that are
12 perfunctory typical Boilerplate things that you use
13 in all the other City Redevelopment Plans which
14 include things like: How do you designate a
15 redeveloper and public improvements and time limits
16 and things like that? So those are all the same
17 parts of the document that's the last five pages of
18 it.

19 Mr. Sheehan, is there anything that I
20 forgot?

21 MR. SHEEHAN: No, I don't believe there
22 is, Ed. thank you.

23 MR. FOX: That's all I have, Mr.
24 Chairman.

25 CHAIRMAN DEJESUS: Thank you. Jim, where

1 do we do from this point?

2 MR. BURNS: I think we can -- just for --
3 to make a better record, I would just open it up to
4 the public briefly to see if there's if any public
5 comment as it relates to Mr. Fox's testimony. And
6 then I can put together a motion if the Board's
7 inclined to move forward with a recommendation of
8 adoption.

9 CHAIRMAN DEJESUS: I'm opening it up to
10 the public. Doctor Williams, do you have anyone out
11 there interested in making a response?

12 DR. WILLIAMS: I'm looking through,
13 Mr. Chair, and it's just us with the exception of the
14 professionals.

15 CHAIRMAN DEJESUS: Thank you. Is there
16 anyone on the Board has any response before James
17 makes a recommendation for a motion? Nobody. Go
18 ahead, Jim.

19 MR. BURNS: Thank you, Mr. Chairman. I
20 need a motion recommending adoption of the
21 Redevelopment Plan for Block 1197 and Block 1208 with
22 a finding of consistency with the City of Camden
23 Master Plan.

24 VICE-CHAIRMAN LEE: So moved.

25 MR. FOX: Excuse me, Mr. Burns. It is

1 not -- I recommend it's not consistent with the
2 Master Plan.

3 MR. BURNS: I'm sorry. I thought I heard
4 that you said it was.

5 MR. FOX: Not consistent.

6 MR. BURNS: I apologize. So it would be
7 a recommendation adoption for the finding of
8 non-consistency with the Master Plan.

9 CHAIRMAN DEJESUS: I need a motion.
10 Ms. Crean, did you make the original statement?

11 MS. CREAN: I think Mr. Lee did. But I'm
12 happy to make the motion.

13 VICE-CHAIRMAN LEE: Yes, I made it.

14 CHAIRMAN DEJESUS: All right, Mr. Lee.
15 And Ms. Crean seconded it. So roll call.

16 MS. MILLER: Jose DeJesus.

17 CHAIRMAN DeJESUS: Yes.

18 MS. MILLER: Mr. Lee.

19 VICE-CHAIRMAN LEE: Yes.

20 MS. MILLER: Director Walker.

21 DIRECTOR WALKER: Yes.

22 MS. MILLER: Councilwoman Ramos.

23 COUNCILWOMAN RAMOS: Yes.

24 MS. MILLER: Ms. Crean.

25 MS. CREAN: Yes.

1 MS. MILLER: Ms. Fraction.

2 MS. FRACTION: Yes.

3 MS. MILLER: Motion carried to approve.

4 Thank you.

5 MR. SHEEHAN: So Jim, are both written
6 resolutions adopted, Jim, or do you need to adopt the
7 written resolutions?

8 MR. BURNS: Those written resolutions
9 will be part of the resolutions that are being
10 adopted tonight. There's a long list and I've added
11 them to those lists. So they will be adopted
12 tonight, Mr. Sheehan.

13 MR. SHEEHAN: Thanks, Jim.

14 CHAIRMAN DEJESUS: Thank you,
15 Mr. Sheehan.

16 MR. FOX: Thank you very much ladies and
17 gentlemen of the Board.

18 CHAIRMAN DEJESUS: All right.

19 Item P.: Request for a One Year
20 Extension of Preliminary and Final Site Plan Approval
21 for 1400 Collings Road, Block 728, Lot 2. Prior
22 owner known as 5 Real Portfolio 5, LLC. Anyone here
23 for that?

24 DR. WILLIAMS: Mr. Chair, just
25 representing on behalf of St. Joe's Carpenter Society

1 and the East Camden area. This is a project on 1400
2 Collings Road. If received approval -- they're
3 asking for an extension from a previously approved
4 site plan from the Planning Board -- I'm sorry --
5 Zoning Board that gave use variances as well as site
6 plan approval. They need more time to put their
7 financial package together and asking for a one-year
8 extension.

9 CHAIRMAN DEJESUS: I don't see a problem
10 with it. Does the Board have any issues with that
11 request? Any Board member? No. Jim, I don't need
12 to put this in the public, correct?

13 MR. BURNS: No. It's just a -- taken as
14 a --

15 CHAIRMAN DEJESUS: It's internal, isn't
16 it?

17 MR. BURNS: It's a good project,
18 Mr. Chairman, and we should I think entertain their
19 request for the extension.

20 CHAIRMAN DEJESUS: Then I'm entertaining
21 a motion to do such. Can someone make that, please?

22 MS. CREAN: So moved

23 COUNCILWOMAN RAMOS: Second.

24 CHAIRMAN DeJESUS: Roll call.

25 MS. MILLER: Jose DeJesus.

1 CHAIRMAN DeJESUS: Yes.

2 MS. MILLER: Mr. Lee.

3 VICE-CHAIRMAN LEE: Yes.

4 MS. MILLER: Director Walker.

5 DIRECTOR WALKER: Yes.

6 MS. MILLER: Councilwoman Ramos.

7 COUNCILWOMAN RAMOS: Yes.

8 MS. MILLER: Ms. Crean.

9 MS. CREAN: Yes.

10 MS. MILLER: Ms. Fraction.

11 MS. FRACTION: Yes.

12 MS. MILLER: Motion carried to approve.

13 Thank you.

14 CHAIRMAN DEJESUS: Adoption of the
15 following Resolutions. Jim, would you read them?

16 MR. BURNS: Yes, sir, I'll take care of
17 that. So we have a number of Certificates of
18 Appropriateness that were approved by this Board.
19 I've prepared Resolutions. They are AMG, LLC,
20 118 N. 3rd Street; Camden Fireworks, 1813 Broadway,
21 Briana Martinez, 1809 Broadway; Julian Morales, 2824
22 Idaho Road; Urban Promise Ministries, Inc., 1063 N.
23 Common Road; Jeff W. Kan, 114 N. 3rd Street; Heart of
24 Camden, 411 Carl Miller Blvd.; Heart of Camden, 410
25 Webster Street; Travara Tilghman, 402 Webster Street;

1 Cynthia Madison, 1131 W. America Road; Robert McCain,
2 1910 S. 4th Street.

3 We also have the Resolution for
4 Preliminary & Final Site Plan which was approved for
5 National Energy Partners, LLC, 201 N. Front Street.
6 We have the Sign Variance that was approved for Alex
7 Aybar, 3214 River Road. And we have three
8 Resolutions that we've added. The two Resolutions
9 for the Redevelopment matters that were addressed
10 tonight through Mr. Sheehan.

11 CHAIRMAN DEJESUS: That would be G, I &
12 J.

13 MR. BURNS: G, I & J. And then we have
14 the Resolution I prepared for 5 Real Portfolio 5, LLC
15 St. Joesph's Carpenter's Society Extension which was
16 the last matter on the agenda. That would be
17 Item P.

18 CHAIRMAN DEJESUS: I need a motion to
19 approve.

20 MS. CREAN: Motion.

21 COUNCILWOMAN RAMOS: Second.

22 CHAIRMAN DeJESUS: Roll call.

23 MS. MILLER: Jose DeJesus.

24 CHAIRMAN DeJESUS: Yes.

25 MS. MILLER: Mr. Lee.

1 VICE-CHAIRMAN LEE: Yes.
2 MS. MILLER: Director Walker.
3 DIRECTOR WALKER: Yes.
4 MS. MILLER: Councilwoman Ramos.
5 COUNCILWOMAN RAMOS: Yes.
6 MS. MILLER: Ms. Crean.
7 MS. CREAN: Yes.
8 MS. MILLER: Ms. Fraction.
9 MS. FRACTION: Yes.
10 MS. MILLER: Motion carried to approve.
11 CHAIRMAN DEJESUS: Now I need a motion to
12 adjourn.
13 MS. CREAN: So moved.
14 COUNCILWOMAN RAMOS: Second.
15 CHAIRMAN DeJESUS: Roll call.
16 MS. MILLER: Jose DeJesus.
17 CHAIRMAN DeJESUS: Yes.
18 MS. MILLER: Mr. Lee.
19 VICE-CHAIRMAN LEE: Yes.
20 MS. MILLER: Director Walker.
21 DIRECTOR WALKER: Yes.
22 MS. MILLER: Councilwoman Ramos.
23 COUNCILWOMAN RAMOS: Yes.
24 MS. MILLER: Erin Crean.
25 MS. CREAN: Yes.

1 MS. MILLER: Brenda Fraction.

2 MS. FRACTION: Yes.

3 MS. MILLER: Motion carried to adjourn.

4 Thank you all and have a great weekend.

5 - - -

6 (- - Meeting concluded at 8:31 p.m. - -)

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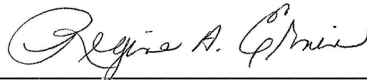
1 CERTIFICATION

2
3
4 I HEREBY CERTIFY that I am a Certified Court
5 Reporter and Notary Public.

6 I FURTHER CERTIFY that the witness was sworn
7
8 to testify to the truth.

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

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

19 

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