

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

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*Transcript of Meeting*  
*April 20, 2021*

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1 PLANNING BOARD  
2 CITY OF CAMDEN

3 - - - -

4 Tuesday, April 20, 2021

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6 Transcript of proceedings of the City of  
7 Camden Planning Board was conducted as a virtual  
8 meeting via a remote conferencing platform, ZOOM,  
9 commencing at 6:05 p.m.

10  
11 B O A R D M E M B E R S P R E S E N T :

12 JOSE DeJESUS, CHAIRMAN  
13 FREDERICK H. MARTIN, Jr., VICE-CHAIRMAN  
14 COUNCILWOMAN FELISHA REYES-MORTON  
15 DIRECTOR KEITH WALKER  
16 ERIN CREAN  
17 STEVEN LEE

18 - - - -

19 ANGELA MILLER, PLANNING BOARD SECRETARY  
20 JAMES BURNS, ESQUIRE., ATTORNEY FOR THE BOARD  
21 DENA MOORE JOHNSON, P.E., C.M.E.  
22 REMINGTON & VERNICK ENGINEERS  
23 DR. EDWARD C. WILLIAMS, P.P., AICP, CSI;  
24 SECRETARY, HISTORIC PRESERVATION COMMISSION &  
25 DIRECTOR OF PLANNING

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1                   CHAIRMAN DeJESUS: Good evening. By the  
2 direction of the Planning Board Chairman, Jose  
3 DeJesus, of the Camden City will be regularly  
4 scheduled to held, Thursday, April 8, 2021 is now  
5 moved to April 20th, 2021 at 6:00 p.m. Since the  
6 City of Camden remains under a Declaration of a  
7 Health Emergency related to the COVID-19 virus, City  
8 Hall is closed. Therefore, this Regularly Scheduled  
9 Meeting will be conducted as a virtual meeting via a  
10 remote conferencing platform, ZOOM.

11                   Angela, can you read the opening  
12 statement?

13                   MS. MILLER: Adequate notice of this  
14 meeting has been provided in accordance with the Open  
15 Public Meeting Act. The Camden City Planning Board  
16 adopted a Resolution approving the schedule of  
17 regular meetings to be held during the year of 2021  
18 by, one, posting a copy thereof on the bulletin  
19 boards reserved for such purpose in the Office of  
20 City Clerk, City Hall, first floor, Camden, New  
21 Jersey; two, transmitting a copy thereof to the  
22 Courier Post and to the Philadelphia Inquirer. These  
23 newspapers have been designated by this Board to  
24 receive same, and filing a copy thereof with the City  
25 Clerk, City of Camden, New Jersey. The subject

1 meeting was publicized on April 5, 2021.

2 CHAIRMAN DeJESUS: Roll call.

3 MS. MILLER: Mayor Moran. Fred Martin.

4 VICE-CHAIRMAN MARTIN: Present.

5 MS. MILLER: Jose DeJesus.

6 CHAIRMAN DeJESUS: Present.

7 MS. MILLER: Councilwoman Reyes-Morton.

8 COUNCILWOMAN REYES-MORTON: Here.

9 MS. MILLER: Director Walker.

10 DIRECTOR WALKER: Present.

11 MS. MILLER: Erin Crean.

12 MS. CREAN: Present.

13 MS. MILLER: Steven Lee.

14 MR. LEE: Here.

15 MS. MILLER: Thank you.

16 CHAIRMAN DeJESUS: Approval of Special  
17 and Regular Planning Board Public Hearing Minutes on  
18 January 14, 2021.

19 CHAIRMAN DeJESUS: Can I have a motion?

20 VICE-CHAIRMAN MARTIN: So moved, Mr.

21 Chairman.

22 MS. CREAN: Second.

23 CHAIRMAN DeJESUS: Roll call.

24 MS. MILLER: Fred Martin.

25 VICE-CHAIRMAN MARTIN: Yes.

1 MS. MILLER: Jose DeJesus.

2 CHAIRMAN DEJESUS: Yes.

3 MS. MILLER: Councilwoman Reyes-Morton.

4 COUNCILWOMAN REYES-MORTON: Yes.

5 MS. MILLER: Director Walker.

6 DIRECTOR WALKER: Yes.

7 MS. MILLER: Erin Crean.

8 MS. CREAN: Yes.

9 MS. MILLER: Steven Lee.

10 MR. LEE: Yes.

11 MS. MILLER: Motion carried to approve.

12 Thank you.

13 CHAIRMAN DeJESUS: Swearing in of all  
14 professionals and planning staff.

15 - - -

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

19 - - -

20 MR. BURNS: And we'll swear in the  
21 applicant's professionals as they appear.

22 DR. WILLIAMS: Okay.

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

25 DR. WILLIAMS: No report, Mr. Chair.

1 CHAIRMAN DeJESUS: We'll start with Old  
2 Business: Review and Consideration as an Amendment  
3 of the City's Master Plan. The Camden Health  
4 Element: (Joint Effort: DVRPC and the City of  
5 Camden).

6 CHAIRMAN DeJESUS: Who is handling  
7 that?

8 DR. WILLIAMS: Mr. Chair and members of  
9 the Planning Board. Again, for the record, my name  
10 is Dr. Ed Williams. We will have Ms. Amy Verbofsky  
11 and Ms. Patty Elkis from DVRPC who we've worked  
12 together for the last year or so to craft an  
13 Amendment to the Master Plan entitled, The Camden  
14 Health Element.

15                   At this point, I will turn it over to Ms.  
16   Betty Elkis and/or Ms. Ann Verbofsky.

17 MS. VERBOFSKY: Is it okay if I share my  
18 screen? We have a short presentation prepared.

19 DR. WILLIAMS: Thank you.

20 CHAIRMAN DeJESUS: Absolutely.

21 MS. VERBOFSKY: Thank you very much.

22 MR. BURNS: If you and Patty could raise  
23 your right hands.

24 — — —

25 AMY VERBOFSKY, PATTY ELKIS, having first

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

3 | — — —

4 MS. VERBOFSKY: Can everyone see my  
5 screen? We're okay to start?

6 CHAIRMAN DeJESUS: Yes, please do.

7 MS. VERBOFSKY: Thank you very much.

8                   So, I'm Amy Verbofsky and I'm the manager  
9   of Healthy Resilient Communities at DVRPC and I'm  
10 excited to be able to present the Camden Health  
11 Element to you tonight for your approval as an  
12 Amendment to the Master Plan.

I little bit about DVRPC. We are the federally-designated metropolitan planning organization for the greater Philadelphia region. We cover a bi-state nine-county region which includes Camden. We're required to develop a long-range plan for the region and update it every four years. The long-range plan envisions how the region will grow and develop in 25 to 30 years. And our board uses that to allocate federal transportation funding.

22                   We've been doing a lot of work in Camden  
23   in recent years. We worked with the City to develop  
24   the environmental resource inventory. And then with  
25   Funding from Campbell Soup, we developed Cultivating



1 Camden which looks at ways to increase food access  
2 and improve economic opportunities through food. And  
3 right now we're working with the Camden Youth  
4 Advisory Council to manage a second round of youth  
5 reading grant program.

6               So this is the DVRCP project team again.  
7 I'm Amy Verbofsky. I'm joined by Patty Elkis who is  
8 the Director of Planning at DVRCP and Derek Lombardi,  
9 a senior planner in our office of Smart Growth. And  
10 as Dr. Williams said, we've been working with the  
11 City's Planning and Development Office  
12 throughout the course of this project. I'm going to  
13 kind of really quickly provide a little bit of  
14 background on this project; kind of what a Health  
15 Element is and how it connects to the Master Plan.

16               And first I want to start with what  
17 makes a healthy community; what does it look like.  
18 So, these are some of the things and features you  
19 might find in a healthy community and they can  
20 support healthy behaviors such as, eating a  
21 nutritious diet and getting exercise which ultimately  
22 support good health outcomes.

23               On the flip side, you may have some of  
24 these features which are an overabundance of fastfood  
25 restaurants; a lack of grocery stores; maybe limited

1 public transportation. And those things can make it  
2 hard to be healthy. Or in some cases, can actually  
3 directly harm a community's health through things  
4 like pollution or maybe a high rate of crashes.

5           So, how do we get to a healthy  
6 community? We can use all these tools to shape the  
7 built-in environment so that it supports better  
8 health for Camden residents. Most of these tools  
9 focus on things that the City can do directly like  
10 adopting a complete streets policy which it already  
11 has. Other ones that the City can do is support from  
12 partners. And, of course, one of the tools the City  
13 has is its Master Plan.

14           New Jersey Municipal Land Use Law  
15 requires that all municipalities have a Master Plan  
16 and update it at least every the years. Camden, of  
17 course, adopted its most recent re-examination report  
18 in 2018. And the law allows municipalities to adopt  
19 optional elements like housing, circulation and  
20 economic development. The Health Element is not one  
21 of a specified elements. It's a relatively new idea  
22 to adopt a Health Element but it's very much in line  
23 with the intent of the Master Plan which, of course,  
24 is to protect the public health and safety and  
25 promote he general welfare.

1           There are two communities in DVRCP region  
2   that have adopted Health Elements that we know of,  
3   Trenton and Beverly City. So, Camden would not be  
4   the first but would still be pretty cutting edge in  
5   this respect. So, what is a Health Element? The  
6   Health Element would be a component of the City's  
7   Master Plan that provides a high level vision and  
8   concrete strategies to promote health as a priority  
9   for Camden's future growth and development. And this  
10  is the time line for the project.

11           So, we're here which is really Spring  
12  2021 now. And we started this project a long time  
13  ago working on Existing Conditions Analysis, we  
14  created a story map to highlight health-related data  
15  for the City. We convened an advisory committee and  
16  engaged the community at different events which Derek  
17  will talk about in greater detail. We worked with  
18  the advisor community and community members to  
19  develop a vision for a healthy Camden; to understand  
20  what we should focus on; and to prioritize specific  
21  actions that the City and its partners can take to  
22  realize a vision of a healthy Camden.

23           We spent much of 2019 writing the plan  
24  and putting it all together and we're here now. And  
25  I just want to note that we would be remiss to not

1 mention COVID-19 and its effects on the City and the  
2 Health Elements, although this document was largely  
3 complete when the COVID-19 outbreak occurred. We  
4 know that the pandemic and related economic recession  
5 have created a lot of uncertainty and in some ways,  
6 drastically changed how we live, work and get around.  
7 COVID-19 has also highlighted and exacerbated  
8 existing patterns of racism, bias and health  
9 disparities.

10           And it's more important than ever that  
11 stakeholders address the pressing health disparities  
12 and economic challenges that COVID-19 has brought  
13 about. And we hope that the Health Element can help  
14 to facilitate this response. And with that note, we  
15 want to note that our presentation is focused on the  
16 content of the Health Element and doesn't address  
17 COVID-19 response and recovery. We do invite you to  
18 read the plan addendum that more thoroughly addresses  
19 the future implications of the Pandemic. And with  
20 that, I'm going to hand it off to Derek to talk about  
21 our engagement efforts.

22           MR. LOMBARDI: Thank you, Amy.

23           MR. BURNS: Derek, I don't think I swore  
24 you in.

25           - - -

1                   DEREK LOMBARDI, having first been duly  
2 sworn, was examined and testified as follows:

3                   - - -

4                   MR. LOMBARDI: So our engagement strategy  
5 focused on providing many opportunities for our  
6 Camden residents and stakeholders to participate in  
7 every stage of the planning process. And this began  
8 with the conversation series in partnership with  
9 Campbells back in 2017. Roughly 40 people attended  
10 that to share thoughts on how transportation can help  
11 them live healthier.

12                   And then we also attended several events  
13 like Camden Night Gardens and Camden Jam with  
14 interactive exhibits that allowed us to speak with  
15 almost 200 people. And there we used postcards and  
16 posters with short questions like, what do you need  
17 most to be healthy and that helped us to develop the  
18 plan's vision and goal areas as Amy already  
19 mentioned.

20                   We also attended some smaller-scaled  
21 family and youth-oriented events such as pop-up  
22 markets; met some of the local schools and a youth  
23 impact fair. We used voting exercises and feedback  
24 cards at these events to prioritize the Plan's  
25 specific strategies and actions. So, as we got more

1 detail, again, we asked for more feedback. And at  
2 each event, efforts were made to provide Spanish  
3 translations for anything that was printed so that  
4 everyone could participate.

5 And another key component was our  
6 advisory committee which met in person twice and was  
7 engaged frequently by Email to review milestones,  
8 draft the Plan's vision and prioritize  
9 recommendations. That advisory committee had roughly  
10 30 individuals take part from 20 different  
11 organizations in Camden and they helped us develop  
12 and spread awareness of this plan.

13 They also helped us host a road show  
14 series through which we presented to our partner  
15 organizations back in 2018. This helped us to,  
16 again, build awareness about the Health Element,  
17 share some of the data we had collected and hear  
18 stakeholders' ideas. So, the cards that are shown in  
19 the photo, were part of an exercise where attendees  
20 wrote tweets and headlines for a future Camden that  
21 was, you know, a healthier Camden. And we used these  
22 responses to develop the Plan's visions and goals.

23 And in addition to in-person engagement,  
24 the project team used virtual tools to inform  
25 community members and stakeholders of plan updates

1 and findings to collect feedback. And we used our  
2 project's website and public surveys, advertise on  
3 social media and on printed fliers that were left at  
4 City Hall and at some of the libraries in Camden.  
5 And one of the web tools that we developed, as Amy  
6 referenced, was the existing conditions' Story Map.  
7 And she's going to launch that.

8                   And the Story Map, we used GIS software  
9 to document health outcomes and related social and  
10 environmental factors. So, the data was compiled in  
11 2017 and 2018 and primarily came from sources that  
12 are public and updated annually like the census  
13 bureau and centers for disease control so that's it's  
14 a little older now. The same sources we use are  
15 available. And basically, it's interactive. It  
16 helps report on health in Camden across the domains  
17 that you can see on the top of the screen.

18                   So each section has a brief narrative  
19 with maps and info-graphics that highlight trends  
20 across the City's neighborhoods and also compares  
21 City data with the county and with the state and  
22 national data. So, as an example, Amy has opened up  
23 the Income Map which shows where the neighborhoods  
24 have the lowest median incomes and how income  
25 compares and property rates compare between the City

1 and county and state. And here of those that are  
2 shaded in lightest green, are the lowest income parts  
3 of the city clustered in South Camden and Pyne Point  
4 while higher income households which are shown in  
5 like the darker green, are in East Camden.

6 So, this demographic data provides  
7 helpful context for interpreting other special  
8 patterns that are kind of sprinkled throughout this  
9 map. So to illustrate that, in the community health  
10 section we show rates of chronic disease as recorded  
11 by the CDC. So starting with obesity which is  
12 displayed here, this can affect residents where the  
13 built-in environment is not conducive to physically  
14 activity, walking or biking or access to healthy food  
15 is poor. And that obesity can put residents at risk  
16 of further chronic conditions like heart disease,  
17 diabetes or asthma.

18 So, if we scroll through this section,  
19 you can see the prevalence for these conditions that  
20 kind of matches that obesity where it's more severe  
21 in sort of central spots of neighborhoods running  
22 from Pyne Point in North Camden to Morgan Village in  
23 South Camden.

24 And one other section we'll just  
25 highlight is the environmental health section where



1 we drawn connections between health and factors like  
2 air and water quality and exposure to toxic  
3 substances, as well as access to parks and healthy  
4 food. So, if we scroll to the healthy food access  
5 data, that map shows locations that are enrolled in  
6 the Food Trust Healthy Corner Stores Program. These  
7 are represented by Green Circles and they help fill a  
8 gap that's showed by the lack of many white circles  
9 which are full-service grocery stores located in City  
10 limits.

11 So, this is really just a small fraction  
12 of the data that's embedded in the story map. Again,  
13 it can all be downloaded and used freely. We wanted  
14 to just briefly demonstrate it because helping --  
15 we're creating this helped us to prioritize our  
16 research efforts and then also deliver information to  
17 our stakeholder committees. They were able to react  
18 to these trends and recommend policy areas to us to  
19 address in the Health Element. So I'll pass it back  
20 to Amy to discuss how that final product turned out.

21 MS. VERBOFSKY: Thanks Derek. I'm for  
22 all of that. So, now, we want to take a deeper dive  
23 into the Health Element and we'll walk you through  
24 some of the plan. We can't cover all of the  
25 strategies and actions because there's a lot in the

1 plan, about 30 strategies and 100 actions. We're  
2 going to highlight one chapter and encourage you to  
3 visit the project's website to see the full draft.

4 So, this is the vision for the healthy  
5 Camden. As Derek mentioned, the creation of the  
6 vision was a collaborative process, getting input  
7 from the advisory committee from different groups  
8 with the road shows and from different community  
9 events. This guides the rest of the plan as the goal  
10 strategies and actions were credited to help achieve  
11 the vision.

12 And the Health Element has seven chapters  
13 not including the introduction, the unit of focusing  
14 on these chapters after talking to folks about what  
15 they needed to be healthy. And these seven areas  
16 were really the big buckets.

17 So, each chapter starts with the key  
18 assets and key challenges section. And I'm showing  
19 the key assets and challenges' section for the  
20 healthy food access chapter. Under the key access  
21 category, we highlight the network of community  
22 gardens that exist in Camden. There are many  
23 organizations that either operate or support  
24 community gardens like Parkside Business and  
25 Community In Partnership, Sefet and others. And in a

1 similar vain, we've noted the incredible number of  
2 organizations working to address food access in  
3 Camden. And, of course, the Healthy Corner Store  
4 Network is also a great resource for the City with  
5 over 40 stores participating.

6           On the challenges side, income or really  
7 lack of income is a big one. About the 30 percent of  
8 the City's population lives in poverty and about a  
9 third of households receive SNAP benefits which  
10 really just demonstrate the challenges that people  
11 face in affording food. The other two challenges  
12 noted here really deal with physical access to food.  
13 There's a Price Right and Save A Lot in Fairview, a  
14 Cousins in Marlton and an ALDI in Collingswood. But  
15 no traditional full-service grocery store in Camden  
16 and that can be a challenge for households that don't  
17 own a car. We chose to start each chapter this way  
18 because we want to think about the resources that  
19 already exist in the City that we can build upon, but  
20 also be aware of some of the tougher barriers through  
21 achieving the goals of the chapter, in this case,  
22 improving healthy food access.

23           From there we move to strategies and,  
24 again, continuing to use the Healthy Food Access  
25 Chapter as our example, you can see there are four

1 strategies that we identify to help Camden increase  
2 access to healthy foods. Within strategy No. 1,  
3 expand equitable access to healthy food outlets which  
4 I have highlighted here. There's a lot that the City  
5 can do. Getting a full-service grocery store to open  
6 in Camden would be a significant step to creating  
7 greater access but it's just one of multiple  
8 strategies that can be employed. I will go through  
9 some of the actions in more detail.

10 But briefly, the City can support  
11 alternative food access venues through walking,  
12 biking and transit to food retail, support the  
13 expansion of the Healthy Cornerstore Program and work  
14 with the facade improvement programs to better  
15 support healthy food retail.

16 So, from the strategies we move into the  
17 actions. The actions are more detailed and specific  
18 recommendations that will help the City to achieve  
19 the strategies and goals of healthy food access. As  
20 Derek mentioned earlier, we put out a survey to our  
21 budget community members and to the general public to  
22 help us prioritize the actions for each chapter. We  
23 asked folks to tell us which recommendation was the  
24 most achievable, which one would have the greatest  
25 impact and which one the City should do first for the

1 Healthy Food Access Chapter.

2           This recommendation was voted as the most  
3 achievable and is probably the most achievable  
4 because it builds on existing programs. What we've  
5 tried to do with the recommendations is not only  
6 highlight successful programs but identify ways that  
7 the City of Camden or the County Health Department or  
8 other partners could support these programs. And for  
9 this particular program, we're recommending that the  
10 City and county use support alternative food access  
11 venues by identifying new distribution locations,  
12 providing staff support and offering complementary  
13 health screenings.

14           So, this next one here, improving  
15 walking, biking and transit to healthy food was voted  
16 as the action with the greatest impact. For this  
17 recommendation, the City could work with Cooper's  
18 Ferry Partnership or the Camden Food Access working  
19 group to conduct walk audits. Safe routes to food  
20 audits can evaluate and document factors that may  
21 help or hinder safe and reliable access to healthy  
22 food outlets.

23           Some factors they may want to look at are  
24 sidewalk conditions, street lighting, the presence of  
25 bike lanes, traffic volume and transit frequency.

1 The audits can help to identify and prioritize  
2 improvements that are needed which then would then  
3 need to be implemented. And in the report we note  
4 some funding opportunities to help finance the walk  
5 audits. So, this recommendation was ranked as the  
6 one the State should do first.

7           The recommendation acknowledges that  
8 there's already a lot of work happening in this  
9 space and tries to look at it from the prospective of  
10 what can the City, the county or even the school  
11 district can do to support and expand these efforts.  
12 Some of the things they can do is advocating at the  
13 State and Federal levels for additional funding.  
14 Other actions look at assets that the City and County  
15 already have like community centers or housing  
16 authority sites and encourages the City to bring more  
17 programming into these sites.

18           So, the last action I'm going to talk  
19 about there is, are People's Choice Action. The  
20 People's Choice Action was not a category that was  
21 specifically included in the survey. But it was a  
22 recommendation that got a lot of votes but maybe  
23 wasn't, again, the top recommendation for the other  
24 three categories. So, we created a People's Choice  
25 Priority Action. Probably not surprisingly for the

1 Food Access -- Healthy Food Access Chapter, we're  
2 talking about attracting a grocery store to Camden.

3 And the recommendations here, the City of  
4 Camden working with community partners could identify  
5 properties in under-served areas that would be  
6 suitable for a full-service grocery store.  
7 Suitability could be determined based on a number of  
8 factors including lot and/or building size; areas  
9 that are at least half a mile from another large  
10 grocery store and proximity to transit. The City  
11 could conduct a professional market analysis  
12 and/or interview residents regarding their  
13 food-shopping preference and habits and review  
14 potential development and operational incentives to  
15 address the economic needs of grocery store  
16 operators.

17 Some incentives could include,  
18 streamlining permitting and approvals processes,  
19 granting zoning variances, assisting with  
20 environmental reviews, filing financing sources,  
21 investing in streetscape and infrastructure  
22 improvements and supporting job training and  
23 recruitment. So, for each chapter we also have  
24 secondary actions and remaining actions. The  
25 secondary actions are the next eight or so

1 recommendations based on survey responses. We  
2 provide a little bit of detail about these actions  
3 but don't go into nearly the same amount of detail as  
4 the priority recommendations. And then the remaining  
5 actions are listed for further consideration.

6           The Health Element has six other content  
7 chapters that follow the same format. I'm not going  
8 to go into all of them but I encourage you to take a  
9 look at the draft plan online. Right now I'm showing  
10 you the summary page for the access to Healthcare  
11 Chapter. Each chapter has a summary page in the  
12 conclusion if you want to take a quick look and see  
13 what each chapter addresses.

14           So that is it for our overview of the  
15 plan tonight. I want to note that this plan was  
16 written to be adopted as part of the Master Plan and  
17 to be a resource for the Planning Board and the City.  
18 And even though it was written largely with the City  
19 and county in mind, it will require many partners,  
20 the work of many stakeholders and the advocacy of  
21 human residents and supporters to implement the  
22 actions in this plan and push for the changes they  
23 want to see.

24           So, we did post the draft plan on DVRCP's  
25 website on January 11th and we also opened a comment



1 period at that time. We held an informational  
2 meeting that was open to the public on February 1st  
3 which was advertised in the Inquirer and Courier Post  
4 and promoted on DVRCP's social media platform and to  
5 our advisory committee.

6 And before I kind of move on, I just want  
7 to say a quick thank you to Mayor Moran, Planning  
8 Board members, the advisory committee, residents that  
9 engaged with the plan in some way, and everybody in  
10 attendance tonight. And a special thank you to Dr.  
11 Williams and June Morton for all of their support  
12 throughout this planning process.

13 I guess before I ask the Planning Board  
14 to consider approving the Health Element as an  
15 Amendment to the Master Plan, I'll ask the Chair if  
16 we have time for questions or how he would like to  
17 proceed.

18 CHAIRMAN DEJESUS: We can ask the Board  
19 members if they have any questions through everything  
20 that they heard at this moment. Is there anyone  
21 there that want to ask a question that you would like  
22 to ask?

23 COUNCILWOMAN MORTON: I have a question.  
24 Well, first of all, I'm amazed how you're talking  
25 when your mute sign is so long? But that's not the

1 question.

2           So, my first question -- I received this  
3 plan maybe about two months ago. There was something  
4 for the Council regarding some monies and I asked  
5 about the plan because there were several hot-topic  
6 discussions that you guys -- in which -- so, I guess  
7 my question is, as far as community involvement, what  
8 types of community involvement have been  
9 incorporated into the plan? Because there were a  
10 couple -- several hot topics in which you guys  
11 outline in the plan which I feel like would have been  
12 beneficial if, you know, there was a space set up  
13 where you guys could be in the room along with  
14 residents and address some of these issues, most  
15 things such as, you know, the Covanta Project  
16 recently and other things like Covanta. I guess  
17 that's my first question.

18           MS. VERBOFSKY: I'm sorry. I'm having  
19 bit of a hard time hearing you. You're breaking up a  
20 little bit. I heard a little bit just asking about  
21 our community engagement. After that, it started to  
22 break up.

23           COUNCILWOMAN MORTON: Give me one second.  
24 Let me try to -- can you hear me now?

25           MR. BURNS: Yes, that's better.

1 COUNCILWOMAN MORTON: Okay. Sorry about  
2 that. So, my question is, as far as community  
3 involvement, there were a couple of things you guys  
4 outlined in the plan that, you know, were recent hot  
5 topics discussions in the City. One, for example,  
6 being the Covanta Plant dealing with air quality.

7 So, I guess, my question is, I saw that  
8 you did one community meeting but what's the list of  
9 your stakeholders and have you been to any community  
10 stakeholder meetings and being able to, one, inform  
11 of the plan and to get some involvement on that local  
12 community oriented-level?

13 MS. VERBOFSKY: So, we worked with the  
14 community throughout the whole planning processing.  
15 We went to Camden Night Gardens, Camden Jam,  
16 different community events. We did an event at the  
17 KIPP School, at the Camden -- what is it; I forget  
18 the name of the school -- The Cooper's Point Youth  
19 Impact Fair, that's what I was thinking of. That was  
20 between like 2018 and 2019 doing most those of  
21 events. We also held what we called road shows as we  
22 tried to reach out to other partners and go to  
23 people's --

24 COUNCILWOMAN REYES-MORTON: I understand  
25 that because that was laid out. So, have you reached

1 out or been in discussions with groups like the  
2 Cramer Hill Choice Neighborhood Steering Committee;  
3 like the North Camden Stakeholders Committee; like  
4 the PBCIP Local Community Parks Business Community  
5 Stakeholder meetings? Have you guys been involved in  
6 meetings with the plan?

7 MS. VERBOFSKY: So, we've not attended  
8 those meetings. Folks from the Camden Choice  
9 Neighborhoods and Parkside have been involved in our  
10 advisory committee. And so they've have  
11 participated. We have not gone to their meetings and  
12 presented.

13 COUNCILWOMAN REYES-MORTON: How about the  
14 St. Joseph's Carpenter Society?

15 MS. VERBOFSKY: Yes, they were involved  
16 in our advisory committee as well.

17 COUNCILWOMAN REYES-MORTON: Okay.  
18 Because the only reason why I'm asking is because all  
19 of these stakeholders are involved in the  
20 neighborhood plans themselves. And, you know, I  
21 don't think and I'm not confident that the community  
22 has an understanding of this plan or an awareness.  
23 And so I feel like, you know, more community  
24 involvement whether that's on the Planning Board  
25 side, you know, needs to happen. So, I'm just

1 putting that out there.

2 MS. VERBOFSKY: I hear you. I will say  
3 we really tried to go out to community events and  
4 meet folks, you know, whether they were at different  
5 events as much as possible. We'll say that the bulk  
6 of this planning was done, you know, planned prior to  
7 COVID happening and then it's kind of fortunately  
8 been paused a little bit. We did try to get out to a  
9 lot of events as much as possible.

10 COUNCILWOMAN REYES-MORTON: But just my  
11 last touch on that, I think it's really important  
12 because the neighborhood plans have to embrace this  
13 plan itself and the residents. For this document to  
14 become something that's living and successful, the  
15 community residents have to really understand and  
16 adopt this along with their local stakeholders. So,  
17 I just think it's really important for that to happen  
18 and I don't feel confident that the community has  
19 been brought into this plan as of today.

20 MS. VERBOFSKY: We did ask. I mean, we  
21 all of our advisory committee members, we reached out  
22 to again, St. Joseph's Carpenter Society, Parkside.  
23 They're all on the advisory committee and we asked  
24 all of them to, you know, spread the news of the plan  
25 to invite folks to the meetings that we were holding;

1 to distribute the survey to their members. So, we're  
2 trying to use the advisory to get out and reach a  
3 broader group as much as possible.

4 COUNCILWOMAN REYES-MORTON: So, I guess  
5 my question is to the Director and the Chair. At  
6 this point, what can we do moving forward to make  
7 sure that, you know, we enact that process? I  
8 mean -- you know, I read it. It's a very thorough  
9 plan. It talked up on a lot of things. Like I said,  
10 there was conversation like the Covanta that happened  
11 that I feel like this plan would have been essential  
12 in those conversations.

13 There are things that are happening now  
14 with like the Tiger Grant and the Cooper's Point and  
15 the Cooper's Waterfront area with attracting  
16 redevelopment that's happening and turning that into  
17 a quote unquote highway or pedestrian safely at the  
18 same time to help with traffic flow.

19 And I feel like this plan would also  
20 would have been crucial and important to that  
21 conversation. So, I guess for the Planning Board and  
22 the director, what do we do moving forward to make  
23 sure that, you know, this plan is incorporated into  
24 those conversations, one? And, two, that the  
25 community becomes very familiar and aware so that is

1 something that they can allude back when they're  
2 going through their neighborhood developments?

3 CHAIRMAN DEJESUS: My only question I  
4 have to this matter is the fact that the ones that  
5 are doing the research are the ones that are telling  
6 us that they're having directors or leaders of these  
7 specific committees that you're talking about,  
8 Felisha, on their advisory board.

9 If they're not complying or distributing  
10 the information or not generating the response that  
11 you're seeking, then we need to reach out directly to  
12 the Board as a whole which Amy should be able to be  
13 doing by setting up appointments with each of these  
14 individual units so that they can say, yes, we heard  
15 it, we agree and participate.

16 DR. WILLIAMS: May I speak, Mr. Chairman?

17 CHAIRMAN DEJESUS: Sure, of course.

18 DR. WILLIAMS: I think they are great  
19 questions coming from the Councilwoman. The work  
20 that's been done with the DVRCP has been broad and  
21 been broad-reaching in terms of their reach through  
22 the advisory committees. But more to your question  
23 regarding, what do we do moving forward? What we can  
24 consider is, the neighborhoods that are developing  
25 their own respective neighborhood plans, can look at

1    this document as a policy document and can embrace  
2    those parts that has the most impact on their  
3    planning efforts.

4                   But more importantly, they can enhance  
5    their own plans with policies that may touch on the  
6    Health Element but may take it three, four steps  
7    further but still be consistent with the overall  
8    policies of the Health Element document. So, what I  
9    would like to submit to the Board minus public input,  
10   is to continue allowing this health policy document  
11   to, one, be an amendment to the Master Plan.

12                  But, two, with the understanding that we  
13   will continue to engage neighborhood groups in their  
14   planning processes and to have them remove the policy  
15   document in whole or in part in terms of how it  
16   relates to their respective plans. That way, we  
17   won't speak for neighbors that are in the process of  
18   forming their own neighborhood plans. But it's  
19   pretty hard to disagree with some of the policy  
20   elements that are already indicated in the Health  
21   Element.

22                  I advance the Councilwoman's questions  
23   and would be the leader and in charge to insure that  
24   those neighborhood plans heretofore would review the  
25   Health Element and adopt those practices in their



1 documents and go beyond that, if needed.

2 MR. BURNS: Yes. And if I could follow  
3 up on that. All we're doing tonight is listening to  
4 the presentation and, you know, if the Board's  
5 inclined, they'll make a motion to recommend that the  
6 Camden Health Element be adopted as an amendment to  
7 the City of Camden Master Plan. But then it goes  
8 back to Mayor/Council. So, they're going to have  
9 another hearing on this. And that's normally where  
10 public participation takes place before Mayor and  
11 Council.

12 We can have public participation here but  
13 our job is simply to review what's been presented,  
14 make a recommendation to Mayor and Council and then  
15 they have the final say. They can adopt it as is;  
16 they can require more time to look public input.  
17 Ours is just a small piece. We're just moving the  
18 ball forward to Mayor and Council for that final  
19 action of amending the Master Plan.

20 DR. WILLIAMS: If I may through the  
21 Chair. I believe, based on the MLUL, this is the  
22 last stop. What I'm offering as part of the  
23 approval, is to work with those neighborhood  
24 organizations that are crafting their neighborhood  
25 plans and have them review the Health Element as part

1 of the amendment to the Master Plan, adopt those  
2 pieces that are appropriate for their neighborhoods.  
3 And, if needed, go beyond the Health Element and  
4 expand on policies that are taylor-made for their  
5 neighborhoods.

6 MR. BURNS: This is the perfect document  
7 as a basis for all of that.

8 DR. WILLIAMS: Yes.

9 VICE-CHAIRMAN MARTIN: Mr. Chairman.

10 CHAIRMAN DeJESUS: Yes, Fred.

11 VICE-CHAIRMAN MARTIN: If I may, I concur  
12 with Dr. Williams but I think the issue that  
13 Councilperson Morton raised, is as well the overall  
14 question of implementation of plan elements into the  
15 neighborhood planning process. And I would ask  
16 Director Elkis if the DVRPC would be willing to  
17 provide technical support when Dr. Williams is  
18 meeting with these neighborhood groups, when working  
19 on their planning process, to provide input to them  
20 from the technical side of the house with expertise  
21 that we clearly don't have in-house.

22 MS. ELKIS: Thank you, Mr. Martin. Hello  
23 everyone. Well, we are always available to help our  
24 plans get implemented. So if our neighborhood groups  
25 that would like, you know, further information about

1 any policies or recommendations within the plan, we  
2 would likely step forward and help these plans get  
3 implemented at the local level. So, we're certainly  
4 here; we're a resource; we love our work but we love  
5 it to be implemented so we do want to see it move  
6 forward. We're here to help.

7 VICE-CHAIRMAN MARTIN: I have to note  
8 for the record, Mr. Chairman --

9 CHAIRMAN DEJESUS: We're saying the same  
10 thing in a circle here. Can we just make a motion  
11 and just move forward with this?

12 VICE-CHAIRMAN MARTIN: You have to open  
13 it to the public first.

14 MR. BURNS: You need to open it to the  
15 public.

16 VICE-CHAIRMAN MARTIN: And, secondly,  
17 I need to note for the record that Ms. Elkis once was  
18 on my staff.

19 MS. ELKIS: It's been a couple of years.  
20 Yes, Fred was my first boss. Hello, Fred.

21 VICE-CHAIRMAN MARTIN: Good evening,  
22 Patty.

23 CHAIRMAN DeJESUS: Open it up to the  
24 public. Is there anyone outside that would like to  
25 make a comment on this presentation?

1                   MR. LEE: I have a question. I'm a Board  
2 member, Steven Lee here. I have a question.

3                   CHAIRMAN DeJESUS: Go ahead.

4                   MR. LEE: With respect to the supermarket  
5 that you referred to, you said that you would like to  
6 attract a full-service supermarket. How would you  
7 characterize that? How would you explain that? Now,  
8 you have Cousins in East Camden. You have the other  
9 one. I forget the name. It's out on Mt. Ephraim in  
10 Camden. Obviously, you don't consider old-school  
11 service. What's your idea of full-service?

12                  MS. VERBOFSKY: I think that's like a  
13 technical market term. Full-service having a deli  
14 counter and kind of other departments within a  
15 grocery store that, you know, maybe not all groceries  
16 have. It would be prepared foods, other components  
17 of a grocery store. It's not a term that I created.  
18 It's a term that I think the grocery store industry  
19 uses.

20                  MR. LEE: That's fine. I just needed  
21 clarification on that.

22                  VICE-CHAIRMAN MARTIN: Steve, I think  
23 it's a difference between the Acme on Mt. Ephraim  
24 Avenue and Cousins.

25                  MR. LEE: Got you. Okay. Fair enough.

1 That's all I needed to know.

2 VICE-CHAIRMAN MARTIN: Where Pathmart  
3 used to be.

4 MR. LEE: Yeah. Similar to what Pathmart  
5 used to be, right.

6 CHAIRMAN DEJESUS: Open to the public.  
7 Is there anyone in the public have anything to say?

8 DR. WILLIAMS: I don't see anyone.

9 VICE-CHAIRMAN MARTIN: I would move the  
10 adoption of the Health Element of the Master Plan and  
11 that I would note with the adoption, that the  
12 further implementation of the Health Plan be done on  
13 a neighborhood-by-neighborhood basis with the  
14 neighborhood planning committees as Dr. Williams has  
15 suggested he will do, and that we accept the offer of  
16 DVRPC to provide technical support to that  
17 implementation.

18 CHAIRMAN DeJESUS: We need a second.

19 MS. CREAN: Second.

20 CHAIRMAN DEJESUS: Roll call, please.

21 MS. MILLER: Fred Martin.

22 VICE-CHAIRMAN MARTIN: Yes.

23 MS. MILLER: Jose DeJesus.

24 CHAIRMAN DEJESUS: Yes.

25 MS. MILLER: Councilwoman Reyes-Morton.

1 COUNCILWOMAN REYES-MORTON: Yes.

2 MS. MILLER: Director Walker.

3 DIRECTOR WALKER: Yes.

4 MS. MILLER: Erin Crean.

5 MS. CREAN: Yes.

6 MS. MILLER: Steven Lee.

7 MR. LEE: Yes.

8 MS. MILLER: Motion carried to approve.

9 Thank you.

10 MR. BURNS: Thanks guys. Good job.

11 Next on the agenda, Certificate of  
12 Appropriateness for Cooper University Health Care,  
13 408 Chambers Avenue. The applicant is proposing the  
14 installation of a sign at 408 Chambers Avenue located  
15 at the Cooper Plaza Historical District.

16 VICE-CHAIRMAN MARTIN: Mr. Chairman, if I  
17 may. On the Cooper items that have been before the  
18 Historic Review Committee, the Historic Review  
19 Committee has recommended them with design changes  
20 and the applicant has agreed to accept those.

21 CHAIRMAN DEJESUS: Thank you. Is there  
22 anyone here going to speak on the subject? Ed, do  
23 you know if anyone is here for that?

24 DR. WILLIAMS: No, sir. But I concur  
25 with Mr. Martin's recommendations.

1 I'm here. Can everybody hear me?

2 CHAIRMAN DeJESUS: Yes.

3 MR. SGRO: My name is Steven Sgro. I'm  
4 with PS&S. I'm the architect representing Cooper  
5 tonight.

6 MR. BURNS: I'm going to swear you in.  
7 Okay?

8 MR. SGRO: Okay?

9 - - -

10 STEVEN SGRO, having first been duly  
11 sworn, was examined and testified as follows:

12 - - -

13 MR. BURNS: Thank you. If you could  
14 just, again, state your full name and affiliation for  
15 the record.

16 MR. SGRO: Sure. My name is Steven Sgro,  
17 project architect with PS&S Architecture and  
18 Engineering, P.C. I'm the architect involved with  
19 the sign project.

20 MR. BURNS: And, Mr. Sgro, you appeared  
21 or Cooper appeared in front of the Historical  
22 Preservation Commission. Did you take any issue with  
23 their recommendations?

24 MR. SGRO: No issues. And we've  
25 implemented those requests to modify the sign.

1                   MR. BURNS: Very good. Mr. Chairman, we  
2 can open it to the public.

3                   CHAIRMAN DeJESUS: Before I do that, does  
4 anybody on the Board interested in asking any  
5 questions?

6                   CHAIRMAN DeJESUS: Hearing none then I  
7 open it up to the public. Anyone in the public? Ed?  
8 No one?

9                   DR. WILLIAMS: No, sir.

10                  VICE-CHAIRMAN DeJESUS: Mr. Chairman, I  
11 move the adoption of this Certificate of  
12 Appropriateness.

13                  MR. LEE: Second.

14                  CHAIRMAN DEJESUS: Roll call.

15                  MS. MILLER: Fred Martin.

16                  VICE-CHAIRMAN MARTIN: Yes.

17                  MS. MILLER: Jose DeJesus.

18                  CHAIRMAN DEJESUS: Yes.

19                  MS. MILLER: Councilwoman Reyes-Morton.

20                  COUNCILWOMAN REYES-MORTON: Yes.

21                  MS. MILLER: Director Walker.

22                  DIRECTOR WALKER: Yes.

23                  MS. MILLER: Erin Crean.

24                  MS. CREAN: Yes.

25                  MS. MILLER: Steven Lee.



1 MR. LEE: Yes.

2 MS. MILLER: Motion carried to approve.

3 Thank you.

4 CHAIRMAN DEJESUS: New Business.

5 Certificate of Appropriateness for LEAP Academy

6 University Charter School, 527 Cooper Street.

7 The applicant is proposing a major  
8 rehabilitation of a building located at 527 Cooper  
9 Street in the Cooper Street Historic District.  
10 Anyone here for that?

11 MR. BARON: Mr. Chairman, Members of the  
12 Board, Jeffrey Baron representing LEAP Academy. Let  
13 me start out by saying, I never thought I'd be so  
14 happy to see all of you. But after these few weeks  
15 that we haven't been able to get you all together,  
16 boy, am I happy that we're all together.

17 This is a Certificate of Appropriateness  
18 request. We have been before the Historic  
19 Preservation Committee and I want to thank them for  
20 their help. We started out rocky. And my client,  
21 more than listened to reason and understood the  
22 concerns of the architectural significance of the  
23 building, came around.

24 And let me just explain it as simply as I  
25 can. What you see is what you get. What's out there

1 today at 527 Cooper, for the most part, will be out  
2 there after the work is done. We are not changing  
3 the facade of the building significantly except the  
4 color. We are changing the elevation of the step  
5 into the building. Instead of steps, it's at ground  
6 level. Because of handicap accessibility, we can't  
7 really do anything about that. And we have changed  
8 one or two of the windows but to be consistent with  
9 the design that was there.

10 Other than that, the materials are going  
11 to be same. And in the rear, it is a more, I guess  
12 you could say current look. And the reason that is  
13 to the most part, is the light that was needed in the  
14 building. As you'll hear, it's going to be a  
15 fabrication lab so there are more windows in the  
16 rear. We stay completely with the historic structure  
17 of the front. The Board unanimously approved it. As  
18 I did at the Board, I want to thank them for their  
19 input, their cooperation, and their indulgence.

20 MR. BURNS: Very good. Thank you, Mr.  
21 Baron. Mr. Martin, I know you're a member of that  
22 committee. Do you have any comments?

23 VICE-CHAIRMAN MARTIN: I would only say  
24 that Mr. Baron expressed what occurred correctly.  
25 The issue was the facade of the building was

1 originally proposed to change as part of the  
2 construction of the new facility. Research by the  
3 applicant, showed the historic facades and the fact  
4 that they have been changed over the years, but the  
5 design had been kept the same. And so, the applicant  
6 went back with his architect and came forward with a  
7 design that kept the facade consistent with that  
8 design and consistent with the issues raised by Mr.  
9 Baron about handicap access. The Board agreed with  
10 the removal of the steps and the ground-level  
11 entrance.

12 MR. BURNS: Mr. Chairman, I don't know if  
13 there's any other comments from the Board. If not,  
14 we're going to open it to the public at this time.

15 CHAIRMAN DEJESUS: Does anyone else have  
16 any response to this LEAP Academy application? Open  
17 up to the public. Anybody attending this meeting  
18 have anything to say with reference to this matter?  
19 Hearing none, a motion is in order.

20 VICE-CHAIRMAN MARTIN: Mr. Chairman, I  
21 move the adoption of the Certificate of  
22 Appropriateness for this project.

23 MR. LEE: Second.

24 CHAIRMAN DEJESUS: Roll call.

25 MS. MILLER: Fred Martin.

1 VICE-CHAIRMAN MARTIN: Yes.

2 MS. MILLER: Jose DeJesus.

3 CHAIRMAN DEJESUS: Yes.

4 MS. MILLER: Councilwoman Reyes-Morton.

5 COUNCILWOMAN REYES-MORTON: Yes.

6 MS. MILLER: Director Walker.

7 DIRECTOR WALKER: Yes.

8 MS. MILLER: Erin Crean.

9 MS. CREAN: Yes.

10 MS. MILLER: Steven Lee.

11 MR. LEE: Yes.

12 MS. MILLER: Motion carried to approve.

13 Thank you.

14 CHAIRMAN DeJESUS: Staying with LEAP  
15 Academy, Mr. Baron, you want to continue with the  
16 second part of your application?

17 MR. BARON: Yes, Mr. Chairman. Let me  
18 say good evening to you and the members of the Board,  
19 to Ms. Johnson, to Mr. Burns, to Dr. Williams. This  
20 is a -- and, of course, to Ms. Miller.

21 This is an application for Preliminary  
22 and Final Site Plan. It is a proposed fab lab,  
23 fabrication lab. And we'll see if we can't have one  
24 of the folks from LEAP explain to you what the  
25 intended use of that will be in just a minute.

1           There are a number of design waiver  
2 relief that we require. This is located in the  
3 University and Support Zone, the US Zone downtown  
4 which is also where, as you all know, Rutgers and  
5 Rowan have facilities. That kind of ties in with  
6 what Mr. Martin had said. There was a desire by the  
7 Historic Preservation to preserve and recapture the  
8 look on Cooper Street in this area. And some of the  
9 work that's been done in the school and university  
10 area, has been meeting off that mark. And so, this  
11 was to my view, one of the first attempts to bring it  
12 back and to reconstruct or recreate that look that  
13 existed 40, 50 years ago.

14           We do require some relief. The lot area,  
15 we don't meet but that's a pre-existing condition.  
16 We couldn't meet that. As you all know, to either  
17 side of this, are existing uses so we can't acquire  
18 additional ground to make the lot larger. The same  
19 situation with the lot width which requires 100 feet.  
20 We can't obtain that from our neighbors because they  
21 are pre-existing conditions and we don't propose to  
22 tear anything down on Cooper Street.

23           The lot coverage is at 90-percent  
24 impervious. We're looking for 100. It is an  
25 existing 100 situation. You couldn't improve that

1 without tearing the structure down which clearly fits  
2 in as a hardship variance.

3 We're proposing to use fluorescent lights  
4 which we will explain to a greater extent. Instead  
5 of high pressure sodium, we have difficulties  
6 complying with the street-tree requirement, the five  
7 percent landscaped parking area and the buffer for  
8 parking. But we'll talk about those in place.

9 We're also asking for waivers from the  
10 traffic impact study for the environmental impacts  
11 and we will discuss what they'll be. And we'll talk  
12 about how we're going to handle trash. So, it  
13 involves a number of different things but, in  
14 essence, once I think you hear what's going to be  
15 used for, it will fit together. Ms. Ferri, are you  
16 with us?

17 MS. FERRI: Yes, Jeff, I'm here.

18 MR. BARON: Mr. Burns, do you want to  
19 swear all of the witnesses at once or as they come  
20 up?

21 MR. BURNS: Through the Chair, we  
22 normally swear them in all at once. And then when  
23 it's their time to speak, we just ask that they  
24 re-introduce themselves and their affiliation for the  
25 record. And if they have not appeared before the

1 Board, that you do quick voir dire of their  
2 credentials and the Chair will advise if he accepts  
3 their credentials.

4 MR. BARON: We'll do it that way then.  
5 We'll swear everybody in and then I'll qualify them.

6 MR. BURNS: Very good.

7 MR. BARON: If we might, I'd like to have  
8 Ms. Ferri sworn in. I'd like to have Charles  
9 Chelotti sworn in. I'd like to have Phil Kunz sworn  
10 in. Let me see if I touched on everybody. I think I  
11 have. If there's anybody else, we need to respond to  
12 anything, we'll swear them in.

13 MS. ROGERS: Jeff, this is Stephanie.  
14 I'm here.

15 MR. BARON: Oh, I'm sorry. Ms Rogers is  
16 here too. I didn't see you. You just popped up  
17 Stephanie.

18 MR. BURNS: Very good. If you could all,  
19 Stephanie, Patricia, Charles, Philip, if you could  
20 all raise your right hands.

21 - - -

22 CHARLES CHELOTTI, P.E.; PHILIP D. KUNZ,  
23 R.A., LEED-AP; PATRICIA FERRI; STEPHANIE ROGERS,  
24 having first been duly sworn/affirmed, was examined  
25 and testified as follows:

- - -

MR. BURNS: And when Mr. Baron calls on you, you can give your name and credentials for the record. For the record, Jeff, we have accepted Charles Chelotti as a professional engineer on numerous occasions with this Board, so you can dispense with his credentials. And I turn it back to the Chair on how we would like to proceed with the meeting. Normally, given the amount of volume that we have tonight, we can go right to the professional review letter but I leave that to the Chair at his discretion.

CHAIRMAN DeJESUS: Is Ms. Johnson present.

MR. BURNS: Ms. Moore-Johnson is present.

MS. MOORE: Yes, I'm here. We can go right to the letter.

CHAIRMAN DeJESUS: You have the floor.

MS. MOORE: I'm referring to Remington & Vernick's letter dated April 1, 2021. I'll start on page 2. Regarding the Use: Educational institutions and community center buildings are permitted. Principal uses of the US zone per the Downtown Redevelopment Plan. Testimony should be



1 provided regarding the exact nature of the proposed  
2 use to determine compliance.

3 MR. BARON: Patricia, would you or  
4 Stephanie like to talk about what this fab lab is?

5 MS. ROGERS: I'll do it. My name is  
6 Stephanie Weaver-Rogers. I'm the lead person and  
7 chief operations officer for the LEAP Academy Charter  
8 School.

9 The proposed use will be for fabrication  
10 labs, expanding our fabrication labs that we  
11 currently have in the school. And they will be used  
12 by students in the LEAP community to build  
13 school-based projects and projects that we also use  
14 outside of the school currently. Our fab lab holds a  
15 patent for a water bottle filter that the children  
16 developed and we're looking to expand on STEM  
17 projects that they will do that will help the  
18 community.

19 MR. BURNS. Wonderful. You should be  
20 very proud of that.

21 MR. BARON: Does it have specific hours  
22 that it will be open?

23 MS. ROGERS: Currently, it will be opened  
24 during the school hours from eight to five. We're  
25 looking to expand as we bring parents into also work

1 on the project since we'll be going into early  
2 evening hours. But usually are school buildings stay  
3 open until 7:30, eight o'clock during a normal year  
4 because we have extended day programs and we do  
5 parent programs in the evenings. So once we get back  
6 to normal, we'll probably be open until to seven,  
7 eight o'clock.

8 MR. BARON: And do I understand that  
9 principally, this is a walk-up use as opposed to  
10 something where you need parking; it's more folks  
11 either coming from LEAP Academy or in the area that  
12 come in to use this?

13 MS. ROGERS: Most of the use will be walk  
14 up. It'll be mostly our students and their families  
15 and they mostly walk up. We do have parking for them  
16 on Cooper Street.

17 THE REPORTER: I'm hearing background  
18 noise.

19 MR. BARON: We can continue with the  
20 report if you would like, Mr. Chair.

21 CHAIRMAN DeJESUS: Yes, please.

22 MS. MOORE: The Area and Bulk  
23 Requirements: It's noted that pre-existing  
24 conditions, we have lot area and lot width. And then  
25 also a variance is required for the impervious

1 coverage. What's required is 90 percent. You're  
2 proposing 100 percent.

3 MR. BARON: Mr. Chairman, we are  
4 submitting to the Board that this is a hardship  
5 variance under N.J.S.A. 40:55D-70 C(1). It's not  
6 usually used but it is here. It's an extraordinary  
7 condition affecting this piece of property resulting  
8 from a structure or a physical, a natural physical  
9 condition. Here it's the building itself. To  
10 comply, we would have to tear the building down.  
11 We're not proposing to tear the building down. As  
12 you've already heard the testimony from the Historic  
13 Preservation meeting, we intend to preserve it and  
14 preserve it as it is. So, that's our Positive  
15 Criteria.

16 The Negative Criteria, we have to  
17 demonstrate that there's no substantial detriment to  
18 the public good. And that means, that there's no  
19 detriment to the neighborhood; no damage to the  
20 neighborhood. And I think once, again, the Historic  
21 Preservation's actions in preserving this building  
22 and keeping it as it has been as, you know, an  
23 esthetic improvement or continuing improvement on  
24 Cooper Street, speaks to that.

25 And lastly, no substantial detriment to

1 the intent and purpose of the Zone Plan and Zoning  
2 Ordinance. And as Ms. Johnson testified, this is a  
3 permitted use in the U.S. Zone, so it is compliant  
4 with zoning. So, those are the bases for the  
5 variances that Ms. Johnson just mentioned.

6 MS. MOORE: The zoning table should be  
7 revised on the plans.

8 MR. BARON: No problem.

9 MS. MOORE: If a street opening is  
10 necessary, the application will be subject to the  
11 Street Opening Permit Ordinance of the City. The  
12 City Engineer should be contacted concerning the  
13 application and fees involved.

14 MR. BARON: We will comply.

15 MS. MOORE: Per Section 577-230.K,  
16 required parking spaces or loading berths may not be  
17 located on driveways. No areas specifically intended  
18 for parking or loading use may be located between the  
19 front building line and the street line unless  
20 otherwise specified in the other sections of that  
21 Ordinance. Plans should be revised or a waiver  
22 requested.

23 MR. BARON: We are providing a greener  
24 area where one car can be parked. Mr. Chelotti, I  
25 haven't qualified you yet but if you let me, I'll do

1 it very quickly. By whom are you employed?

2 MS. MOORE: He doesn't have to be  
3 qualified.

4 MR. BURNS: We accept Charles.

5 MR. BARON: Oh, that's right. I'm sorry,  
6 Charles. I didn't mean to demean your high esteem or  
7 standing. I apologize.

8 CHAIRMAN DeJESUS: Can you answer the  
9 question?

10 MR. BARON: Yes. What do we have for  
11 parking?

12 MR. CHELOTTI: Currently I'm not sure if  
13 I can share my screen or not to show the actual plan.  
14 But basically the rear of the building does front  
15 on -- well, the building fronts on two streets.  
16 There's Cooper Street in the front which everyone is  
17 aware of but Lawrence Street is actually -- it looks  
18 like more like an alley but it is an official city  
19 street. So that back city street is the one variance  
20 that Ms. Johnson just referenced.

21 The current parking situation right now  
22 is, the entire area is paved and people can park  
23 there. What we're proposing is to put a handicap  
24 spot there so people could use the spot if needed and  
25 also provide a little bit of stack parking in that

1 back area. So, we would to request the waiver of  
2 that ordinance requirement.

3 MR. BARON: Charles, can you bring up  
4 your copy of the plan? Can we share the screen?

5 MR. CHELOTTI: Let me try one more time.

6 MS. MOORE: And I wanted to correct that.  
7 I believe that would be a variance for that section  
8 and not a waiver.

9 MR. CHELOTTI: Sure.

10 MS. MOORE: Okay.

11 MR. BARON: I agree with that. I think  
12 it is a variance. But once, again, it's build out.  
13 So to try to comply with that, we'd have to tear the  
14 building down.

15 So real quick, Charles, because I know  
16 there are a number of applicants waiting. Can you  
17 just show where that rear yard area is and where the  
18 handicap space would be?

19 MR. CHELOTTI: I will try to --

20 MR. BARON: I'm going to ask, Mr. Burns,  
21 that this be marked as Exhibit A-1 with today's date.

22 MR. BURNS: Very good. A-1.

23 MR. BARON: So, there are circles, one,  
24 two and three. Do they mean anything, Charles?

25 MR. CHELOTTI: Yes. That's where the

1 proposed -- this area here, the lower area that I'm  
2 circling closer, that is a proposed handicap spot for  
3 parking at the rear of the building. And then there  
4 are two stacked parking spots proposed for this area.

5 MR. BARON: So, there's a total of three  
6 and I think in Ms. Johnson's report she acknowledges  
7 that that would be our requirement based on the  
8 square footage of the building. So, variance or no  
9 variance, we'll request a variance but it looks like  
10 we come pretty close to complying.

11 MS. MOORE: Right. Well, it deals with  
12 the building line. That's all. But you are  
13 requesting a variance which is fine. So, I'll move  
14 on.

15 Per the Redevelopment Plan, parking areas  
16 shall be designed to avoid the backing in and out of  
17 vehicles onto street right of ways. Plans --

18 MR. BARON: I'm sorry. We do have to  
19 request a variance for that because Lawrence Street  
20 is failing(Inaudible). As Mr. Chelotti said, it's a  
21 very narrow street and you do have to back out to get  
22 out. However, there is sufficient parking, as we all  
23 know, on Cooper Street at the curb. And folks, if  
24 they are driving to get there, this rear parking area  
25 is essentially for folks with any handicaps or people

1 have to get close to it -- close to the door.

2 MS. MOORE: So that variance is being  
3 requested.

4 MR. BARON: Yes.

5 MS. MOORE: Per the Redevelopment Plan,  
6 sidewalk is required and shall be between 10 to 15  
7 feet wide. The sidewalk along Cooper Street is 9  
8 feet wide and the sidewalk along Lawrence Street is 2  
9 feet wide and consists of the consists of the  
10 driveway apron. This is a pre-existing  
11 non-conforming condition.

12 MR. BARON: We're not proposing to change  
13 either of those and we are asking for the variances  
14 as I said, under the hardship which is, it is a  
15 pre-existing. You'd have to tear it all out. It  
16 changes and there just isn't any room.

17 MS. MOORE: Per Section 577-243.A,  
18 bicycle parking areas shall be provided and the  
19 number of spaces determined by the Planning Board.  
20 The applicant requests a variance. Given the nature  
21 of the proposed use, our office does not agree with  
22 the granting of this relief and recommends that two  
23 stainless steel circular racks be provided.

24 MR. BARON: I think we agree with that,  
25 don't we?



1                   MR. CHELOTTI: Yes. I was trying to move  
2 the plan without moving or deleting the circles. I  
3 believe there would be two possible locations we'd  
4 like to work with, Ms. Johnson, to figure out the  
5 best locations for those racks.

6                   MS. MOORE: Okay. I will eliminate that  
7 from the rear because you are going to add the  
8 bicycle racks.

9                   MR. BARON: We're withdrawing that.

10                  MS. MOORE: The applicant should replace  
11 the existing curb along the property's frontage on  
12 Cooper Street.

13                  MR. BARON: We agree.

14                  MS. MOORE: The location of all existing  
15 and proposed roof drain pipes, should be provided on  
16 the Site Plan.

17                  MR. BARON: Everything you're requesting  
18 in stormwater collection will be done, Ms. Johnson.

19                  MS. MOORE: And you acknowledge the fact  
20 that there is a stormwater fee, correct?

21                  MR. BARON: We acknowledge that fact.

22                  MS. MOORE: Grading, you will provide the  
23 information that we're requesting regarding grading?

24                  MR. BARON: Absolutely.

25                  MS. MOORE: And the utilities, you know

1 that the project must be approved by the City  
2 Engineer and also the City Fire Chief and a CCTV  
3 inspection of the sewer must be performed and  
4 reviewed by the City Engineer. And also due to the  
5 City Ordinance, a Capacity Fee may be applicable for  
6 the site.

7 MR. BARON: We accept all those  
8 conditions and recognize them.

9 MS. MOORE: All right. And you'll make  
10 the revisions to the construction details as noted?

11 MR. CHELOTTI: Yes, we will.

12 MS. MOORE: And I'll go to planting  
13 design. The proposed landscaping consists of four  
14 small trees and planters located on the second floor  
15 outdoor space as shown in the architectural plans.  
16 The applicant requests a variance of all landscaping  
17 requirements of the Redevelopment Plan.

18 MR. BARON: I'm going to qualify Mr. Kunz  
19 here if I might. Phil, can you hear me?

20 MR. KUNZ: Yes, I can.

21 MR. BARON: Would you share with the  
22 Board your qualifications? In other words, what  
23 licenses do you hold in the State of New Jersey; how  
24 long have you had those?

25 MR. KUNZ: I'm a licensed architect in

1 the State of New Jersey and Pennsylvania for more  
2 than 30 years. And I've had the established  
3 PDK Architects over 30 years ago as well.

4 MR. BARON: Have you testified during  
5 that period before planning and zoning boards in the  
6 State of New Jersey and been accepted as an expert in  
7 architecture?

8 MR. KUNZ: I have and yes, I have.

9 MR. BARON: And Mr. Chairman, we're  
10 presenting Mr. Kunz this evening as an expert in  
11 architecture and ask the Board to accept him as  
12 such.

13 CHAIRMAN DEJESUS: No problem. Yes,  
14 we'll accept him.

15 MR. BARON: Thank you.

16 Phil, can you talk sort of collectively  
17 to Ms. Johnson's comments in regard to landscaping in  
18 the front -- I guess we'll get to the rear too -- but  
19 the front with the street trees and the upgrades?  
20 What's the issue here?

21 THE REPORTER: There's too much  
22 background noise. I cannot hear. Please repeat.

23 MS. MOORE: Not everyone is on mute. If  
24 they can mute themselves.

25 DR. WILLIAMS: I'm checking through it

1 now.

2 MR. BURNS: I believe it's Mr.  
3 Pennington's mike. Everybody needs to go on mute.  
4 If you can do that, that would be great. Thank you.

5 DR. WILLIAMS: I just muted him.

6 MR. KUNZ: So along Cooper Street, there  
7 is one tree in the sidewalk where the right-of-way.  
8 I don't know how Ms. Johnson wants to refer to that.  
9 That tree there, yes. Thank you, Charles.

10 MS. MOORE: If we can just response the  
11 fact that you're requesting a variance of all  
12 landscaping requirements of the Redevelopment Plan.

13 MR. KUNZ: Yes, we're requesting that  
14 variance.

15 CHAIRMAN DeJESUS: And the reason for  
16 that?

17 MR. KUNZ: There is no space on site to  
18 provide such planting unless we decrease or allow to  
19 decrease the 9-foot wide sidewalk with additional  
20 planting.

21 MR. BARON: If we were to do that, we  
22 would have to remove sidewalk to do that, correct?

23 MR. KUNZ: Correct.

24 MR. BARON: And then there would be an  
25 issue as to whether the planting would survive in

1 that environment where it's right up against concrete  
2 and there's nothing around it but a little bit of  
3 dirt?

4 MR. KUNZ: That's the case. I think what  
5 Ms. Johnson is looking for is for us to verify  
6 whether we're asking for a variance or not here.

7 MR. BARON: And we are.

8 MR. KUNZ: We are. And there's no space  
9 for any additional planting so that's why we put it  
10 up on the --

11 MR. BARON: Let's talk about the rear  
12 area too if we might. Mr. Chelotti, if you could  
13 slide it down. There is a requirement in the  
14 ordinance for buffer planting between the parking.  
15 There's a requirement for landscaping in the area  
16 where the spaces are. And there's a requirement for  
17 five percent of that to be landscaped. Is it --

18 MS. MOORE: Can we just go -- I just want  
19 to read the next comment. It's just so much easier  
20 when I go through and read the minutes that we go  
21 comment-by-comment for the response.

22 So, the next thing I'm asking. Per the  
23 Redevelopment Plan, street trees are required. The  
24 property has an existing street tree on the Cooper  
25 Street frontage. Tree protection details should be

1 provided and areas of tree protection should be  
2 dimensioned on the plan. In the event that the tree  
3 loses 40 percent of its canopy, it will be considered  
4 dead and should be replaced. A note should be added  
5 on the plans.

6 MR. BARON: Accepted.

7 MS. MOORE: Okay.

8 Then we'll go to: Per the Redevelopment  
9 Plan, five percent of the parking area shall be  
10 landscaped, where no landscaping is proposed. And  
11 you're requesting a variance of this item?

12 MR. BARON: Yes.

13 MS. MOORE: And then now if you wanted to  
14 provide the reasoning for the variance here?

15 MR. BARON: Yes. And I think Mr. Kunz  
16 has -- do we have the same issue in the rear, Mr.  
17 Kunz, that there is a loss of space? There also  
18 would be cars parked there and be very difficult to  
19 move around plantings that might be in the rear, and  
20 that there's issues as to whether or not they could  
21 survive?

22 MR. KUNZ: Yes. We're asking for a  
23 variance there. And it is an existing blacktop  
24 parking area and we're utilizing it for the same,  
25 continuing its use and to obtain or have enough space

1 for the three vehicles already testified that we gave  
2 testimony for, and backing out on to Lawrence Street.  
3 There's no space that would allow planting or the  
4 buffer.

5 MS. MOORE: Now, I noticed that I did not  
6 have that in the back so I'm going to add five  
7 percent of parking area that you're asking for that  
8 variance from the Redevelopment Plan.

9 MR. KUNZ: Yes. And it's currently all  
10 parking as well, the 100 percent impervious with  
11 building and parking.

12 MS. MOORE: Right. Okay.

13 Per the Redevelopment Plan, all public  
14 and/or commercial off-street parking areas shall be  
15 buffered from the sidewalk by an approved  
16 architectural separation, for example, a masonry wall  
17 or fence and/or a landscaped planting bed. You're  
18 requesting a variance from the Redevelopment Plan?

19 MR. KUNZ: We are.

20 MR. BARON: That's correct.

21 MS. MOORE: And your justification would  
22 be the same as the prior, correct?

23 MR. KUNZ: Correct.

24 MR. BARON: Just note. If you put that  
25 wall in, you couldn't get in and out of the parking.

1 MS. MOORE: And loading area should be  
2 screened per Section 577-224.B.13. In addition,  
3 testimony should be provided regarding hours of  
4 deliveries and operation to determine the impact on  
5 adjacent residences.

6 So, are you able to provide screening for  
7 loading areas? You need a waiver for that, correct?

8 MR. BARON: Yes. And I think maybe if I  
9 can bring Stephanie back up for minute. Stephanie,  
10 are you still with us?

11 MS. ROGERS: Yes, I'm here.

12 MR. BARON: Can you explain what type of  
13 delivery would occur to this facility?

14 MS. ROGERS: There will be very minimal  
15 once the building is open. The materials that are  
16 used in the fabrication lab come in on small loads so  
17 there's no big delivery trucks, no regular consistent  
18 deliveries as we get into regular school.

19 So, we would just have the small  
20 deliveries made periodically to the back of the  
21 building for materials but they're not large trucks  
22 because it's things such as paper products, rolls of  
23 plastic. There's no large oversized deliveries.

24 MS. MOORE: And that would be during the  
25 school hours?



1 MS. ROGERS: Yes.

2 MS. MOORE: Okay.

3 MR. BARON: And they're brought directly  
4 into the building by the individual that is  
5 delivering them to the City?

6 MS. ROGERS: Delivering, yes.

7 MS. MOORE: Okay.

8 Per the Redevelopment Plan, lighting  
9 levels along paved portions of the public walk shall  
10 be no less than 1 footcandle for commercial areas.  
11 Overall lighting levels should be provided.

12 MR. BARON: Where do we stand with that  
13 either Phil or Charles?

14 MR. CHELOTTI: We'll comply with that.

15 MR. BARON: Okay. Good. It thought so.  
16 Thank you.

17 MS. MOORE: Isolux lines have been  
18 provided, but they should be labeled for clarity. It  
19 appears that given the existing cobrahead fixture on  
20 Lawrence Street, the lighting levels in the driveway  
21 should be reduced.

22 MR. CHELOTTI: We'll comply to the  
23 satisfaction of the Board engineer.

24 MS. JOHNSON: Per the Redevelopment Plan,  
25 luminaries shall be high-pressure sodium lamps. The

1 applicant requests a variance to use compact  
2 fluorescent mini wall packs and LED bollards.

3 MR. BARON: Phil, if you can address  
4 this. The type of fixtures that we're proposing to  
5 use, how do they compare with or are they compatible  
6 with sodium pressure?

7 MR. KUNZ: With today's technology, I  
8 think we can follow the lead of the City's Engineer  
9 here, but we're using LED on the majority of  
10 projects. I don't know if there was a preference for  
11 low-pressure sodium for a specific reason or not.  
12 But if there is, we can utilize that. We would  
13 prefer to use LED for its efficiency, its size and if  
14 there is some desire for green-stinged light, I guess  
15 we could modify our Kelvin temperature of the source.  
16 So I'm not sure -- we would like to use LED.

17 MS. MOORE: Right. If that's what you're  
18 requesting for the variance, our office would take no  
19 exception to that.

20 MR. KUNZ: Yes. That's what we would  
21 like to use.

22 MS. MOORE: Okay.

23 And then also going back, Mr. Chelotti,  
24 the walkways. We noted that you will possibly want a  
25 variance for the lighting levels in the walkways.

1 So, you are sure that you'll be able to meet this  
2 requirement? Otherwise, you'd have to come back to  
3 the Board and ask for a variance.

4 MR. CHELOTTI: The rear walkway with the  
5 cobrahead here we're very comfortable. The walkway  
6 out front is lit fairly well now.

7 MS. MOORE: Right.

8 MR. CHELOTTI: We're pretty comfortable  
9 that we will get that lighting level based on the  
10 lumin lights.

11 MS. MOORE: All right. I will remove  
12 that variance from the back of the letter, for the  
13 lighting levels for walkways.

14 Per the Redevelopment Plan, parking  
15 areas, entrances, and exits shall be adequately  
16 illuminated during night hours to aid in providing a  
17 safe environment for vehicular and pedestrian  
18 movement. You agree?

19 MR. BARON: We believe we can comply with  
20 that.

21 MS. MOORE: It appears that the wall pack  
22 fixtures are existing. Plans should be revised to  
23 indicate whether existing fixtures will be retained.  
24 If new fixtures are proposed, the lights will be  
25 attached to the neighboring structure and will

1     require the property owners' approval to install.

2             MR. BARON:   Are we proposing to replace  
3     any of the existing lighting fixtures?

4             MR. CHELOTTI:  I'm sorry, Mr. Baron?

5             MR. BARON:   Mr. Kunz, are we proposing to  
6     replace any of the existing lighting fixtures?

7             MR. KUNZ:    I believe Charles is going to  
8     answer that question.  And the adjacent building is  
9     also operated by the applicant.  Charles, I'll let  
10    you answer the lighting question.

11            MR. CHELOTTI:  There are a couple of  
12    existing light fixtures here.  There's one that has  
13    to be relocated slightly to get a better light level  
14    in this back corner.  The adjacent property is owned  
15    by the same property owner but I'm assuming if  
16    there's any kind of easement that has to be given  
17    between that, that that would be an acceptable  
18    condition.

19            MS. MOORE:   Okay.  And you'll just revise  
20    the plans accordingly?

21            MR. CHELOTTI:  Yes.

22            MS. MOORE:   The applicant should provide  
23    a traffic statement for the Traffic Impact Assessment  
24    requirement of Section 577-274.

25            MR. BARON:   We are asking for a waiver of

1     that. I think we put on testimony. If the Board  
2     requires more, we'll certainly give it; that this is  
3     a walk-up use. We don't anticipate people coming  
4     here in vehicles for the most part. And so, there's  
5     really not going to be very much of a traffic impact.  
6     And you heard Ms. Rogers say that the deliveries are  
7     sporadic and not intense. So, on that basis, we'd  
8     ask for a waiver.

9                     MS. MOORE: Right. The Board had  
10    discussed previously that outside of residential  
11    houses, that we would get some type of traffic  
12    statement on each project. Do you agree, Dr.  
13    Williams? We're keeping this consistent. We need  
14    some type of statement.

15                    MR. BURNS: It can very simple.

16                    DR. WILLIAMS: Through the Chair, the  
17    math will be extensive but a statement by a PE would  
18    be required.

19                    MR. BURNS: Charles, you can just do a  
20    simple statement in a form of a letter.

21                    MS. MOORE: I'm sure -- it's possible  
22    you've done a statement before for a project here?

23                    MR. CHELOTTI: I'm sure we can comply  
24    with this.

25                    MS. MOORE: Okay. Thank you.

1           The applicant should provide testimony  
2     regarding any and all environmental concerns, studies  
3     and remediation pertaining to the site.

4           MR. BARON: We're asking for a waiver.  
5     There are no such studies. As I think the Board is  
6     aware, this is an existing condition, a fully  
7     build-out site. The improvements are already there.  
8     We're not changing the exterior improvements that  
9     aren't under roof and so, it wouldn't fall within the  
10    environmental, the type of environmental study that  
11    would normally be required.

12           MS. MOORE: Well, we're just asking if  
13    there are any environmental concerns or studies or  
14    remediation pertaining to the site. Is your  
15    response, none?

16           MR. BARON: Charles, do we know of, in  
17    doing engineering work for the project, are there any  
18    environmental concerns that we have uncovered?

19           MR. CHELOTTI: There's been none reported  
20    to our office and also none observed during our site  
21    visits.

22           MS. MOORE: Okay.

23           Per Section 577-255.A, an outdoor trash  
24    enclosure is required for all nonresidential uses.  
25    The applicant requests a waiver. Testimony should be

1 provided regarding trash and recycling storage and  
2 hauling.

3 MR. BARON: Ms. Rogers, it's my  
4 understanding that we're going to have a cleaning  
5 service that will take care of the refuse and trash  
6 in this building and that they will privately dispose  
7 of that. Is that correct?

8 MS. ROGERS: LEAP Academy has their own  
9 cleaning department that will also service this  
10 building. And we have dumpsters located in our --  
11 next to our adjacent property that will house our  
12 trash that is picked up and serviced by Waste  
13 Management.

14 MR. BARON: That's where Lawrence Street  
15 is, correct?

16 MS. ROGERS: Yes. On the back of  
17 Lawrence Street.

18 MR. BARON: Thank you.

19 MS. MOORE: It appears that no signage is  
20 proposed as a part of this application. The  
21 applicant is reminded that signage will be governed  
22 by the Redevelopment Plan. Our office recommends a  
23 means of identifying the property from Lawrence  
24 Street.

25 MR. BARON: I think at our last go around

1 on this issue, we all decided that given the nature  
2 of this building and the historic significance, that  
3 we would simply put the number of the building in the  
4 rear but not use any signage to advertise it. Is  
5 that correct, Phil?

6 MS. MOORE: No signage?

7 MR. KUNZ: No -- well -- I'm answering  
8 Mr. Baron's question. I was not aware of that. I  
9 believe at this time, we are proposing no signage  
10 because we have none to present.

11 MR. BARON: Where --

12 MS. ROGERS: There will be no signage on  
13 the back of the building at this time, Phil.

14 MR. BARON: Right. We understand. We'll  
15 comply with the Redevelopment Plan or we'll have to  
16 come back to the Board.

17 MS. MOORE: Okay.

18 Per the Redevelopment Plan, the  
19 predominate material of all street walls shall be  
20 brick. The architectural plans propose a historic  
21 facade at the front entrance on Cooper Street and a  
22 modern facade at the rear entrance on Lawrence  
23 Street. Proposed colors, materials and dimensions  
24 should be provided. A color rendering should be  
25 provided for the Board's review.



1                   MR. BARON: Phil, can you bring that up,  
2 please?

3                   MR. KUNZ: Yes. We're doing that now.  
4 We're going to share our screen.

5                   MR. BARON: Again, we know that there are  
6 other folks waiting to be heard. So, let's mark this  
7 as a composite exhibit and it says, PBO2. Let's mark  
8 it, please, as Exhibit A-2 as in Applicant A-2.

9                   And, Phil, can you please describe on the  
10 lefthand side, what that depicts?

11                  MR. KUNZ: This is the rear of the  
12 building off of Lawrence Street. And it depicts the  
13 lower level with an entrance door and an access, an  
14 overhead door for materials to come into the  
15 fabrication lab. It has a concrete base to the  
16 building with brick surround or wall on the  
17 first-floor level.

18                  And then as you move up, this is a roof  
19 over this lower portion that is accessed from the  
20 second floor through glass doors. This is where we  
21 are proposing putting some planted trees to get some  
22 relief to the construct of the site. And the upper  
23 windows are essentially clear-story windows. We have  
24 a high ceiling space in this back area.

25                  Along the sides we have our concrete

1 party walls independent of the existing adjacent  
2 structures. And our window system on the back is a  
3 thermally-broken energy efficient storefront system  
4 or aluminum system. Above that is the metal panel  
5 that coincides with the same material and color as  
6 that window system.

7 This material up here is screening the  
8 rooftop units. This portion of the screened area is  
9 at the back of the building and will not be seen  
10 from the front of the building, Cooper Street,  
11 because of the depth of the building. Do we have  
12 that on a roof plan handy? If we can bring this just  
13 to cover this. We'll scroll to our roof plan so you  
14 can see the extent of that screen wall and plan.

15 MS. MOORE: And so you would be  
16 requesting a variance with regard to building  
17 material, correct?

18 MR. KUNZ: In the rear of the building,  
19 we have a portion -- yes, if windows of the nature  
20 that I just described are not allowed or not within  
21 the material listed, yes.

22 MS. MOORE: I think it's the predominate  
23 material of all street walls shall be brick. I think  
24 that's the issue that pushes you to a variance for  
25 a building material.

1                   MR. KUNZ: So, what we were doing, you  
2 know, and I don't want to go too far back on the  
3 front facade. But we're trying to bring natural  
4 light into the environment.

5                   MS. MOORE: And that other plan is A-3?

6                   MR. KUNZ: We can do that.

7                   MR. BARON: It can be marked as A-3.

8                   MS. MOORE: Okay.

9                   MR. KUNZ: So, we're trying to bring, you  
10 know, in education buildings, in work environments,  
11 natural light is a huge plus for the occupant and  
12 user of the building. We were trying to bring as  
13 much light as we could into the building as  
14 practical. We diminished that amount from the  
15 original concept for the front elevation but would  
16 like to retain it for the rear elevation knowing that  
17 there's a multitude of buildings backing up on  
18 Lawrence Street where their facades are constructed  
19 as the back of this facade was constructed with  
20 plywood, stucco and not brick. We can show a  
21 photograph of that. So, just give us a moment.

22                   MS. MOORE: I just wanted to confirm that  
23 you are requesting that variance?

24                   MR. KUNZ: Yes. So, I don't know if we  
25 want to mark -- give us a moment. We're masters of

1     this obviously. Here we go. So, that's the existing  
2     rear of the building.

3                 MR. BURNS: That will be A-4.

4                 MR. BARON: Yes, please, Mr. Burns.

5                 MR. KUNZ: So, with the combination of  
6     concrete, stucco, some sort of block here, this is  
7     what architects we call Texture 111. It's an  
8     articulated exterior plywood with storm windows and a  
9     variety of downspouts. But, yes, we are looking for  
10    a variance --

11                MS. MOORE: Our office doesn't take any  
12    exception to the granting of the variance. I just  
13    needed to make sure that I have it noted correctly.

14                MR. BARON: For the Board and for Ms.  
15    Johnson, there's brick. You can see it. That whole  
16    side wall is nothing but brick. And on the other  
17    side --

18                MR. KUNZ: That's the adjacent building.

19                MR. BARON: Right. And on the other  
20    side, you can see the number of windows. We don't  
21    have the whole shot of that back but that's what it  
22    looks like all across. So, this proposal that we  
23    have is not really inconsistent with what's there,  
24    although each one of those individual buildings are a  
25    very different treatment in the rear.

1 MS. MOORE: Per the Redevelopment Plan,  
2 large areas of glass curtain walls or strip windows  
3 of more than 15 feet in length are discouraged, as  
4 are tinted and highly reflective glass. Window  
5 openings shall have sills and heads of masonry or  
6 stone, which may be of pre-cast concrete, limestone,  
7 granite, brick soldier courses, or slabs exposed only  
8 for the length of the window. The Lawrence Street  
9 frontage will be a glass curtain wall. The applicant  
10 requests a variance.

11 MR. KUNZ: Correct.

12 MR. BARON: And I think Mr. Kunz has just  
13 given the testimony for that which is that the need  
14 to have light in the rear of the building. Remember,  
15 there are a lot of young eyes that are going to use  
16 this building. We like to keep those eyes good for  
17 as long as we can. The more light we can bring in,  
18 the better for the kids that are going to use this.  
19 So, yes, we would like to deviate in that extent.

20 MS. MOORE: Okay.

21 Details of proposed planters should be  
22 provided on the plans.

23 MR. KUNZ: We can add that to the  
24 plans.

25 MS. MOORE: Testimony should be provided

1 that the roof has been engineered to handle the  
2 weight of planters and landscaping and that the  
3 proposed landscaping will be tolerant of windy  
4 conditions?

5 MR. KUNZ: Yes. Our structure will be  
6 capable of doing all of those things, supporting  
7 plants, wind, lateral forces.

8 MS. MOORE: And our Summary of Variances  
9 and Waivers. I'll go through the variances first.  
10 We have from the Redevelopment Plan: Lot area. Lot  
11 Width. I note lot coverage but it should say  
12 impervious coverage. Building material, glass  
13 curtain walls. I have, remove the one for lighting  
14 levels for the walkways.

15 MR. BARON: Yes.

16 MS. MOORE: High pressure sodium lamps,  
17 landscape treatments and guidelines, parking  
18 buffering, parking design, sidewalk width. And I  
19 believe, also, 5 percent of parking area landscaping  
20 comes from the Redevelopment Plan. And then we have  
21 a variance from the section of the ordinance with  
22 regard to parking in the drive aisle.

23 And then waivers, we've eliminated the  
24 one for bicycle racks and we only have landscaping  
25 around loading areas and trash enclosure. Do I have

1 everything that you have noted from the testimony?

2 MR. BARON: Yes. We have given testimony  
3 about all of the summary items that you have at the  
4 end of your report, Ms. Johnson.

5 MS. MOORE: Okay.

6 MR. BURNS: It's the same thing, Dena.

7 MS. MOORE: All right. You're aware of  
8 the approval process as listed on pages 10 and 11?

9 MR. BARON: Oh, yeah. We agree to comply  
10 with all the conditions of approval in terms of  
11 outside agencies, administrative approvals, etc.

12 MS. MOORE: Okay.

13 And outside agencies, I'm not sure. Do  
14 you need the Camden County Soil Conservation  
15 District?

16 MR. BARON: I don't think so. We're  
17 going to ask for an exemption but we will --

18 MS. MOORE: I will remove that one.

19 MR. BARON: Right.

20 MS. MOORE: Mr. Chairman, that concludes  
21 my review.

22 CHAIRMAN DEJESUS: Thank you. I do have  
23 a question for Mr. Baron. The back of the building  
24 where the cars come in, is there a gate there or a  
25 fence for protecting that specific parking lot?

1                   MR. BARON: At the present time, there is  
2 not, Mr. Chairman. And may I just say that one of  
3 our concerns we thought about that, is the handicap  
4 accessibility. If we put a fence in there and people  
5 have to come around behind the vehicle to get into  
6 the building, that could be very difficult. So, we  
7 didn't propose to do it. We didn't want to cut down  
8 access to be able to get into the building that way.

9                   Because it isn't seen by the largest  
10 number of the public, we didn't view it as an issue,  
11 but certainly we want to hear from the Board. We're  
12 not trying to impede access to the rear of the  
13 building. We need deliveries, handicap accessible,  
14 pedestrians possibly walking in there. We didn't  
15 want to make it tough.

16                  CHAIRMAN DEJESUS: That's okay. All I  
17 wanted to do is make sure that since it wasn't  
18 mentioned nor explained, I just wanted to make sure  
19 it was not being included and not being said. That's  
20 all.

21                  MR. BARON: Right. And I thank you for  
22 your comment. I should have addressed that.

23                  CHAIRMAN DEJESUS: Any questions from the  
24 Board in reference to this matter? Hearing none,  
25 anything from the public? A motion is in order.



1                   VICE-CHAIRMAN MARTIN: Mr. Chairman, I  
2 make The motion to approve the Preliminary and Final  
3 Site plan for LEAP University Charter School, 527  
4 Cooper Street subject to the representations of the  
5 applicant and compliance with the Engineer's letter  
6 and granting the variances and waivers requested and  
7 identified.

8                   CHAIRMAN DeJESUS: We need a second,  
9 please.

10                  MS. CREAN: Second.

11                  CHAIRMAN DeJESUS: Thank you. Roll call.

12                  MS. MILLER: Fred Martin.

13                  VICE-CHAIRMAN MARTIN: Yes.

14                  MS. MILLER: Jose DeJesus.

15                  CHAIRMAN DEJESUS: Yes.

16                  MS. MILLER: Councilwoman Reyes-Morton.

17                  COUNCILWOMAN REYES-MORTON: Yes.

18                  MS. MILLER: Director Walker.

19                  DIRECTOR WALKER: Yes.

20                  MS. MILLER: Erin Crean.

21                  MS. CREAN: Yes.

22                  MS. MILLER: Steven Lee.

23                  MR. LEE: Yes.

24                  MS. MILLER: Motion carried to approve.

25 Thank you.

1 MR. BARON: Thank you very much.

2 I assure you that the children and their parents will  
3 thank you as well.

4 VICE-CHAIRMAN MARTIN: If I may, on  
5 behalf of the Historic Review Commission, I think Mr.  
6 Baron and LEAP Academy for working very hard  
7 to comply with our ordinance and take a very positive  
8 step.

9 MR. BARON: It's good proof I think, Mr.  
10 Martin, that when you do work together, you end up  
11 with a product that's better than when you tried to  
12 butt heads.

13 CHAIRMAN DeJESUS: That's true always.

14 Moving right along. Yue Hua Yang (Hung  
15 Wan NJ Restaurant) 1226 Haddon Avenue, Block 1292,  
16 Lot 13. The applicant is proposing two (2) signs,  
17 one (1) mounted sign at 26 square feet and one  
18 hanging sign at 15 square feet exceeding the limits  
19 of 24 square feet. Is there anyone here for that  
20 sign application?

21 CHAIRMAN DEJESUS: Doctor Williams?

22 MR. BURNS: I believe the applicant is  
23 here, Mr. Chairman. I can see her. She just has to  
24 unmute herself.

25 MR. BURNS: We can hear you. Go ahead,

1     ma'am.

2                     MS. YANG: Can you repeat the question?

3                     MR. BURNS: First I'm going to swear you  
4     in. Okay? Can you raise your right hand?

5                             - - -

6                     YUE HUA YANG, having first been duly  
7     sworn/affirmed, was examined and testified as  
8     follows:

9                             - - -

10                    MR. BURNS: And you are the applicant,  
11     Ms. Yang, for the sign variance; is that correct?

12                    MS. YANG: Correct.

13                    MR. BURNS: And you're looking for a  
14     variance to install one mounted sign and one hanging  
15     sign; is that correct?

16                    MS. YANG: Correct.

17                    MR. BURNS: And the approximate  
18     dimensions are 64 square feet for the one sign?

19                    MS. YANG: Yes. Correct.

20                    MR. BURNS: And 24 square feet for the  
21     second sign; is that correct?

22                    MS. YANG: Correct.

23                    MR. BURNS: And you're looking for the  
24     Board to provide variance approval for this signage,  
25     correct?

1 MS. YANG: Correct.

2 MR. BURNS: Doctor Williams, did your  
3 office conduct a review of the application?

4 DR. WILLIAMS: Yes, sir, through the  
5 Board Chair.

6 CHAIRMAN DEJESUS: And did you see the  
7 sign? Does anybody have a sample of it?

8 DR. WILLIAMS: It should be part of your  
9 fact sheet for the members. There should be a fact  
10 sheet there.

11 CHAIRMAN DEJESUS: The fact sheet I can  
12 understand. I just want to see the sign.

13 MS. CREAN: Yes. It's attached to the  
14 back.

15 MS. MILLER: Yes. Thank you, Erin.

16 MR. BURNS: Doctor Williams, do you take  
17 any issue with the size of this sign or the colors of  
18 the signage?

19 DR. WILLIAMS: Through the Board Chair, I  
20 have no problem with the color of the sign. I think  
21 they need to compromise or reduce it slightly. I  
22 think there's a little bit too much signage there on  
23 the building itself. There's a sign on the facade  
24 near the window. I think that at least one sign from  
25 the facade should be taken out, the small sign that's

1 next to the door. It's my recommendation that that  
2 sign should be removed as part of any Board  
3 consideration of a variance. I think it's too much  
4 signage there.

5 MR. BURNS: Ma'am, what our director is  
6 saying is, when you look at your photos, you propose  
7 Juicy Crab sign which is a large sign above the door  
8 and then there's a second sign underneath it that  
9 identifies the same entity. And then you have the  
10 sign that you're proposing on the pole which has your  
11 phone number and pretty much says everything on the  
12 second sign. So, what we're asking or asking you to  
13 do, if you agree, is to remove the second sign under  
14 the Juicy Crab facade sign.

15 DR. WILLIAMS: That's correct.

16 MR. BURNS: Did you take any issue with  
17 tha, ma'am?

18 MS. YANG: No issue.

19 MR. BURNS: So, you'll remove that second  
20 sign so that you'll only have the large Juicy Crab  
21 sign above the metal sealed doors and then you're  
22 proposed sign on your pole, correct?

23 MS. YANG: Correct.

24 MR. BURNS: Very good. I have no future  
25 questions, Mr. Chairman. I don't know if any other

1 Board members have any questions.

2 CHAIRMAN DEJESUS: Does anybody on the  
3 Board have questions in relationship to the signage  
4 being proposed? Any anyone in the public listening  
5 in, have a response? Provided that we understand  
6 each other, you're removing one of the three signs  
7 that you're proposing which is the that's already in  
8 your building; is that correct?

9 MS. YANG: Correct.

10 CHAIRMAN DEJESUS: I'm asking the  
11 applicant if she understands what she's going to be  
12 removing?

13 MS. YANG: I understand.

14 CHAIRMAN DEJESUS: Can she just nod her  
15 head.

16 MR. BURNS: Yes. She said -- the  
17 interpreter said that she understands and she did  
18 nod.

19 CHAIRMAN DEJESUS: Okay. A motion is in  
20 order, please.

21 VICE-CHAIRMAN MARTIN: Mr. Chairman, I  
22 move the granting of the sign variance for Ms. Yang  
23 subject to her removal of the extra facade sign on  
24 the door and that the variance for the sign Juicy  
25 Crab, on her facade and her hanging sign be approved.

1 MS. CREAN: Second.

2 CHAIRMAN DEJESUS: Roll call, please.

3 MS. MILLER: Fred Martin.

4 VICE-CHAIRMAN MARTIN: Yes.

5 MS. MILLER: Jose DeJesus.

6 CHAIRMAN DEJESUS: Yes.

7 MS. MILLER: Councilwoman Reyes-Morton.

8 COUNCILWOMAN REYES-MORTON: Yes.

9 MS. MILLER: Director Walker.

10 DIRECTOR WALKER: Yes.

11 MS. MILLER: Erin Crean.

12 MS. CREAN: Yes.

13 MS. MILLER: Steven Lee.

14 MR. LEE: Yes.

15 MS. MILLER: Motion carried to approve.

16 Thank you.

17 CHAIRMAN DeJESUS: Moving right along.

18 Elizabeth Solis, 2307 Federal Street, Block 1157, Lot  
19 44. The applicant is proposing a 64 square foot  
20 mounted sign. A C-Bulk Variance is needed for the  
21 size of the sign.

22 MS. MILLER: Mr. Chair, I don't believe  
23 Ms. Solis is on. She's not going to be ready until  
24 next month.

25 CHAIRMAN DeJESUS: Okay. Moving --

1                   VICE-CHAIRMAN MARTIN: Mr. Chairman, can  
2 that be tabled until the following month?

3                   CHAIRMAN DeJESUS: Wait until we go  
4 through the rest and see if there's someone else and  
5 then we'll do it all together.

6                   VICE-CHAIRMAN MARTIN: All right.

7                   CHAIRMAN DeJESUS: Minor Subdivision and  
8 Preliminary & Final Site Plan, Dev Ghansyham, LLC,  
9 3508-3510-3516 Federal Street, Block 1060, Lots 2, 3,  
10 & 43. The applicant is proposing to construct a  
11 retail liquor store on a presently vacant lot with no  
12 changes to the existing retail store Lots 3 & 4. Is  
13 anybody here for that applicant?

14                  MR. BARON: Mr. Chairman, it's Jeff  
15 Barson and, yes, I am here representing Dev  
16 Ghanshyam.

17                  CHAIRMAN DEJESUS: Do you want to start  
18 then?

19                  MR. BARON: Sure. I would be happy to.  
20 I'll introduce the applicant and then I'll get into  
21 the swearing of the witnesses.

22                  This is an application as the Chair  
23 indicated, to construct a retail liquor store on a  
24 vacant lot. There are some lot line adjustments  
25 that are being sought as part of the application



1    which we'll have our engineer explain.  And when the  
2    lot-line adjustments are done, the size of this lot  
3    changes to some extent from what it is today.

4                   It is a retail liquor store.  We aren't  
5    proposing parking because as you'll hear, the  
6    clientele of the store is anticipated to be largely  
7    walk-up but there is parking on Federal Street in  
8    this area.  There are other commercial uses in the  
9    immediate area of the site.

10                   So, with that brief introduction and  
11    intentionally so, I'd like to introduce Dev  
12    Ghanshyam.  He's the owner.  Joseph Mancini, he's our  
13    engineer.  And Nehal Jhaveri.

14                   MR. BURNS:  Gentlemen, if you could raise  
15    your right hands, please.

16   - - -

17                   JOSEPH A. MANCINI, P.E.; NEHAL JHAVERI,  
18    R.A., having first been duly sworn/affirmed, was  
19    examined and testified as follows:

20   - - -

21                   MR. BURNS:  For the record, Mr. Baron, we  
22    have accepted Mr. Mancini as an expert in engineering  
23    and, I believe, professional planning by this Board  
24    in the past so you can dispense with his credentials.

25                   MR. BARON:  Thank you, Mr. Burns.

1                   Let's start with Sam. Are you on, Sam?  
2 I don't see him. Are you here?

3                   MR. JHAVERI: He probably is not here.

4                   MR. BARON: All right. I think we can  
5 put the testimony that's necessary on the record even  
6 without him.

7                   MR. BARON: Mr. Jhaveri, you've worked  
8 with the applicant before; is that correct?

9                   MR. JHAVERI: That is correct.

10                  MR. BARON: Do you know whether he has  
11 operated liquor stores previously?

12                  MR. JHAVERI: Yes.

13                  MR. BARON: And has he ever operated  
14 liquor stores in the City of Camden?

15                  MR. BARON: Yes.

16                  CHAIRMAN DEJESUS: Where is that?

17                  MR. BARON: Do you know where they're  
18 located, Mr. Jhaveri?

19                  MR. JHAVERI: I am sorry. I am not  
20 familiar where exactly it is but he has.

21                  MR. BARON: It's closer -- well, I don't  
22 want to testify but I will just for informational  
23 purposes, closer to the border with Pennsauken and  
24 Camden, Mr. Chairman.

25                  MR. BURNS: Jeff, are you expecting him

1 on?

2 MR. BARON: I don't know.

3 MR. JHAVERI: I'm texting him right now.  
4 I'll reach out to him as soon as you're done with  
5 me.

6 MR. BARON: I would be helpful if we can  
7 get him on even though I think we can put enough on  
8 the --

9 CHAIRMAN DEJESUS: Dena, do we have a  
10 letter from you in reference to this matter?

11 MS. MOORE: I do. I have a letter. Do  
12 you want to go straight to the letter at this point?

13 CHAIRMAN DeJESUS: Yes, please.

14 MS. MOORE: Mr. Chairman, I'm referring  
15 to Remington & Vernick's letter dated February 4,  
16 2021. I will start off with the area and bulk  
17 requirements on page 2 and 3. There are a couple of  
18 items that I had TBD, to be determined, by the  
19 applicant's professionals. And that would be  
20 regarding the impervious coverage for proposed Lot 3,  
21 the existing retail and the parking requirements for  
22 Lot 3 and Lot 43. So, if you can determine those.

23 They would be pre-existing conditions for  
24 Lot 3 and 43. And I have noted variances required  
25 for the building coverage, impervious coverage, the

1 minimum height for the building, the rear yard  
2 principal setback and side yard principal setback, in  
3 addition to the off-street parking requirement for  
4 Lot 2.

5 MR. BARON: And those are the same  
6 variances that I have, Ms. Johnson.

7 MS. MOORE: Okay. So, I guess as we go  
8 through the letter, you'll provide testimony  
9 regarding those?

10 MR. BARON: Yes. Mr. Mancini, do you  
11 know in regard to the impervious coverage on Lot 3?

12 MR. MANCINI: I apologize. I don't have  
13 that in my notes, although we can certainly address  
14 that on revised plan.

15 MR. BARON: We're going to ask for a  
16 variance then because --

17 MS. MOORE: I have noted that you would  
18 probably need a variance for that.

19 MR. MANCINI: Agreed. I do note that if  
20 we would need a variance for that, so we'd be over  
21 the 80 percent but I don't have the exact number. We  
22 need to recalculate that.

23 MR. BARON: While Ms. Johnson is going  
24 through her letter, Mr. Mancini, could you bring up  
25 the plan, please, because there are going to be some

1 comments, I think, she's going to make that the plan  
2 would be helpful.

3 MS. MOORE: Okay.

4 The plans note that the impervious  
5 coverage of Lot 3 will be 100 percent. It appears  
6 that the alley on 35th Street is currently grass.  
7 Either the zoning chart should be revised to  
8 illustrate the correct impervious coverage or the  
9 site plan should be revised to illustrate the  
10 proposed paving.

11 MR. MANCINI: That's correct. It's going  
12 be slightly below 100 percent. Part of that alley is  
13 paved but there's portions behind that this is grass,  
14 so it certainly isn't going to exceed the 80 percent  
15 as permitted so we do need a variance but we'll  
16 adjust the table accordingly.

17 MS. MOORE: Okay. And the square footage  
18 of the existing building should be provided.

19 MR. MANCINI: And we'll provide that as  
20 well.

21 MS. MOORE: If a street opening is  
22 necessary for 35th Street or 36th Street, this  
23 application will be subject to the Street Opening  
24 Permit Ordinance of the City. The City Engineer  
25 should be contacted concerning the application and

1 fees involved.

2 MR. MANCINI: We acknowledge.

3 MS. MOORE: A road opening permit from  
4 the Camden County Highway Department would be  
5 required for a road opening on Federal Street.

6 MR. BARON: We don't anticipate any but  
7 if we do, we will obtain that.

8 MS. MOORE: Per Section 577-230.F, retail  
9 uses require five (5) parking spaces for ever 1,000  
10 square feet of gross leasable floor area. If the  
11 building is 2,740 square feet, 14 spaces are  
12 required, whereas none are proposed. The applicant  
13 requests a variance. That's correct?

14 MR. BARON: Yes. I don't know. Nehal,  
15 has Sam gotten on?

16 MR. JHAVERI: Sam, are you there?

17 MR. SAM: Yes.

18 MR. BARON: So, Mr. Chairman and Members  
19 of the Board, this is Sam Patel/Dev Ghanshyam. Can  
20 you explain to us in regards to parking? I'm just  
21 going to say Sam because it's easier for me. I'm  
22 old.

23 So, Sam, how will this liquor store  
24 operate? Where will you customers --

25 MR. BURNS: He has to be sworn in. Sam,

1 I'm going to swear you in.

2 - - -

3 SAM PATEL, having first been duly  
4 sworn/affirmed, was examined and testified as  
5 follows:

6 - - -

7 MR. BARON: Sam, let me go back to my  
8 question. The customers for this liquor store, will  
9 they be generated from cars coming by; will they be  
10 generated by folks in the neighborhood, walk-up  
11 traffic?

12 MR. PATEL: This is only walk-up. It's  
13 100 percent walk-in people.

14 MR. BARON: Do you have other facilities  
15 in the City of Camden?

16 MR. PATEL: Yes. Yes, same street;  
17 Camden Liquors.

18 MR. BARON: And where is that located?

19 MR. PATEL: 2620 Federal Street.

20 MS. MOORE: So, you are requesting the  
21 variance for the parking?

22 MR. BARON: Sorry. I was just going to  
23 ask. So, you have -- Sam, you have experience  
24 operating liquor stores of this type of the same  
25 nature.

1 MR. PATEL: Yes. Yes, sir.

2 MR. BARON: I'm sorry, Ms. Johnson.

3 MS. MOORE: That's fine.

4 If the requested parking variance is  
5 granted, the applicant shall then make a cash  
6 contribution to the City for each required space not  
7 provided per Section 577-230.R. The contribution  
8 shall be in an amount equal to the cost of providing  
9 the required minimum number of parking spaces to be  
10 calculated by the City Engineer.

11 MR. BARON: We understand that and we  
12 agree.

13 MS. MOORE: Per Section 577-231.C,  
14 loading areas are required for retail buildings in  
15 excess of 20,000 square feet which does not apply.  
16 Testimony should be provided regarding how and when  
17 deliveries will be made.

18 MR. BARON: Sam, can you tell us how  
19 often you would receive deliveries of alcohol or  
20 other supplies in this site? Sam, are you still  
21 there?

22 MR. PATEL: Yes. Delivery of most of the  
23 liquor was a week ago. We make up a delivery one  
24 week ago and call and they come in the morning when  
25 there is no traffic and we are not busy then. They



1 deliver at that time.

2 MS. MOORE: So, once a week?

3 MR. BARON: Once a week, is that what  
4 you're telling us?

5 MR. PATEL: Twice a week.

6 MR. BARON: Twice a week. And where will  
7 those --

8 CHAIRMAN DeJESUS: I have a question.  
9 Dena, could you stop for second. I just want to  
10 clarify this lot in my mind, please. Is this lot  
11 between the hardware store and William Fuller  
12 Professional Service?

13 MR. MANCINI: That's correct.

14 CHAIRMAN DeJESUS: I'm sorry?

15 MR. MANCINI: Yes. That's correct.

16 CHAIRMAN DeJESUS: Mr. Mancini, I got a  
17 question for you. If that's the case, I know that  
18 the building next to it is a professional service  
19 business and they have a lot of parking people coming  
20 in there. And if he's having delivery, how is that  
21 going to affect the parking plus the hardware store  
22 next door, also gets deliveries plus the furniture  
23 that's on the corner.

24 MR. MANCINI: Understood. That's an  
25 existing condition here just based on the way that

1 the block is developed. Sam has the benefit of  
2 having an alley out to 35th Street which has a gated  
3 access there. So, he has the ability to, if need be,  
4 have a truck there to unload product in the event  
5 that there's not somewhere on Federal Street. As you  
6 know, Federal Street is really quiet there.

7 CHAIRMAN DEJESUS: Could you show us with  
8 that?

9 MR. MANCINI: Yes. So that's this  
10 portion this finger here, if you will, that goes out  
11 to the 35th Street and there's a depressed curb here  
12 and there's paved access at the back of spot three  
13 here. Those will be in the back of the store from  
14 that --

15 MR. BARON: When the lot line is removed,  
16 Joe, then there is access to the rear of the proposed  
17 building sort of in the area where the orange is to  
18 the left and the blue line is to the right, correct?

19 MR. MANCINI: Correct. Yes.

20 MR. BARON: So, a truck could pull in  
21 there, deliver and then pull directly out on the 35th  
22 without ever impacting anything on Federal Street.  
23 Well, it might turn on to Federal but not in terms of  
24 the delivery, correct?

25 MR. MANCINI: Correct.

1                   CHAIRMAN DEJESUS: So it all depends on  
2 the size of the truck.

3                   MR. MANCINI: The testimony from Sam was  
4 that he typically gets a box truck or smaller.  
5 Nothing bigger than a box truck.

6                   CHAIRMAN DEJESUS: Well, I know several  
7 liquor stores and some of their deliveries are not  
8 small trucks. Anyway, continue, please, Dena. I'm  
9 sorry.

10                  MS. MOORE: That's fine.

11                  The applicant should replace the curb and  
12 sidewalk along the entire property frontages along  
13 each roadway.

14                  MR. BARON: That's acceptable.

15                  VICE-CHAIRMAN MARTIN: Jose, I'd like to  
16 go back for a second to an issue you just raised.  
17 35th Street and 36th Street are one-way couples. So,  
18 that there's not two-way traffic on 35th Street. Any  
19 traffic that exits that alley all onto 35th Street,  
20 would either be accessing the property from the  
21 residential neighborhood and leaving to Federal  
22 Street but would not be coming down 35th Street to  
23 access that because it's one-way outbound. In other  
24 words, one way towards Federal Street.

25                  CHAIRMAN DeJESUS: If they have to go

1 through Federal Street to come in, he would have to  
2 make a driveway because that's all sidewalk.

3 VICE-CHAIRMAN MARTIN: But my point is,  
4 that if he went down 35th Street to come in, he'd  
5 have to be coming in through a residential  
6 neighborhood off of Mickle or another smaller street  
7 to get on to 35th. Thirty-fifth exits to  
8 Federal.

9 CHAIRMAN DeJESUS: Yes, I know.

10 VICE-CHAIRMAN MARTIN: So, it's not a  
11 two --

12 CHAIRMAN DeJESUS: One way coming out,  
13 correct.

14 VICE-CHAIRMAN MARTIN: One way coming  
15 out, correct.

16 CHAIRMAN DeJESUS: And 36th Street is one  
17 way going down?

18 VICE-CHAIRMAN MARTIN: Right.

19 MR. BARON: The thought that we had when  
20 we looked at this, is that a truck would turn at 36th  
21 before it gets to 35th; go around the back; come down  
22 35th, as Mr. Martin said, back into that alley and  
23 then pull directly out to go down 35th to Federal.

24 VICE-CHAIRMAN MARTIN: But that would put  
25 it on a residential, a small residential street --

1                   MR. BARON: It would. It's really the  
2 only way given the layout of the street design that  
3 exists here to get there. What I'm saying, Mr.  
4 Martin, is, one way or the other, you're going to  
5 have to go down one of those one-way streets.

6                   VICE-CHAIRMAN MARTIN: Well, in and out;  
7 one-way couple.

8                   The other point is that invariably,  
9 businesses in this situation, the delivery driver  
10 just parks in the middle of Federal Street and rolls  
11 the stuff in on a cart or a hand truck.

12                  CHAIRMAN DEJESUS: My concern is because  
13 the commercial client that's next to him, the two  
14 commercial clients, always have that specific strip  
15 fully parked with cars and they're constantly working  
16 from 10:00 a.m. all the way to about six o'clock in  
17 the evening. So, I don't know.

18                  I don't think there's any way any vehicle  
19 is going to get in there. If he's going to talk about  
20 eight o'clock in the morning, six o'clock in the  
21 morning, that's fine. But, you know, during the  
22 basic peak hours during the day, I don't see any way  
23 that he's going to get any parking on that strip.

24                  MR. BARON: Sam, can you hear me?

25                  MR. PATEL: Yes.

1                   MR. BARON: Are you able to schedule your  
2 deliveries from your liquor suppliers to come in  
3 early in the morning?

4                   MR. PATEL: Yes, I can. In the morning  
5 like nine o'clock.

6                   MR. BARON: How about eight o'clock?

7                   MR. PATEL: The store opens at nine  
8 o'clock.

9                   MR. BARON: Oh, that's when the store  
10 opens?

11                  MR. PATEL: Yes.

12                  MR. BARON: Well, the only thing I would  
13 say to the Board, you heard the testimony. That  
14 happens twice a week. I think that's probably  
15 something that wouldn't impose too much burden on the  
16 other stores in that area. Because he'll get a sense  
17 of when there is, you know, a lessening of traffic in  
18 the area and bring his deliveries in then.

19                  MR. PATEL: We can deliver it in the  
20 back. If we have space in back, we can deliver in  
21 the back side and put it on the side, you know.  
22 There's so many possibilities. Otherwise, I have two  
23 stores. I have one at the hardware store. The lease  
24 expires in June. I can empty the hardware store and  
25 I can put the liquor store there. No problem.

1                   CHAIRMAN DeJESUS: I don't know what he's  
2 trying to say. Jeff, can you explain that to me?

3                   MR. BARON: Mr. Chairman, he owns the  
4 buildings on the block, some of them. So he's saying  
5 he could empty the hardware store and put the liquor  
6 store there. That's not what we're proposing. I  
7 think it's an issue of coordinating with Kramer.  
8 Kramer is going to be his distributor and get them to  
9 come in there at the hours that don't conflict with  
10 the other users on Federal Street.

11                  CHAIRMAN DEJESUS: Because I know that  
12 the bakery and also the William Fuller Professional  
13 Building is constantly busy looking for parking  
14 because they have a lot of people coming in there  
15 during tax season, during immigration paperwork that  
16 they have to do there. And also, of course, the  
17 furniture store that's on there on the corner, as  
18 well as refrigeration and appliances, I guess.

19                  MR. PATEL: I can empty both stores.  
20 I can empty the hardware store and empty one that we  
21 have a lease month-by-month. I can empty both  
22 stores.

23                  MR. BARON: Sam, I don't think the Chair  
24 is telling you to empty your stores. I think Camden  
25 is happy to have the ratables in town. What he's

1 saying is, can this co-exist with those stores. And  
2 your distributor is going to be Kramer Beverage,  
3 correct?

4 MR. PATEL: Yes.

5 CHAIRMAN DEJESUS: That's only one of  
6 them. If he can take the other buildings that are  
7 already in existence, that'll minimize the amount of  
8 risk there is in reference to trying to put this  
9 building where you're trying put it and handle the  
10 deliveries as you say. Because you still have other  
11 issues involved and that is, trash removal. I don't  
12 how you're going to provide that. Because I know the  
13 lot and I know the specific area. And I can't see  
14 you putting that building there and solving all these  
15 problems. If you own the hardware store and the  
16 store on the corner, then put your liquor store in  
17 there.

18 MR. PATEL: No problem. No problem. If  
19 you no approve, I can empty the store and put the  
20 liquor store there. No problem.

21 MR. BURNS: Let me ask you this. It  
22 sounds to me like -- I'm just wondering if you're in  
23 a position tonight to really move forward with this  
24 because there's other options out there that are  
25 being suggested and that the applicant is indicating



1 might not be a problem.

2 We're not aware, as a Board, as to, you  
3 know, what your time line is for these other tenants,  
4 what buildings you can occupy; what building may be  
5 better for the liquor store as opposed to what's  
6 proposed. But I think you've raised some of these  
7 questions in some of our -- certainly the Chairman's  
8 head and I would think some of the other Board  
9 members as well. And maybe you need to think about  
10 that.

11 We want what's best for Camden and we  
12 want what's best for obviously the businesses so that  
13 they succeed. And if you own other properties there,  
14 you might be able to turn this into something a  
15 little bit more creative that gives you the benefit  
16 of not just the liquor store but some other use.

17 MR. BARON: Mr. Burns, if I might, it's a  
18 little difficult because I don't want to go into a  
19 Chat room to explain this so I'll just explain it on  
20 the record. It's no secret.

21 Sam, I want you to understand. If you  
22 say, I can empty the other stores, no problem, that  
23 doesn't mean you can get an approval tonight. The  
24 Board has not seen anything that indicates how those  
25 stores would function as a liquor facility.

1                   So, if you're willing to pursue that  
2                   option, this plan would need to be re-engineered.  
3                   So, you wouldn't get an approval tonight. Likely,  
4                   you wouldn't get an approval next month. You'd get  
5                   an approval when you can resubmit and the Board can  
6                   check the completeness and then we come back. So,  
7                   that's why Mr. Burns said it's an issue of timing.  
8                   Do you understand that?

9                   MR. PATEL: Yes.

10                  MR. BARON: Okay. And are you willing or  
11                  do you propose then to use the other two stores as  
12                  the liquor store and to come back with a different  
13                  site plan?

14                  MR. PATEL: I don't understand what you  
15                  are saying.

16                  MR. JHAVERI: Can I say something? This  
17                  is Nehal.

18                  CHAIRMAN DeJESUS: Sure. Go ahead.

19                  MR. JHAVERI: I'm the architect and I'm  
20                  his friend also. There is a little bit of confusion.  
21                  He probably shouldn't be suggesting that, yes, I'm  
22                  going to empty the store and reuse it or re-purpose  
23                  it rather. He's kind of not understanding clearly  
24                  what it entails of suggesting something like this.  
25                  So, I would suggest that probably this should be kind

1 of disregarded, if I may. I don't know. Jeff, what  
2 do you --

3 MR. BARON: I'm always the most  
4 frightened about the answer that I don't know to a  
5 question. And I have no idea that this can really be  
6 done. That's the problem that I have. Can we just  
7 do this, though? Joe, can you show the Board after  
8 the re-subdivision of this, what would this lot look  
9 like?

10 MR. MANCINI: Sure. I'm going to start  
11 with this, what we call A-1 which is the minor  
12 subdivision plan. As a reminder, we're here tonight  
13 for a minor subdivision just as a lot line  
14 adjustment; to make lot lines coincide with the  
15 existing building line. So right now the lot line  
16 zig-zags through the middle of this open area. We  
17 want to move that lot line coincident with the  
18 building in Lot 3, which is the situation on all the  
19 other lots where the building is consistent with the  
20 lot line.

21 So, after that happened, the proposed  
22 liquor store, it fills in this space here in this  
23 block. So, filling in that space is inconsistent  
24 with the development pattern across this block on  
25 Federal Street where there's a storefront all the way

1 across. So then the lot lines then follow the  
2 existing building on Lot 3 and Lot 2 would stand  
3 alone as the new store.

4 MR. BARON: Let's talk about the back of  
5 the stem of Lot 2. It shows 14.35. Is that going to  
6 be open, unencumbered?

7 MR. MANCINI: Correct. Yes. The  
8 area -- so this is the back building line of the  
9 liquor store. Back area here is open to the rear  
10 access of the store and that then in turn opened to  
11 this finger that goes out to 35th Street that I  
12 mentioned.

13 MR. BARON: And I understand Mr. Martin's  
14 point of about having to go around Mickle or whatever  
15 the other street might be that are one-way and  
16 narrow. But if you came around this block, let's  
17 assume down 36th around the back and came back on 35,  
18 you could drive a delivery vehicle down the alley in  
19 the back, turn it around in the 14.35 space.

20 MR. MANCINI: I don't know that I agree  
21 with that, Jeff. But there's certainly room to back  
22 your vehicle into the paved area.

23 CHAIRMAN DEJESUS: Back out --

24 MR. MANCINI: Again, I offer that only as  
25 a back up to the current condition which all the

1 other stores enjoyed the ability to have loading off  
2 of Federal Street. And I recognize that's not ideal  
3 but that's the existing condition. And given what  
4 Sam testified as being able to control the hours of  
5 operation for deliveries rather, we didn't think  
6 there would be a significant conflict there.

7 In other words, he would be able to use a  
8 parking space on Federal Street as we did when we  
9 visited the site to have a loading within that  
10 parking area. But in the event there was a conflict,  
11 at least he has a rear access in order to provide  
12 loading if there ever is a conflict.

13 MR. BARON: And he controls that rear  
14 alley, correct?

15 MR. MANCINI: Correct.

16 MR. BARON: So I understand the Chair's  
17 point. If the desire was just to pull in off of  
18 35th, they could do that, stay there, put it in a  
19 hand truck and deliver it to the liquor store,  
20 correct?

21 MR. MANCINI: Right. Exactly.

22 MR. BARON: And I think that makes it  
23 easier.

24 CHAIRMAN DEJESUS: He would have to go a  
25 good 100 feet or more down that alley way in order to

1 get to that lot entrance that you're talking about.

2 MR. BARON: I understand that.

3 CHAIRMAN DEJESUS: Not all your delivery  
4 guys aren't going to like to do that, especially if  
5 it's raining or snowing or whatever else.

6 The other question I have, Mr. Baron,  
7 the clients next door to this building, have they  
8 been notified that this intention was being built,  
9 this proposed building being built?

10 MR. BARON: Yes. We have notified all  
11 property owners within 200 feet pursuant to the list  
12 provided by the Camden Tax Assessor.

13 I want to clarify this and I'm sure the  
14 Board wants to too. Which buildings does Sam own on  
15 this frontage of Federal Street?

16 MR. JHAVERI: So it's 3516 which is an  
17 appliance store on the corner of Federal and 36th.  
18 And then the next to the right on the plan is a  
19 hardware store which is 3514. And then the proposed  
20 liquor we would presume to be 3508.

21 MR. BARON: Mr. Chairman, it almost seems  
22 too obvious but what he said he would do, I would  
23 assume if there was conflict with this liquor store,  
24 he would do. He would just simply either rent one of  
25 those buildings for a use that didn't need parking

1 and loading. Or he would keep it vacant. I mean, he  
2 owns them. I thought that but I wanted to make sure.

3 CHAIRMAN DeJESUS: Oh well. Working out  
4 what we're trying to accomplish.

5 MR. MANCINI: Should we go back to the  
6 letter?

7 CHAIRMAN DeJESUS: Yes, please. Dena,  
8 can we finish?

9 MS. MOORE: Yes.

10 CHAIRMAN DeJESUS: Sorry about that. I  
11 apologize.

12 MS. MOORE: That's all right.

13 The applicant must confirm tha the ADA  
14 ramp at the intersection of 36th Street and Federal  
15 Street meets current ADA standards.

16 MR. MANCINI: Yes, we'll confirm that.

17 MS. MOORE: That would be on both sides  
18 of 36th Street.

19 MR. MANCINI: Understood.

20 MS. MOORE: No changes are proposed to  
21 the existing stormwater system. Testimony should be  
22 provided how the proposed improvements will drain.  
23 The plans should show the location of the existing  
24 and proposed roof drains.

25 MR. MANCINI: Understood. And we'll

1     revise the plan to show those -- the proposed roof  
2     drains would run to Federal Street as the existing  
3     ones do now.

4                     MS. MOORE:   Okay.

5                     The applicant should - well, we  
6     understand this is not considered a major development  
7     in accordance with DEP regulations. The applicant  
8     should indicate the pre and post-development  
9     impervious and green areas on the site plan.

10                    MR. MANCINI:  We'll comply.

11                    MS. MOORE:  The applicant must provide  
12     stormwater calculations to confirm that the  
13     post-development 25-year peak flow rate does not  
14     exceed the pre-development 25-year peak flow rate for  
15     the site.

16                    MR. MANCINI:  We'll comply.

17                    MS. MOORE:  A stormwater fee of \$76.47  
18     has been calculated for the site as outlined in  
19     Appendix XVIII of the City Ordinance. And this fee  
20     must be paid by the applicant prior to final  
21     signatures of the plan.

22                    MR. MANCINI:  Understood. We'll comply.

23                    MS. MOORE:  You will correct the plans in  
24     accordance with the grading that's mentioned on here?

25                    MR. MANCINI:  Yes.



1 MS. MOORE: I can go through each one.

2 The applicant should confirm that the  
3 proposed building does not have a basement or  
4 crawlspace. Correct?

5 MR. MANCINI: It does not.

6 MS. MOORE: And we'll go to utilities.  
7 The applicant proposes a 0.5 (point five) foot  
8 setback to the existing structure on Lot 39. It  
9 appears that this building has at least two vents and  
10 piping that will be impacted by the proximity of the  
11 new building. Our office recommends an alley be  
12 provided for emergencies and utility work.

13 MR. BARON: Ms. Johnson. Thanks for  
14 bringing that up. Joe, can you explain to the Board  
15 how that's being handled, please?

16 MR. MANCINI: Sure. So, the building in  
17 question is that Williams Fuller Professional  
18 Services. On that -- so that building is right on  
19 our common lot line with Lot 2. And they have some  
20 utilities that are on the outside of that building.

21 So, in order to allow those utilities to  
22 remain, which would consist of a vent and some  
23 conduit, we're going to move our building in to  
24 provide a three-foot alley there so that we're not  
25 interfering with those existing utilities. And also

1 obviously, so that the alley allows, you know, for a  
2 maintenance person to access that area.

3 MS. MOORE: I'm asking for the size and  
4 material of the existing proposed water and sewer  
5 mains should be shown on the plan.

6 MR. MANCINI: Yes, we'll revise the plan  
7 and provide that.

8 MS. MOORE: The material of the proposed  
9 potable water and sanitary sewer should be provided.

10 MR. MANCINI: Yes, we'll provide that.

11 MS. MOORE: All proposed sanitary  
12 cleanouts.

13 MR. MANCINI: Yes, we'll provide that.

14 MS. MOORE: The location of the existing  
15 fire hydrant should be clearly identified.

16 MR. MANCINI: Yes, we'll provide that.

17 MS. MOORE: The project must be approved  
18 by both the City Engineer and the City Fire Chief --

19 MR. MANCINI: Understood.

20 MS. MOORE: -- with written verification  
21 provided to our office.

22 MR. MANCINI: Understood. We'll provide  
23 that.

24 MS. MOORE: A CCTV inspection of the  
25 sewer must be performed and reviewed by the City

1 Engineer prior to construction.

2 MR. MANCINI: Understood. We'll  
3 comply.

4 MS. MOORE: And all developers and  
5 applicants should note that due to City Ordinance, a  
6 Capacity Fee may be applicable to the proposed  
7 development. You acknowledge that?

8 MR. MANCINI: Yes.

9 MS. MOORE: And you will make the  
10 corrections to the construction details as noted in  
11 the letter?

12 MR. MANCINI: Yes. We'll comply with all  
13 four of those or I believe seven of those.

14 MS. MOORE: Yes. To the next page.  
15 Okay.

16 Planting Design: It appears that no  
17 landscaping is proposed. A landscape plan should be  
18 provided.

19 MR. MANCINI: So, we're requesting a  
20 waiver from providing a landscape plan and we'll get  
21 to the next comments but we don't believe there's  
22 room to provide landscaping.

23 MS. MOORE: Okay. I need to add that  
24 waiver for a landscape plan.

25 CHAIRMAN DeJESUS: You're saying that

1     there's nothing to be growing in the back?

2                   MR. MANCINI:   We don't believe there's  
3     anything productive to do in the back.   I don't think  
4     it's appropriate to plant trees back there.   I don't  
5     think they'll survive.   And I don't think any other  
6     decorative plantings will be appropriate because  
7     there's nobody to see them.

8                   MS. MOORE:    So, you're requesting that  
9     waiver?

10                  MR. MANCINI:   Correct.

11                  MS. MOORE:    Per Section 577-244.C.6,  
12     foundation plantings are required, whereas none are  
13     proposed.   Plans should be revised or a waiver  
14     requested.

15                  MR. MANCINI:   So, we're requesting a  
16     waiver from that for the same reason.   The  
17     development pattern here is that there's a wide  
18     sidewalk that goes right up to the face of the  
19     building.   So there's no room along the front of the  
20     building for foundation plantings.   Again, in the  
21     back, I don't think it's very productive.   And on the  
22     side where we have the alley, we don't want to put  
23     plantings there because we want to keep it clear.

24                  MS. MOORE:    Per Section 577-244.D, street  
25     trees are required, whereas none exist and none re

1 proposed. Plans should be revised or a waiver  
2 requested.

3 MR. MANCINI: Sure. We're requesting a  
4 waiver here and none are existing because there's a  
5 substantial amount of utilities underneath of that  
6 sidewalk along Federal Street.

7 MR. BARON: Mr. Mancini, who has the  
8 photograph of the rendering of the liquor store  
9 imposed against the existing structures? There you  
10 go. So this would be Exhibit A-2. And we've been  
11 talking a lot about it but I think, again, one  
12 picture is worth a thousand words.

13 Let's talk about first the plantings.  
14 The sidewalk which we've agreed already in Ms.  
15 Johnson's letter that we would improve and replace,  
16 is in not the greatest condition. So that we can do.  
17 Now that you have it in front of the Board, explain  
18 what the problems would be in putting in street trees  
19 or putting in foundation plantings?

20 MR. MANCINI: Sure. So there's really no  
21 room within that sidewalk area to provide foundation  
22 plantings that would survive and street trees would  
23 also not survive there. Even if we were able to box  
24 those out, within this sidewalk there's a number of  
25 utilities, water, electric, gas lines which are all

1 in there that would preclude us from putting in  
2 street trees in there. I would suspect that's why  
3 there's none along this block.

4 MR. BARON: I was just going to ask that.  
5 Are there any street trees or foundation plantings  
6 anywhere on any of the buildings in this block?

7 MR. MANCINI: Not on this block of  
8 Federal Street.

9 MR. BARON: And there is some -- if you  
10 work with Ms. Johnson, there is some possibility of,  
11 for example, putting in some planters to provide  
12 greenery in the front to break up the view of the  
13 structure, correct?

14 MR. MANCINI: Yes. I guess, the only  
15 caveat to that would be, it would be in the  
16 right-of-way so the county would have to allow us to  
17 have something within the right-of-way.

18 MR. BARON: Yes, that's understood. And  
19 that would be movable. So, the county's concerns  
20 usually are, we don't want anything built in our  
21 right-of-way. So, if they were portable plantings  
22 and they were okay with it, that would add to the  
23 greenery and landscaping in the front. Correct?

24 MR. MANCINI: Agreed.

25 MR. BARON: So, we would agree as a

1 condition of approval, that we would work with Ms.  
2 Johnson to try to provide plantings in -- I'm going  
3 to call it pots, but I think we all know what they  
4 are -- they'd be fairly large containers along the  
5 front. But we will have to pursue that with the  
6 county since Federal is a county right-of-way.

7 MS. JOHNSON: So, you'll propose to put  
8 planters along the front of the building?

9 MR. BARON: Yes.

10 MS. MOORE: Then you will add a landscape  
11 plan?

12 MR. MANCINI: I suppose so.

13 MS. MOORE: Okay. So then you don't need  
14 that waiver. Correct?

15 MR. MANCINI: Correct.

16 MS. MOORE: Okay. I'll go to lighting.

17 The applicant proposes one (1)  
18 wall-mounted fixture at the rear exit. Construction  
19 details, mounting height and isolux lines should be  
20 provided.

21 MR. MANCINI: Yes, we'll provide those.  
22 And I'll add to the extent that it wasn't already in  
23 the plans, we're also proposing two building-mounted  
24 lights. On the front of the building here, you can  
25 kind of see them as these grey rectangles and then,

1 obviously, a light above the door which is recessed  
2 from the building design and we'll provide details  
3 and lighting patterns for those as well.

4 MS. MOORE: Okay.

5 And the plans should be revised to comply  
6 with Section 577-243.D.2 or a variance requested.  
7 That's the minimum lighting level of 0.25 foot  
8 candles. The average lighting level between 0.5 and  
9 2 footcandles. And the maximum lighting level of 3  
10 foot candles unless it's directly under a fixture in  
11 which 5 foot candles is permitted.

12 MR. MANCINI: We're requesting a variance  
13 from that simply for the reason that it would be  
14 difficult to meet those requirements in these  
15 regards. So, we're going to have some lighting that  
16 spills over the property line by virtue of where our  
17 building is in relationship to Federal Street.

18 And then the rear of the property, we're  
19 going to have some dark areas that are not necessary  
20 to light. We don't propose to light them because  
21 they would just create a nuisance, you know, for the  
22 neighboring properties. We certainly will work with  
23 Dena's office to make sure that the sight lighting  
24 meets any safety concerns.

25 MS. MOORE: Right.



1                   MR. MANCINI: But we would not meet the  
2 specific lighting requirements of the ordinance for  
3 those reasons.

4                   MS. MOORE: We would be concerned if  
5 there's anything in the rear that's dark so we would  
6 have -- we do prefer that you work with our office on  
7 that.

8                   MR. MANCINI: Understood.

9                   MS. MOORE: And also the Isolux lines.  
10 But I will add that variance to the back of the  
11 letter to comply with that section.

12                   Per Sections 577-224.B.9 and 577-243.A,  
13 lighting should minimize glare and off-site spillage.  
14 A full cut-off fixture should be specified and the  
15 existing floodlight attached to the utility pole  
16 should be removed.

17                   MR. MANCINI: Agreed. We'll use cut-off  
18 fixtures where it's appropriate and Dena's referring  
19 to this floodlight here that's directed at the width  
20 of the front of the window, we'll remove that from  
21 the pole.

22                   MS. MOORE: Okay.

23                   Per Section 577-243.A.10, no more than  
24 0.25 footcandles are permitted ten (10) feet from the  
25 property lines.

1                   MR. MANCINI: So, we need a variance or  
2 waiver from that for the reason I stated because of  
3 our location relative to the Federal Street  
4 right-of-way. We're going to have to exceed that  
5 footcandle limit at the property line.

6                   MS. MOORE: I will add that lighting at  
7 property lines and that would be a variance.

8                   Per Section 577-243.H, all outdoor  
9 lighting not essential for safety and security  
10 purposes shall be activated by automatic control  
11 devices and turned off during non-operating hours.

12                  MR. BARON: We would not turn all of it  
13 off, Ms. Johnson. We may leave one or two for  
14 security purposes on. But for the most part,  
15 absolutely we agree with that. It's not a good idea,  
16 I would submit to you, not to have the space above  
17 the front door lit and probably not to have any space  
18 in the rear where there's a door lit.

19                  This is a liquor store. It's a cash  
20 business and I think it's probably a better idea to  
21 have some lighting there.

22                  MS. MOORE: Well, we do mention, all  
23 outdoor lighting not essential for safety and  
24 security purposes.

25                  MR. BARON: You're right; you're right.

1 And that's all what we would ask for.

2 MS. MOORE: That's fine. But you agree  
3 to acknowledge this if there's anything that can be  
4 turned off during nonoperating hours, you could do  
5 that, correct, not essential for safety and security?

6 MR. BARON: As Mr. Martin pointed out,  
7 there are residents behind all this so we're not  
8 seeking to create a lit-up area back there.

9 MS. MOORE: If any architectural lighting  
10 is proposed, it should be shown on the plans?

11 MR. MANCINI: Yes, we'll comply.

12 MS. MOORE: You'll add that. And the  
13 traffic report?

14 MR. MANCINI: I believe we have Dan here.  
15 If we want to have him qualified and sworn, Jeff.

16 MR. BARON: Dan, can you give your full  
17 name and spell it for us, please?

18 MR. MCGINNIS: My name is Daniel  
19 McGinnis, D-A-N-I-E-L M-C-G-I-N-N-I-S

20 MR. BARON: By whom are you employed?

21 MR. MCGINNIS: McMahon Associates.

22 MR. BARON: And in what capacity?

23 MR. MCGINNIS: As a traffic engineer.

24 MR. BARON: Do you hold any licenses in  
25 the State of New Jersey?

1 MR. MCGINNIS: I have my professional  
2 engineer's license.

3 MR. BARON: How long have you had that?

4 MR. McGINNIS: Since 2008; over 12  
5 years.

6 MR. BARON: Have you testified before  
7 planning and zoning boards in the State of New Jersey  
8 previously and been accepted as an expert in  
9 professional engineering?

10 MR. MCGINNIS: Yes.

11 MR. BARON: Is that a 'yes'?

12 MR. MCGINNIS: Yes.

13 MR. BARON: I'm sorry. I didn't hear  
14 you.

15                   Is your license current and in full  
16   affect at this time?

17 MR. MCGINNIS: Yes, it is.

18 MR. BARON: Mr. Chairman and Members of  
19 the Board, we submit Mr. McGinnis as an expert in the  
20 area of traffic.

21 CHAIRMAN DEJESUS: Thank you.

22 MR. BURNS: Mr. McGinnis, I'm going to  
23 swear you in.

24 | — — —

25 DANIEL MCGINNIS, P.E., having first been

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

3                                     - - -

4                     MR. BARON:   Mr. McGinnis, would you tell  
5     us what you did to investigate the traffic situation  
6     in this area, please?

7                     MR. MCGINNIS:   Certainly, we prepared a  
8     traffic assessment and parking analysis; projected  
9     the traffic volumes expected from the development;  
10    and the parking demand expected as a result of the  
11    development.

12                    MR. BARON:   And in that, what did you  
13    find in regard to the anticipated new vehicle trips  
14    to this location?

15                    MR. MCGINNIS:   So, during the most  
16    demanding trip for this development of the afternoon  
17    peak hour based on the Institute of Transportation  
18    Engineers' study, data, we project 48 new vehicle  
19    trips.   And that's conservative.   There's a split  
20    between foot and vehicle traffic.   Since these  
21    numbers are based on a mix of urban and suburban  
22    liquor stores, and this is an urban store, we would  
23    expect even greater split to foot traffic.   So the  
24    number of 48 trips or the PM peak is conservative.  
25    And it's less than one vehicle trip per minute.

1                   Ms. Johnson's letter referred to pass-by  
2 traffic. That would be another reason it's  
3 conservative. We did not account for pass-by  
4 traffic. But some of those trips would be existing  
5 trips. They would not be new trips. They would be  
6 passing vehicles stopping to use the liquor store.

7                   MR. BARON: And I think while you just  
8 spoke to one of the issues I was going to work in to  
9 and this is, you anticipate about one vehicle trip  
10 per how often to this site in peak?

11                  MR. MCGINNIS: During the afternoon peak,  
12 less than one vehicle per minute.

13                  MR. BARON: Did you anticipate whether  
14 there would be any traffic impact at the  
15 intersections of 35th and 36th?

16                  MR. MCGINNIS: I visited the site during  
17 those times and I did not observe any capacity  
18 problems along Federal Street or the adjacent  
19 signaled intersections so we do not anticipate any  
20 impacts as a result of this development.

21                  MR. BARON: The Chairman raised the issue  
22 of the other uses in this site. What do you  
23 anticipate in terms of the vehicular activity to this  
24 facility compared to other facilities in that block?

25                  MR. MCGINNIS: It's less than other

1    what's permitted in the zone particularly the  
2    convenient store which would generate about three  
3    times the amount of traffic during the afternoon peak  
4    hour.

5                   MR. BARON:   What would be the levels of  
6    operation that would take place as a result of this  
7    proposed use?

8                   MR. MCGINNIS:   You mean levels of  
9    service?

10                  MR. BARON:   I'm sorry.   I said levels of  
11   operation.   Levels of service?

12                  MR. MCGINNIS:   Well, we didn't count or  
13   analyze capacity of the adjacent intersections  
14   specifically because based on the low-level of  
15   traffic, we don't expect any significant impact.

16                  MR. BARON:   So, is it to accurate to say  
17   that you don't anticipate any significant increase in  
18   the level of service?

19                  MR. MCGINNIS:   That's correct.   We don't  
20   expect any significant increase in delay or  
21   deterioration in the level of service.

22                  MR. BARON:   Thank you.   Mr. Chairman, we  
23   can wait until the end but that's all the testimony  
24   that I'm going to require from our traffic expert.

25                  CHAIRMAN DEJESUS:   Are you finished?

1                   VICE-CHAIRMAN MARTIN: Mr. Chairman, may  
2 I address the traffic expert?

3                   CHAIRMAN DEJESUS: Sure.

4                   VICE-CHAIRMAN MARTIN: Did you analyze  
5 the delivery traffic as its impact on either Federal  
6 Street, 35th Street, Mickle Street or 36th Street?

7                   MR. MCGINNIS: Not specifically.

8                   VICE-CHAIRMAN MARTIN: So the answer is,  
9 no?

10                  MR. MCGINNIS: Correct.

11                  VICE-CHAIRMAN MARTIN: Thank you, Mr.  
12 Chairman.

13                  MS. MOORE: My only concern, too, is that  
14 the time that this was performed was during COVID-19  
15 too, correct?

16                  MR. MCGINNIS: That's correct. But we  
17 were just projecting the additional traffic so that  
18 shouldn't change as a result of the Pandemic.

19                  MS. MOORE: And then to make sure, you  
20 provided testimony in support of the trip generation  
21 numbers provided and the anticipated number of  
22 passer-by trips. And then you provided testimony as  
23 to the proposed level of service anticipated and if  
24 it will remain unchanged from current conditions as  
25 the proposed analyzes. The volume figures were not



1 contained within the traffic assessment provided.

2 Are you going to provide any type of  
3 proposed analyzes or volume figures in any revised  
4 assessment?

5 MR. MCGINNIS: And if requested.

6 MS. MOORE: Okay. If you can add that  
7 information in a revised report. And just state this  
8 specifically.

9 MR. MCGINNIS: Sure. Absolutely.

10 MS. MOORE: Moving on to the  
11 Environmental Impacts: The applicant is to provide  
12 testimony regarding any and all environmental  
13 concerns, studies and remediation pertaining to the  
14 site.

15 MR. BARON: Mr. Mancini, you've done the  
16 on-site investigations on this property. What are  
17 your conclusions in that regard?

18 MR. MANCINI: So, we're not aware of any  
19 environmental concerns at the property. And in  
20 consulting with the owner, we're not aware of any  
21 studies or remediations that are under way.

22 MS. MOORE: Okay.

23 The applicant should address refuse  
24 collection and recycling in accordance with Section  
25 577-224.B.14. It appears that no trash enclosures

1 exist or are proposed.

2 MR. MANCINI: Understood. And I  
3 understand that that's very unusual for a store like  
4 this and we discussed this at length with the owner  
5 because we had initially proposed a trash enclosure  
6 and he assures us that -- he wants to handle all the  
7 trash inside. Obviously, that pick-up will be by a  
8 private hauler as he needs it, but he's going to  
9 handle maintenance of trash and hauling of the trash  
10 inside the rear of the store. He'll have the trash  
11 enclosure outside.

12 MR. BARON: Can I ask a question. Sam,  
13 who is going to clean this building? Sam, can you  
14 hear me?

15 MR. PATEL: Yes.

16 MR. BARON: Who is going to clean the  
17 inside of this building?

18 MR. PATEL: The cleaning? The work of  
19 the cleaning?

20 CHAIRMAN DeJESUS: The trash in the  
21 building.

22 MR. PATEL: The trash coming from the  
23 store, we it put outside. In Camden, we put outside.  
24 On Federal Street, we have to put it outside.

25 MS. MOORE: How often is the pick-up on

1 Federal Street? Is that one that's daily?

2 MR. PATEL: Yes.

3 DIRECTOR WALKER: Through the Chair.

4 This is Keith. The main corridor is picked up five  
5 days a week. And starting in May, they get picked up  
6 twice a week from May to November.

7 MS. MOORE: So then this isn't going to  
8 be a private hauler. The applicant is testifying  
9 that he's going to set out the trash, correct?

10 MR. MANCINI: My apologies. I misspoke.  
11 Yes, that's correct.

12 MS. MOORE: Okay. I'm --

13 MR. BARON: Let me just this. I'm not  
14 going to propose that we take this to a vote tonight  
15 because I have a couple of concerns and I might  
16 reading the Board wrong but I think they do too.  
17 So, I think that's something we'll look at. I'm  
18 thinking to myself where the cans going to be stored;  
19 how are you going to get to the cans; is the space on  
20 the side adequate to put cans? You get it. I'm not  
21 trying to over do this.

22 So, I think we need to talk about his  
23 because I wasn't aware that we were not going to have  
24 any outside trash disposal. So, I'd like to leave  
25 this open. It is our intention tonight to do it by

1 street pick-up, but I think we need to investigate  
2 the feasibility of that.

3 VICE-CHAIRMAN MARTIN: I have a question.

4 CHAIRMAN DEJESUS: I have another  
5 question, the cans, bottles --

6 MS. MOORE: I'm getting a lot of  
7 feedback.

8 THE REPORTER: Yes.

9 MR. BURNS: There's feedback, Jose.

10 CHAIRMAN DeJESUS: Can you hear me  
11 now?

12 MR. BURNS: Yes, but you still have the  
13 echo. I think you might want to mute your computer.  
14 Can you mute your computer and just stick with the  
15 phone? While Jose is getting straight, Fred, you had  
16 a question.

17 VICE-CHAIRMAN MARTIN: Yes. I'm going to  
18 comment on the design of this building. Let me  
19 say -- there's no gentle way to say it. This is  
20 urban cheap. And in the corridor in one of our  
21 better business districts at one time, this is a  
22 continuation of deterioration of the visual affect of  
23 this corridor and it is very disappointing.

24 CHAIRMAN DEJESUS: Can you hear me now?

25 MR. BURNS: Better.

1 MR. BARON: Yeah, we can.

2 CHAIRMAN DeJESUS: My concern right now  
3 at this part is the liquor, the trash and everything  
4 that may come from the store or customers coming out  
5 of the store, is going to build up that specific area  
6 which is clean. There's a heavy traffic area there  
7 because the school buses make the turns on that  
8 corner. And in addition to that, there's a  
9 restaurant on the corner and there's a bakery right  
10 next to him about two doors over. This is going to  
11 be very congested.

12 In addition to that, across the street is  
13 a parking lot and that place gets packed during lunch  
14 time and so forth. And I'm wondering if he's  
15 thinking that his customers may use that parking  
16 lot. That may create another problem.

17 MR. BARON: Mr. Chairman, I assure you  
18 that one of the other reasons that I was going to ask  
19 for a little more time was for parking. I mean, it's  
20 something that both deliveries and parking, I think,  
21 are something that we have to look at.

22 CHAIRMAN DEJESUS: Do you want to table  
23 this tonight and then we'll --

24 MR. BARON: I'd like to get through  
25 Dena's reports since we're almost done and then I'm

1 going to ask the Board to table it. If you would  
2 permit, I'd just like to ask Mr. Martin.

3 Mr. Martin, are you commenting upon the  
4 structures that are, let's just say, on the either  
5 side that you prefer to see that type of look  
6 continued or are you talking about a different look  
7 in this area?

8 VICE-CHAIRMAN MARTIN: Mr. Baron, if I  
9 may. The structures on either side are basically one  
10 story and were originally 1930's construction. There  
11 was a unity of design across the frontage at one  
12 point in time. It clearly has morphed past that.  
13 It's not a historic corridor so we don't have any  
14 historic guidelines here.

15 But quite candidly, this is out of scale  
16 with what's there. It is -- we don't do  
17 architectural review. But it seems to me one of the  
18 things the Planning Board needs to be concerned with,  
19 how it fits in; what's going to be the future of it.  
20 And as in your previous client who identified that  
21 and moved forward in a very positive direction, right  
22 now this is very simple architecture. This is a  
23 block building, painted white with a generic sign.  
24 They can do better.

25 Secondly, we haven't talked about the

1 whole issue of a liquor store in this neighborhood at  
2 this location. Clearly in the past on the corner of  
3 36th and Federal, there was a bar and liquor store.  
4 And that's in Pennsauken. But we have -- there's a  
5 church in Camden on the other side of Federal Street  
6 fairly close. And I'm not sure of all the rules  
7 governing liquor stores in the presence of churches  
8 and schools and distances.

9 CHAIRMAN DEJESUS: They have to be 200  
10 feet apart.

11 VICE-CHAIRMAN MARTIN: And the other  
12 issue is, has there been any prior approvals granted  
13 to this project by any other Boards in the City?

14 MR. BARON: Not that I'm aware of.

15 VICE-CHAIRMAN MARTIN: At this point, the  
16 applicant, he must have a liquor license, but has he  
17 been before the ABC in Camden for its location?

18 MR. BARON: I don't know that.

19 UNIDENTIFIED SPEAKER: Can I say  
20 something?

21 MR. BURNS: We'll open it up to the  
22 public shortly, ma'am. We will open it to the public  
23 so you can speak. We'll get to you because we know  
24 there are members of the public that have been  
25 waiting patiently. So, these issues are being raised

1 by the Board members and just keep that idea in your  
2 head and we'll get to you very shortly.

3 VICE-CHAIRMAN MARTIN: I'm done. Thank  
4 you.

5 MS. MOORE: Can I just finish the  
6 review? I'm almost finish.

7 CHAIRMAN DeJESUS: Yes, please. I  
8 apologize, Dena.

9 VICE-CHAIRMAN MARTIN: Sorry Dena.

10 MS. MOORE: No problem.

11 Per Section 577-255, all nonresidential  
12 development shall provide for the collection, storage  
13 and disposition of solid waste and recyclables. It  
14 appears no trash enclosures exist or are proposed.  
15 Okay. We've received testimony on that.

16 For Signage: Testimony should be  
17 provided as to whether any signage is proposed as a  
18 part of this application.

19 MR. BARON: We weren't proposing a sign  
20 of the approximate size that you see in this  
21 rendering. But having heard some of the comments  
22 that Mr. Martin made and seeing this in terms of the  
23 scale of the building compared to other buildings in  
24 the area, that's also an issue I think we may be  
25 revisiting.



1 MS. MOORE: Well, we didn't receive this  
2 signage for review.

3 MR. BARON: I know.

4 MS. MOORE: So you're aware.

5 MR. BARON: I asked them to put it on  
6 there at the approximate size it would permitted just  
7 so the Board could see what it would look like, but  
8 we're going forward-think that. And I apologize for  
9 not providing the rendering.

10 MS. MOORE: So, I just noted yes on  
11 future plans.

12 MR. BARON: Yes. And I think all the  
13 other things, Dena, that you have in your report are  
14 acceptable to us.

15 MS. MOORE: Right. Regarding the block  
16 and lots and filing the deeds and then the signatures  
17 and all of that.

18 MR. BARON: Right. The architecturals  
19 weren't submitted. I get it.

20 MS. MOORE: We had not received any  
21 architectural plans and we wanted color rendering  
22 elevations and floor plans to be provided for the  
23 Board's review and approval.

24 MR. BARON: And I just wanted to get to  
25 the other comment, the miscellaneous about the

1 condition of the fences.

2 MS. MOORE: Right. The existing  
3 condition plan shows two areas of existing fencing.  
4 Testimony should be provided regarding the condition  
5 of the fencing.

6 MR. BARON: Mr. Mancini, what is the  
7 condition of the fencing and is it proposed to  
8 remain?

9 MR. MANCINI: There's existing chain link  
10 fencing in the rear of the site, again, on that  
11 finger, if you will, that goes out to 35th Street.  
12 Our observation was that fencing wasn't in a  
13 reasonably good condition although I did notice that  
14 it had barbed wires on it which I know is not  
15 preferential to the Board.

16 MS. MOORE: Right. It can't have barbed  
17 wires.

18 MR. MANCINI: And, again, it's not a  
19 proposed condition. That's existing. I would  
20 understandably agree to a condition to remove that if  
21 we ever get approval.

22 MS. MOORE: Okay.

23 So, that would be our suggestion would be  
24 to remove the fencing. Probably replace the fencing.  
25 Once you finalize everything.

1 MR. MANCINI: Acknowledged.

2 MS. MOORE: Okay.

3 Replace the fencing and remove barbed  
4 wire. Did you want me to go through the Summary of  
5 Variances and Waivers at this time?

6 MR. BARON: Thank you for being willing  
7 to, Ms. Johnson. But I think in light of the fact  
8 that some folks, as the Chair has acknowledged, have  
9 been waiting to speak and are here on the  
10 application, I'd like to hear from the public,  
11 please.

12 MS. MOORE: All right then. Mr.  
13 Chairman, that concludes our review. I'm sure  
14 they're aware of the approval process and they know  
15 what approvals they would need.

16 CHAIRMAN DEJESUS: Anyone from the  
17 Planning Board before we start the public? If not,  
18 then we open it to the public.

19 MR. BURNS: Ms. Paterson.

20 CHAIRMAN DeJESUS: She needs to be sworn  
21 in.

22 MR. BURNS: Yes.

23 - - -

24 JOYCE PATTERSON, having first been duly  
25 affirmed, was examined and testified as follows:

— — —

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

MS. PATTERSON: Joyce Patterson, 58  
Lafayette Avenue, Voorhees, New Jersey.

MR. BURNS: Thank you, ma'am, go ahead.

MS. PATTERSON: In reference to being approved by any other boards, you can't be approved by any other boards for ABC prior to being approved for zoning first. And then after you are approved by zoning and of courses the planning now because he's intending on building, and then if those approvals are approved then you would move forward as far as filing an ABC application.

MR. BURNS: Thank you, ma'am.

MS. PATTERSON: You're welcome.

MR. BURNS: Any other comments, Ms. Patterson?

MS. PATTERSON: Not unless you have something in reference to ABC.

MR. BURNS: Very good. Thank you, ma'am.

I appreciate your insight.

CHAIRMAN DeJESUS: I appreciate that.

Anyone else have anything else to say? Hearing none,

Mr. Baron, have you made a decision on what you want

1 to do next?

2 MR. BARON: Yes, Mr. Chairman.

3 Respectfully, I would request an adjournment to --  
4 let's ask for the next board meeting. But if we're  
5 not ready for the next board meeting, obviously, we  
6 won't seek to continue it beyond that.

7 We want to address the issues of trash  
8 collection, of parking, of traffic which is sort of  
9 related to parking and to a couple of things about  
10 certainly the architecture of the building.

11 So, I don't know if we'll have all that  
12 done by the next meeting. But I would suspect -- I  
13 will talk to the architect. I would suspect by a  
14 month from now, we might be ready to submit but maybe  
15 not ready to be in front of the Board. And I  
16 apologize to Ms. Johnson that she didn't get any  
17 architecturals. I wasn't aware of that.

18 MR. BURNS: Angela, when's the next  
19 meeting date?

20 MS. MILLER: May 13th or June 10th.

21 MR. BURNS: So, Mr. Baron, from what I'm  
22 hearing, you're going to ask to be adjourned to May  
23 13th. If you need more time, you'll just re-notice  
24 for June 10th; is that correct?

25 MS. MOORE: It's not June 10th. I have

1 June 3rd.

2 MR. BARON: And it's now April 20th so, I  
3 thank you Mr. Burns. I would ask that we be  
4 adjourned until the June meeting. And I'm not  
5 talking to my clients so I may not be the lawyer on  
6 this application after tonight. But for the time  
7 being, I don't think it makes any sense to try to  
8 squeeze it in. I think we need to give some thought  
9 to some of the issues that the Board has brought up.

10 MR. BURNS: Well, if I could say as the  
11 attorney for the Board and given the issues and some  
12 of the concerns raised by your Chairman and our  
13 Vice-Chair, I think you're doing the right thing. I  
14 think your client needs to just to take another look  
15 at this and address some of the issues that are  
16 raised.

17 I think it's prudent what's being done.  
18 It's just my opinion. Given the climate of the Board  
19 and the questions I'm hearing right now. And, so,  
20 we'll move it to June 3rd or the June date with no  
21 new notice being provided, you'll be continued. And  
22 if you go beyond that, you'll have to provide new  
23 notice.

24 MR. BARON: Can we just announce for the  
25 public, Mr. Burns, that this is their notice that

1 it's being carried and they will not get an  
2 additional notice either by direct mail or by  
3 publication?

4 MR. BURNS: Yes. We're carrying it into  
5 a date certain. Anybody that wants to check on the  
6 status as to what's on the June agenda, can go on the  
7 website, Camden Website. However, if this matter is  
8 carried beyond June 3rd, in other words, you're not  
9 ready for June 3rd, new notice will be provided.

10 MR. BARON: That's right. And I will be  
11 back to the Board on the 3rd to tell you if that's  
12 that.

13 CHAIRMAN DEJESUS: Anything else?

14 MR. BARON: Not from me.

15 CHAIRMAN DEJESUS: Mr. Baron, I have a  
16 question. I'm not sure if you can build a building  
17 and then say, I want to apply for an ABC license. I  
18 would recommend you find out if you can put a liquor  
19 license there and then build the building. Because  
20 if you build the building and then if you can't put  
21 the license there, it would create a problem for  
22 you.

23 MR. BARON: I appreciate. Let me say  
24 this. I appreciate Ms. Patterson's comments. I have  
25 some expertise in the citing of liquor licenses. She

1 is correct that there must be a location to go to.  
2 In other words, you can't propose to put a liquor  
3 license on a vacant piece of ground. She's  
4 absolutely right.

5 MS. PATTERSON: Thank you.

6 MR. BARON: But all you need is an  
7 approval from a Board to be able to cite it at that  
8 location. So, we have investigated whether it meets  
9 the distances from churches and all of those  
10 standards. That we've looked at. But now we're  
11 going look at specific -- let me be clear. We're  
12 going to talk about where we're going to put it.  
13 We're going to put it on the corner, we may be closer  
14 to a school or a church. So, I may have to consider  
15 that.

16 So, this is like a dynamic that we have  
17 to investigate but we will do that. And the license  
18 won't be cited here; won't be approved by -- won't  
19 even be requested to be approved by the City Council  
20 until we know that it's a viable site.

21 CHAIRMAN DeJESUS: I appreciate that.  
22 And I'm sure the Board members as well. I appreciate  
23 your patience and time.

24 MR. BARON: I appreciate the time you  
25 spent on this and I appreciate Ms. Johnson's comments



1 because she's helpful to direct us where we need to  
2 be. I think I understand the feelings of the  
3 Board. I certainly understand Mr. Martin's feelings  
4 and your feelings, Mr. Chairman. And I will tell you  
5 this, we will do better. We will do better. I may  
6 sound like the new president but we will do better.

7 CHAIRMAN DeJESUS: I need a Board motion  
8 to adjourn this thing until June and giving him his  
9 authorization to extend his meeting.

10 MR. BARON: Yes and we do that. We  
11 accept and agree to waive any entitlements to  
12 approvals or any other benefits during that period of  
13 time until the next Board meeting that we have agreed  
14 to.

15 MS. MOORE: So that I will get  
16 information, revised information for review?

17 MR. BARON: You sure will.

18 MS. JOHNSON: I would just ask that you  
19 post additional escrow for review?

20 MR. BARON: Sure. I always like those  
21 letters from Ms. Miller.

22 MS. MOORE: So, it's continued until June  
23 3rd, correct?

24 MR. BARON: Yes, that's my --

25 CHAIRMAN DEJESUS: Well, we have to vote

1 on it. We'll be voting on it shortly.

2 MS. MOORE: Thank you.

3 VICE-CHAIRMAN MARTIN: Mr. Chair, I will  
4 move that we continue this application to the June  
5 meeting subject to not needing further notice  
6 requirements unless at the request of the applicant,  
7 the meeting has to be moved beyond June to hear his  
8 application.

9 MS. CREAN: Second.

10 CHAIRMAN DEJESUS: Roll call.

11 MS. MILLER: Fred Martin.

12 VICE-CHAIRMAN MARTIN: Yes.

13 MS. MILLER: Jose DeJesus.

14 CHAIRMAN DEJESUS: Yes.

15 MS. MILLER: Councilwoman Reyes-Morton.

16 COUNCILWOMAN REYES-MORTON: Yes.

17 MS. MILLER: Director Walker.

18 DIRECTOR WALKER: Yes.

19 MS. MILLER: Erin Crean.

20 MS. CREAN: Yes.

21 MS. MILLER: Steven Lee.

22 MR. LEE: Yes.

23 MS. MILLER: Motion carried to continue.

24 Thank you.

25 MR. BARON: Thank you.

1                   CHAIRMAN DEJESUS: Amended Final Site  
2 Plan for CFBG, Inc. (Camden Arts Yards) 317-319  
3 Market Street, Block 75, Lot(2) 29 & 30. The  
4 applicant is proposing improvements to the amended  
5 site plan approval for modifications associated with  
6 year-round operation. Is anyone here for that?

7                   MR. BARON: Yes. Robert Ransom with the  
8 Law Firm of Greenberg Traurig on behalf of the  
9 client, CFBG, Incorporated. Also and more commonly  
10 none as -- with regard to the amended site plan  
11 approval for what's been commonly known as the Camden  
12 Arts Yard, a 7,826 square foot outdoor dining area  
13 and beer garden located at 317-319 Market Street;  
14 also identified on the official tax maps of the City  
15 of Camden as Block 75, Lots 29 & 30.

16                   I can confirm that the adequate public  
17 notice was provided -- was published in the Courier  
18 Post on, I believe, March 26. And I would also note  
19 to all property owners within 200 feet in accordance  
20 with the certified list of property owners as  
21 provided by the City's Tax Office. The property is  
22 located within the Camden Downtown Redevelopment  
23 Area, University Village District, and also in the  
24 underlying University and Support Zoning District  
25 Zone.

1           You may recall that approximately three  
2 years ago, the Board granted preliminary and final  
3 site plan approval along with a variance, bulk  
4 variances relating to the -- most of which were  
5 related to existing conditions such as the minimum  
6 lot area, minimum lot, width and front yard, the side  
7 yards, the fencing, the height of the fence and the  
8 fact that the shipping containers, re-purposed  
9 shipping containers would serve as the primary  
10 principal structures. And also a bulk variance  
11 related -- to allow for the parking associated with  
12 this use be provided in the lot, on a separate lot  
13 that is not adjacent to this lot.

14           I know that Mr. Faber from the DPRA may  
15 still be on the call. I believe his only concern for  
16 this call is to hear a confirmation on the record  
17 that my clients, CFBG, which previously entered into  
18 a parking lease agreement which was a condition of  
19 approval to allow for the use of this property.  
20 There is a new -- that agreement has since terminated  
21 and currently there's a new parking agreement put in  
22 place for 100 parking spaces; that property located  
23 at 43 N. 4th Street fairly close to exactly where the  
24 parking was provided before. And I wanted to get  
25 that out of the way in the event that it will allow

1 Mr. Faber to in his --

2 MS. MOORE: It looks like he's raising  
3 his hand now.

4 MR. RANSOM: If it's okay with the Board,  
5 I'm not opposed to hearing his comment. I understand  
6 it's a bit out of order but I just wanted to -- I  
7 believe this is the only concern he has regarding the  
8 application. So, in the event that we could, you  
9 know, get him out of here early, --

10 CHAIRMAN DEJESUS: Slow down. Slow down.  
11 If we're going to hear him, it's elated to your  
12 situation in reference to your parking; is that what  
13 you're trying to say?

14 MR. RANSOM: Yes. He is an attorney with  
15 the DPRA. Previously, my client entered into a  
16 parking lease agreement. There's parking spaces  
17 associated with the use of this property. And that  
18 was a condition of approval. That parking lease  
19 agreement has since terminated. At this juncture, a  
20 new parking lease agreement has been executed  
21 effective April 15, 2021 for 100 parking spaces to be  
22 provided in connection with the use on this property.

23 MS. MOORE: When does this one expire?

24 MR. RANSOM: This one -- I did not take  
25 note of that. As we did before, as a condition of

1 approval, we would provide a satisfactory parking  
2 lease agreement to the Board.

3 MR. BURNS: Is this with the DPRA?

4 MR. RANSOM: No. It is no longer with  
5 the DPRA. It's with another private party. I don't  
6 have the name of the lessor written down. I wrote  
7 down the primary point in -- the number has basically  
8 provided the location of such with the intent for  
9 agreement.

10 CHAIRMAN DEJESUS: All right. Okay,  
11 Okay. We're not hear to listen to the parking.  
12 We're here to listen to -- Dena, could you go through  
13 your letter and then we can deal with that?

14 MR. RANSOM: Sounds good to me.

15 MS. MOORE: It's fairly early in the  
16 letter. We know that this is an amended final site  
17 plan. I wanted to put on record, too, when I  
18 compared the amended final -- when I compared the  
19 site plan, existing conditions to what was previously  
20 proposed, it was quite a bit of change. It was very  
21 different; very. So I just wanted to put that on the  
22 record.

23 Mr. Chairman, I'm referring to Remington  
24 & Vernick's letter dated January 8, 2021. And I will  
25 start on page 3. We noted that there were many

1     variances previously granted which I have noted in  
2     the letter. And one that's required this evening,  
3     would the building height, the minimum building  
4     height. What's noted is 2-stories, 30 feet and  
5     what's proposed would be one story 18.5 feet.  
6     Correct?

7                     MR. RANSOM: That is correct.

8                     MS. MOORE: Okay. Moving on.

9                     Testimony should be provided as how this  
10     application differs from the prior proposal, seasonal  
11     usage and approved plans indicating the number of  
12     re-purposed shipping containers, the speedboat  
13     seating area, horse wagon bar, location of pavers,  
14     fencing, inlets, trash containers and portable  
15     restroom facilities. All these were not on the  
16     approved plans from three and a half years ago.

17                    So, if you can please provide testimony  
18     as to how this differs?

19                    MR. RANSOM: Yes. Charles Chelotti, our  
20     site plan engineer, will provide testimony walking  
21     through the site plan and specifically highlighting  
22     the differences proposed here against what was  
23     previously approved.

24                    MR. BURNS: Charles, you've already been  
25     sworn and accepted by this Board. Through the Chair,

1 you're free to begin your testimony to address this  
2 issue.

3 MR. CHELOTTI: Real briefly, this is the  
4 current condition plan. I have to move everybody out  
5 of the way on the screen. There we go.

6 There were extensive changes during  
7 construction. This was right before it was opened.  
8 And I believe that there was always an intent to come  
9 back for an amended plan. I think right around the  
10 time of the amended plan looking to be filed with the  
11 City, a couple different occurrences happened, one,  
12 with the winter time occurring in the first winter  
13 season where everything shut down. And I think by  
14 the time when this would now make it into the Spring  
15 of 2020, the intent of coming in for an amended plan  
16 was probably somewhat impacted by the COVID  
17 situation.

18 So, we do recognize that there are  
19 significant changes and we agree completely with Dena  
20 that there's tremendous changes from the approved  
21 plan. We wanted to go through those just briefly.  
22 The original plan which I have up also here, shows a  
23 much more limited area of paving and a lot more area  
24 of cedar chip. I think Mr. Pennington is here, who  
25 is the operator and owner of the facility, could



1     testify that as they were opened up that first  
2     season, they had some issues with this cedar-chip  
3     area as far as just general maintenance issues and  
4     things like that.

5                 So, that's where they went to keep  
6     operations through that first season. They wanted to  
7     extend the paving to just two areas. And then also  
8     too, once again, with the intent of coming in for an  
9     amended plan but, you know, delay due to COVID. So I  
10    think that's they're in for now is to make sure that  
11    all these items that are there currently and one of  
12    which being the pavers, the storage trailers are all  
13    the same, the converted trailers are all there, the  
14    shipping containers. There were some other elements  
15    there. There is a seating area. That is a former  
16    speedboat, wooden speedboat which is pretty -- it's  
17    an interesting place. There is a horse trailer here,  
18    a converted horse trailer that is used as a bar.

19                The restroom facilities are very  
20    similar. However, we are proposing to kind of put it  
21    into a different location which would be, instead of  
22    just the regular porta-johns, what's being proposed  
23    now is a little bit more formal bathroom facility  
24    like a regular trailer and then also with the ADA  
25    portable facility here. Like I said, there are

1 extensive changes. We do agree that they are  
2 extensive but they are reflective now on this site  
3 plan.

4 MS. MOORE: Just make sure that they're  
5 reflected should you get approval that they're  
6 reflective on your performance guarantee estimate.

7 MR. CHELOTTI: Yes.

8 MS. MOORE: The applicant proposes an  
9 18.75-foot tall wooden shade structure. Setbacks for  
10 all existing and proposed structures should be  
11 provided. In addition, the zoning table should be  
12 revised to reflect the height of the canopy.

13 MR. CHELOTTI: We'll comply.

14 MS. MOORE: The applicant proposes a  
15 future connection to 315 Market Street. In addition,  
16 the existing shipping container at the rear of the  
17 site is encroaching onto Lot 31 along with a gate  
18 connecting the properties. Cross-access easements  
19 will be necessary.

20 MR. CHELOTTI: We'll comply.

21 MS. MOORE: The applicant proposes  
22 propane tank storage in the northeast corner of the  
23 site. The site plans refer to the architectural  
24 plans; however, no details have been provided. The  
25 Fire Marshall approval will necessary -- Fire Chief.

1 MR. RANSOM: We will comply.

2 MS. MOORE: A road opening permit from  
3 the Camden County Highway Department would be  
4 required for a road opening on Market Street.

5 MR. RANSOM: The applicant will comply.

6 MS. MOORE: And then we get to the  
7 parking. So, according to our files, the current  
8 parking lease agreement with the Delaware River Port  
9 Authority expires on January 31st, 2021. The  
10 applicant should provide testimony regarding the  
11 status.

12 Now, is the parking going to be at a  
13 different location or it's parking at the same  
14 location but a different owner?

15 MR. RANSOM: A different location. To my  
16 understanding, it's adjacent to the previous location  
17 and it is a different owner. There's no longer a  
18 parking agreement with the DPRA.

19 MS. MOORE: All right. So then we need  
20 to get that information regarding the other location.  
21 And --

22 MR. RANSOM: It's 43 N. 4th Street.

23 MS. MOORE: Okay.

24 MR. RANSOM: To my understanding, it's  
25 right across from -- we will provide an executed copy

1 of the agreement as a condition of approval.

2 MS. MOORE: Okay. And I also need to see  
3 the parking lot. I need to see the condition of the  
4 parking lot because you may have to upgrade the  
5 parking lot for this project.

6 MR. RANSOM: The applicant will comply.

7 MS. MOORE: So, we'll see that on the  
8 plans?

9 MR. RANSOM: Yes.

10 MS. MOORE: Because I need to see exactly  
11 the route that someone would take if they park here  
12 and they walk to this area.

13 MR. RANSOM: Understood.

14 MS. MOORE: The applicant must prepare  
15 brick pavers along the frontage of the site.

16 MR. RANSOM: The applicant will comply.

17 MS. MOORE: A lump sum stormwater fee of  
18 \$41.36 has been calculated for the site as outlined  
19 in Appendix XVIII of the City Ordinance. This fee  
20 has been paid previously by the applicant.

21 Existing ADS catch basins are shown on  
22 the Existing Conditions Plan. A typical detail of  
23 the catch basin should be provided and the size,  
24 length and slope of the pipes should be shown.  
25 Drainage calculations should also be submitted for

1 review.

2 MR. CHELOTTI: We'll comply.

3 MS. MOORE: The western connection of the  
4 existing storm sewer system should be shown on the  
5 plans.

6 MR. CHELOTTI: We'll comply.

7 MS. MOORE: The pre-construction  
8 impervious and green areas indicated on Sheet SP-3  
9 are not consistent with the pre-construction areas  
10 from the previously approved site plans. The  
11 applicant must confirm that the post-development  
12 25-year peak flow rate from the site does not exceed  
13 the pre-development 25-year peak flow rate from the  
14 originally approved site plans.

15 MR. CHELOTTI: We will provide the  
16 calculations. We would anticipate that there  
17 probably be a slight difference in those but any  
18 differences would be contained on site subject to  
19 your review.

20 MS. MOORE: Okay. It can't exceed the  
21 proposed. And it has to go from the original.

22 MR. CHELOTTI: We'll take a look at that.

23 MS. MOORE: For the 25-year.

24 MR. CHELOTTI: Yes, for the 25-year  
25 storm. We'll take a look at it. It's a considerable

1 increase in impervious coverage from the original  
2 group plan.

3 MS. MOORE: Okay.

4 The applicant must address stormwater  
5 maintenance. You'll add that too?

6 MR. CHELOTTI: Yes. We'll prepare a full  
7 maintenance plan and submit that for your  
8 review.

9 MS. MOORE: And do you have any comments  
10 regarding our grading, any of the grading issues?

11 MR. CHELOTTI: We'll comply with all of  
12 those. They're --

13 MS. MOORE: And Utilities. I'll go to  
14 the CR-20 Containerized Restroom Detail has been  
15 provided. The applicant should clarify that the  
16 utility area is the location of the waste tank.  
17 Testimony of the process for the addition of water to  
18 the water tank and the removal of waste from the  
19 waste tank, should be provided. The access to  
20 provide these processes should be indicated on the  
21 plans.

22 So, can you clarify that for me?

23 MR. CHELOTTI: Sure. I actually I think  
24 Mr. Pennington may be able to add some of that for  
25 the actual operations but we will show that on the

1 plans. It's my understanding that the truck has  
2 access to this property here which is also owned by  
3 Mr. Pennington at this location.

4 MS. MOORE: I'm sorry. I need to enlarge  
5 that area. What were you showing?

6 MR. CHELOTTI: Actually, let me try to  
7 get back to annotating. It's my understanding that  
8 the disposal truck and kind of the septic service,  
9 has access to this location here. So, all  
10 maintenance will be conducted through here. So, fill  
11 in of the water tank, disposing of the septic, the  
12 waste tank, will all occur through this location  
13 here. This property at 315 is owned by Mr.  
14 Pennington, but we'd obviously be agreeable to  
15 putting in any kind of cross access agreements. When  
16 we get to put it on a plan and you get a chance to  
17 review it.

18 MS. MOORE: Is it the same owner name?  
19 Because I'm thinking if it's not the same name,  
20 correct me, Mr. Burns, if I'm wrong. If it's not the  
21 same name, that we would need a cross access  
22 easement?

23 MR. BURNS: Correct. If it's owned by  
24 different parties, it would be a cross access  
25 easement.

1 MS. MOORE: Okay.

2 MR. RANSOM: That is fine.

3 MS. MOORE: All right. And then you'll  
4 just -- you've mentioned about the access and the  
5 process for adding the water and removing the waste.  
6 It's just right there.

7 MR. CHELOTTI: Correct.

8 MS. MOORE: Access for the maintenance of  
9 the ADA portable facility should be clarified on the  
10 plans.

11 MR. CHELOTTI: We will clarify that on  
12 the plans.

13 MS. MOORE: Probably same location?

14 MR. CHELOTTI: Same location. This gate  
15 here is going provide the access to maintenance.

16 MS. MOORE: Okay.

17 The applicant should confirm that there  
18 are no proposed sanitary sewer or potable water  
19 services for this project.

20 MR. CHELOTTI: That is correct. That's  
21 our understanding.

22 MS. MOORE: The developer -- then -- I  
23 just want to make sure I have it noted. So then  
24 there should probably not be a capacity fee. And you  
25 will would need a CCTV inspection of the sewer. So,



1 I'll just let you know, the project must be approved  
2 by the City Engineer and the City Fire Chief with  
3 written verification provided to our office.

4 MR. CHELOTTI: That sounds good. I do  
5 recall that the City Engineer from the last  
6 application, did not require the videotape of any  
7 sewer at that time too.

8 MS. MOORE: Right. I would think if  
9 you're not making a connection, that that wouldn't be  
10 required. You would revise the plans, the  
11 construction details as noted?

12 MR. CHELOTTI: Yes, we will.

13 MS. MOORE: And all electrical and  
14 mechanical equipment should be screened from view per  
15 Section 577-224.B.19. Testimony should be provided.

16 MR. CHELOTTI: Yes. There's one area  
17 along the front. PSE&G installed a new power  
18 service. The applicant has attempted to screen that  
19 the best they can. But since that was under the  
20 jurisdiction of PSE&G, it's right near the main  
21 entranceway, so it is tough to screen in with  
22 plantings. But I think all other areas there is  
23 screening and planting and fencing around all  
24 mechanicals and kind of back-of-the-house operations  
25 that would occur in the facility.

1 MS. MOORE: Okay.

2 The plans should be revised to clearly  
3 distinguish existing and proposed fixtures. It  
4 appears the canopy will be illuminated with string  
5 lighting; however, Note 9 indicates that no lighting  
6 is proposed.

7 MR. CHELOTTI: We will clarify that.

8 MS. MOORE: The plans should be revised  
9 to locate the bollard fixture shown within the  
10 shipping container.

11 MR. CHELOTTI: Yes, we will clarify that  
12 too.

13 MS. MOORE: An additional fixture is  
14 proposed at the rear of the site. And a pole-mounted  
15 fixture will remain near the proposed fixture.  
16 Lighting levels should be revised to provide a  
17 combined proposed lighting level. As shown, it  
18 appears that the restrooms and trash area will be  
19 dimly lit.

20 Per Section 577-243.A.15.a, lighting  
21 levels for walkways not part of a parking lot shall  
22 be no less than 0.5 footcandles and no more than 1.0  
23 footcandle. Are you able to meet that?

24 MR. CHELOTTI: Yes. We anticipate being  
25 able to meet that to your satisfaction.

1 MS. MOORE: Per the Resolution, a  
2 nighttime light study was to be provided. Our office  
3 recommends an updated test be performed as a  
4 condition of approval.

5 MR. CHELOTTI: We will comply.

6 MS. MOORE: A traffic impact assessment  
7 should be provided in accordance with Section  
8 577-274.

9 MR. CHELOTTI: We will comply. And we're  
10 really looking forward, if I can step back, to doing  
11 the nighttime survey while this is in operation,  
12 should the Board approve this.

13 MS. MOORE: Okay.

14 The applicant is to provide testimony  
15 regarding any and all environmental concerns, studies  
16 and remediation pertaining to the site.

17 MR. CHELOTTI: Mr. Ransom may have some  
18 additional information. But it's my understanding  
19 there was no remediation or other environmental  
20 studies than the previous Phase 1 that was submitted.

21 MR. RANSOM: That is true.

22 MS. MOORE: Okay. Is there any update to  
23 the Phase I or that's it?

24 MR. RANSOM: No. To my understanding, no  
25 further investigation was required per the Phase I.

1 And, accordingly, none has taken place.

2 MS. MOORE: Let's see. Per the  
3 Resolution, trash will be collected daily and placed  
4 at the curb for pick-up. And as a result, outdoor  
5 solid waste enclosures are not applicable. The  
6 applicant now proposes a 5 foot by 4 foot stone pad  
7 for trash and recycling. This area should be ADA  
8 accessible and setbacks dimensioned.

9 In addition, testimony should be provided  
10 that the size of this area is adequate for the size  
11 of the facility, and the method and frequency of  
12 trash removal should be specified.

13 MR. CHELOTTI: I'll take the easy part.  
14 The dimensions will be shown on the plan accordingly  
15 and it will accessible. So, we'll extend that  
16 walkway that goes currently back to the ADA portable  
17 restroom. We'll move that over to the trash stone  
18 area also. So, we'll extend it across the back  
19 of the site.

20 MS. MOORE: And the setbacks will be  
21 dimensioned?

22 MR. CHELOTTI: Yes, we will.

23 MS. MOORE: Okay.

24 Now, the testimony that this area will be  
25 adequate for the size of the facility and then the

1 method and frequency of trash removal should be  
2 specified.

3 MR. RANSOM: I think this will be  
4 adequate especially when you compared it to the  
5 existing manner in which trash is handled. There  
6 have been no complaints regarding waste management at  
7 the site. There have been no issues in that regard.  
8 And what is being proposed will actually, you know,  
9 be esthetically more appealing. But also from an  
10 operational standpoint, we don't anticipate any  
11 issues at all.

12 MS. MOORE: And the method and frequency  
13 of the trash removal.

14 MR. RANSOM: I would defer to the client  
15 on that.

16 MR. PENNINGTON: Daily.

17 MR. RANSOM: Daily. That's what I  
18 thought. I just wanted to make certain.

19 MR. BURNS: And Charles, I know Robert  
20 wasn't testifying. But do you agree with his  
21 assessment regarding the size and area being  
22 adequate?

23 MR. CHELOTTI: Yes. We frequent this  
24 place fairly often being right down the street from  
25 here. We have never noticed an issue with it at all

1 so this does seem more than adequate.

2 MS. MOORE: Okay.

3 The plan includes a construction detail  
4 for the pad, but not the receptacles. A detail  
5 should be provided.

6 MR. CHELOTTI: We'll provide that detail.

7 MS. MOORE: Per Section 577-224.B.14.a,  
8 appropriate landscaping shall be installed around the  
9 trash area to form a year-round effective visual  
10 screen at the time of planting. Plans should be  
11 revised or a waiver requested.

12 MR. CHELOTTI: We would like to request a  
13 waiver for this. Only because of the fencing and  
14 where it's located on the site. We had some concerns  
15 about the liability of landscaping right in that  
16 location. We would add some plants in coordination  
17 with your office but I'm not sure it would meet the  
18 entire intent of the ordinance.

19 MS. MOORE: Okay. Well, a waiver was  
20 granted previously.

21 MR. RANSOM: That is correct.

22 MS. MOORE: But if didn't have trash  
23 before...

24 MR. CHELOTTI: It wasn't trash before  
25 that. I think that's why the waiver granted.

1 MR. RANSOM: Exactly.

2 MS. MOORE: Got it. All right.

3 MR. BURNS: This would be a new waiver.

4 MS. MOORE: New waiver, right, which I  
5 will put this here.

6 Per Section 577-255.A.2, a year-round  
7 buffer shall be provided around the trash area  
8 through the provision of evergreen trees and shrubs.  
9 Plans should be revised or a waiver requested.

10 MR. CHELOTTI: We would like to request  
11 that waiver. Like I said, we will work with your  
12 office to provide some plantings around that area.

13 MS. MOORE: Right.

14 MR. CHELOTTI: Considering the amount of  
15 fencing and other operations there, I had some  
16 concerns about it. But we can provide -- whatever  
17 landscaping is provided, would be evergreen that will  
18 screen.

19 MS. MOORE: Okay.

20 The applicant should confirm whether any  
21 additional signage is proposed as a part of this  
22 application.

23 MR. RANSOM: No additional signage is  
24 proposed as part of this application.

25 MS. MOORE: The applicant must obtain the

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

5 MR. RANSOM: Is that common in relation  
6 to the following comments suggesting that the lots be  
7 consolidated?

8 MS. MOORE: Yes.

9 MR. RANSOM: The applicant is leasing  
10 this property. It owns the adjacent property. Was  
11 leasing this property so technically, we can't compel  
12 the owner of the property to consolidate the lots.  
13 So we would ask that a waiver, to the extent  
14 necessary, a waiver be granted in this regard.

15 MS. MOORE: Okay.

16 MR. BURNS: Yeah. I don't even think it  
17 would be a waiver because you don't --

18 MS. MOORE: No, it's not a waiver. It's  
19 just -- okay. I'll note it that applicant is an  
20 owner. We just typically suggest it when we see the  
21 lots like that. So, that's fine. And the same thing  
22 with the address. I guess it can stay, 317-319  
23 Market Street.

24 Testimony should be provided regarding  
25 any changes in the nature and increased intensity of



1 the use including but not limited to anticipated  
2 hours of operation, number of employees, visitors,  
3 shows, etc.

4 MR. BURNS: I think we're going to need  
5 to hear from Mr. Patterson on that.

6 MR. RANSOM: Mr. Pennington?

7 MR. BURNS: I'm sorry. I apologize.

8 MR. PENNINGTON: I had my WIFI  
9 disconnected. Could you repeat that last  
10 question?

11 MR. RANSOM: Operations. We need to  
12 speak to any increase in the intensity of a use as it  
13 relates to the operations, the hours of operation,  
14 employees, number of anticipated guests, any increase  
15 expected, number of guests and the like. Really  
16 we're focusing on the increase, utilization of the  
17 property. And I would imagine that the Board has  
18 questions regarding the hours of operation that were  
19 previously approved versus the hours of operations  
20 that we now wish to move forward with.

21 MR. BURNS: Mr. Pennington, before you  
22 testify, can I swear you in, sir? Can you raise your  
23 right hand?

24 - - -

25 DAMON PENNINGTON, having first been duly

1 sworn, was examined and testified as follows:

2 - - -

3 MR. BURNS: Thank you, sir.

4 MR. RANSOM: Mr. Pennington, can you  
5 provide testimony regarding the current hours of  
6 operation?

7 MR. PENNINGTON: Right now we're  
8 Wednesday, Friday and Saturday. And option, we do  
9 Sundays also. As of May, our calendar will increase  
10 to Wednesday through Sunday. The hours will be  
11 around from six o'clock to about 1:30 to two o'clock  
12 in the morning. But it'll be approximately five days  
13 a week and sometimes optional days Monday and Tuesday  
14 if we have any. But it'll most likely Monday and  
15 Tuesday we will be closed.

16 MR. RANSOM: And number of employees with  
17 the changes that are being proposed, do we anticipate  
18 any increase in the amount of employees that you  
19 have?

20 MR. PENNINGTON: There will be an  
21 increase because of the days, an increase of  
22 employees. About 30 to 40 percent increase of  
23 employees.

24 MR. RANSOM: And that current number is?

25 MR. PENNINGTON: I believe that number

1 right now is about 15 to 20 including management.

2 MR. RANSOM: As far as the proposed  
3 improvements, do you anticipate any substantial  
4 increase in the number of guests or is this merely  
5 just intended to really address the fact that -- to  
6 allow for -- are the proposed improvements merely  
7 related to allowing for the season of year-round  
8 operation as opposed to the current seasonal use?

9 MR. PENNINGTON: Correct. With the  
10 success of last summer, people really liked the place  
11 and they wanted to stay open year-round. We got  
12 through this past fall and winter with the roof. We  
13 would be closed on rainy days. Obviously, when it  
14 rains now, we're not able to stay open but allowing  
15 us to have the roof, I don't think we'll be open on  
16 rainy days but we'll be able to stay open throughout  
17 the fall and winter also.

18 MR. RANSOM: As well as the addition of  
19 the heating units that we're proposing as well,  
20 correct?

21 MR. PENNINGTON: Correct.

22 MR. RANSOM: Are there any other  
23 questions relating to hours of operation, employees,  
24 and such and any increase due to the proposed  
25 improvements?

1 MS. MOORE: I don't have any at this  
2 time. I will go on to the next comment.

3 The plan proposes to re-purpose  
4 additional shipping containers. Clarification should  
5 be provided if the containers are old or new. If the  
6 former, testimony should be provided regarding any  
7 known toxic materials that were previously stored in  
8 the containers. The applicant should address the  
9 conversion and re-purposing process to ensure the  
10 safe use of the containers.

11 MR. RANSOM: Mr. Pennington, am I correct  
12 that the new re-purposed shipping containers will be  
13 purchased from the same manufacturer that  
14 manufactured the existing or re-purposed the  
15 existing shipping containers?

16 MR. PENNINGTON: No. Actually, it was  
17 purchased from Cooper's Ferry. It was an existing  
18 container that they had been using for the last four,  
19 five years that they weren't using anymore so I  
20 purchased it from Cooper's Ferry.

21 MR. RANSOM: Oh, noted.

22 MS. MOORE: And you're not aware of any  
23 known toxic materials that were previously stored in  
24 the containers?

25 MR. PENNINGTON: No. I think they had

1 art work stored in it.

2 MS. MOORE: The revised plans should  
3 include the colors of the shipping containers.

4 MR. CHELOTTI: We'll comply. And the  
5 engineer will pick those out too.

6 MS. MOORE: Revised plans should  
7 illustrate all proposed site furniture within the  
8 site as well as appropriate access aisles.

9 MR. CHELOTTI: We will comply.

10 MS. MOORE: The applicant should clarify  
11 if Note 21 on the Amended Final Site Plan is still  
12 applicable.

13 MR. CHELOTTI: We will clarify that.

14 MS. MOORE: I don't recall offhand what  
15 Note 21 referred to?

16 MR. CHELOTTI: I was waiting for someone  
17 to ask that. I have it open. For some reason my  
18 computer is locked up trying to check Note 21.

19 MS. MOORE: It could have something to do  
20 with the seasonal, the fact that it was seasonal.

21 MR. CHELOTTI: I think it did. That's  
22 where I'm --

23 MS. MOORE: Okay. So that can be  
24 corrected.

25 MR. CHELOTTI: Yes.

1 MS. MOORE: The plans indicate the  
2 applicant as Dean Taly Spirits, which differs from  
3 the application. This should be clarified.

4 MR. CHELOTTI: We will clarify that on  
5 the plans.

6 MS. MOORE: Okay. So, should that be --  
7 is that correct, as the applicant?

8 MR. RANSOM: CBF, Incorporated is the  
9 applicant.

10 MR. CHELOTTI: Correct. We have to  
11 revise our plans to reflect that.

12 MR. RANSOM: Dean Taly Spirits is a  
13 related entity.

14 MS. MOORE: Okay.

15 The plans note that the applicant will  
16 comply with the City's "Ordinance Establishing  
17 Standards for the Submission of Maps and Other  
18 Documents in a Digital Format." That's all you would  
19 need at this point because there is no type of  
20 consolidation that's going to take place. So, you  
21 can forget about the last sentence with that  
22 statement.

23 The application requests approval for the  
24 installation of new fencing. The area of new fencing  
25 and the number of linear feet should be

1 provided.

2 MR. CHELOTTI: We'll definitely clarify  
3 the new fencing and add the linear feet.

4 MS. MOORE: Testimony should be provided  
5 that the proposed fencing will match the existing  
6 fencing.

7 MR. RANSOM: The applicant will comply.

8 MS. MOORE: Okay.

9 Color architecturals or a rendering of  
10 the site should be provided for review.

11 MR. RANSOM: Yes. The color  
12 architecturals for some reason, they did not make  
13 it -- they were submitted with the application.  
14 And I think to my understanding, I dropped off the  
15 application to your office so they should have been  
16 included in that submission package. But to the  
17 extent necessary, we will submit additional copies of  
18 the architectural renderings.

19 MS. MOORE: Well, we do have  
20 architectural plans that were provided, the plan  
21 layout and detail but I think we wanted the Board to  
22 see color rendering of the site?

23 MR. RANSOM: Oh certainly, yes. And I  
24 can pull that up right now. Charles, can you share  
25 the screen for a moment unless you have it.

1                   MR. CHELOTTI: There you go. I got out  
2 of screen sharing, I think.

3                   MR. RANSOM: Ms. Johnson.

4                   MS. MOORE: I don't see anything sharing.

5                   MR. RANSOM: I'm just trying to make sure  
6 that I'm not screening anything; client sensitive.

7                   MS. MOORE: That's for the Board to see  
8 exactly what this is going to look like.

9                   MR. RANSOM: Ms. Johnson, can you just  
10 speak to what appears on the screen right now?

11                  MS. MOORE: The color renderings that I  
12 see?

13                  MR. RANSOM: I'm sorry. We actually have  
14 one additional fact witness. It's Ms. Alyce Johnson  
15 from AJ Graphic's Designs.

16                  CHAIRMAN DeJESUS: She has to be sworn in  
17 first.

18                  MR. BURNS: I'm going to swear Ms.  
19 Johnson in.

20                                 - - -

21                  ALYCE L. JOHNSON, having first been duly  
22 affirmed, was examined and testified as follows:

23                                 - - -

24                  MR. BURNS: So, Alyce, I think the  
25 question was, just explain the renderings that you



1 have. Just for the record, Robert, is Ms. Alyce  
2 Johnson an architect?

3 MR. RANSOM: Yes. She is our architect  
4 of record who will be providing our fact testimony.  
5 However, the plans, the architectural renderings that  
6 were submitted, were signed off by a licensed  
7 professional that Ms. Alyce Johnson works with.

8 MR. BURNS: You're providing factual  
9 testimony, Ms. Johnson. You are not the preparer of  
10 these renderings, correct?

11 MS. ALYCE JOHNSON: Yes, I am the  
12 preparer of the renderings. I work under the lead of  
13 R. Allan Christianson, the architect, who reviewed  
14 them for the project. So, I'm a design drafter. The  
15 name of my company is AJ Graphic's Designs &  
16 Consulting, LLC. I provide design and drafting and  
17 design services under the engineering consultants.

18 MR. BURNS: Very good. Mr. Chairman, we  
19 can accept Ms. Johnson as a fact witness.

20 MR. RANSOM: Ms. Johnson, can you just  
21 speak to these architectural renderings and exactly  
22 what we're looking at. I know there's been a  
23 decrease in the square footage of the area that the  
24 proposed canopy will cover. And can you speak to  
25 what we're looking at? And mainly just how the

1 architectural proponents of the proposed design tie  
2 into the general character of the neighborhood.

3 MS. ALYCE JOHNSON: Yes. This is an  
4 approximately 1,950 square foot canopy with a  
5 glass ceiling, not particularly glass but a flat  
6 ceiling. It doesn't pretty much -- it's just pretty  
7 much a covering. It meets all the setbacks for the  
8 front and rear setback. We did propose a 2,400  
9 square foot but due to the existing structure, we  
10 reduced it down to 1,950. It's made up of pretty  
11 much of pressure-treated wood; 8-by-8 piers. It's  
12 pretty much just covering the area of the, the rear  
13 area of the site.

14 MR. RANSOM: Is it your opinion that the  
15 proposed improvements and specifically the  
16 architectural features, is it your opinion, that it's  
17 consistent with what we have now at the site and also  
18 the general character of the surrounding  
19 neighborhood?

20 MS. ALYCE JOHNSON: Yes, very so; very  
21 much so and actually an improvement, I believe.

22 MR. RANSOM: Are there any other  
23 questions pertaining to the architectural  
24 features?

25 COUCILWOMAN REYES-MORTON: A question

1 from the Board.

2 CHAIRMAN DeJESUS: It wouldn't be any  
3 from here yet until Dena is finished.

4 MS. MOORE: You want me to finish. I  
5 have three comments. I'll finish the letter first.

6 CHAIRMAN DeJESUS: Yes, please.

7 MR. RANSOM: Yes.

8 MS. MOORE: Per Section 577-223, design  
9 guidelines shall be used to prepare and review the  
10 physical, visual and spatial characteristics and  
11 overall appearance of a developed plan and buildings  
12 in relationship to the existing streetscape,  
13 neighborhood and district in which such is located  
14 and the City generally.

15 Extreme consideration and respect shall  
16 be given to abutting and nearby properties and the  
17 existing buildings, site improvements and open spaces  
18 located thereon and in adjacent portions of the  
19 public rights-of-way. The applicant should address  
20 how the proposal fits with the surrounding context of  
21 the community.

22 Has that been expressed yet or can you  
23 provide that testimony?

24 MR. RANSOM: I believe Ms. Alyce Johnson  
25 opined that the proposed improvements tie into

1 the general character of the surrounding community.  
2 Specifically, they tie into what the Board found to  
3 be consistent with the character of the community  
4 previously. We look at the primary and principal  
5 structures were previously ruled to be the  
6 re-purposed shipping containers. We're adding  
7 additional shipping containers. And the roof in and  
8 of itself --

9 MS. MOORE: To note once again, what's  
10 there now was not what the Board approved.

11 MR. RANSOM: As it relates to the  
12 proposed shipping containers that were approved by  
13 the Board, that was primarily the inspiration and  
14 controlled the general theme of the architectural  
15 design.

16 MS. MOORE: Okay.

17 Per the Redevelopment Plan, mechanical  
18 equipment located on building roofs shall be screened  
19 so as not to be visible from the ground level or from  
20 adjacent developments. The applicant should address  
21 this. Everything is going to be screened if there is  
22 anything that needs to be screened, correct?

23 MR. RANSOM: Yes. We previously  
24 addressed this, yes. I think the only thing that  
25 will not be screened is the previously installed

1 PSE&G structure.

2 MS. MOORE: Okay. I think this was just  
3 on building roofs. Just to make sure, is there  
4 anything that's on a building roof?

5 MR. RANSOM: No.

6 MS. MOORE: Okay.

7 Shipping containers are prone to  
8 corrosion and rust. The applicant should address the  
9 appearance and maintenance of the shipping containers  
10 to maintain an esthetically attractive environment.  
11 You agree?

12 MR. RANSOM: Mr. Pennington -- the  
13 applicant will comply.

14 MS. MOORE: Okay.

15 And then I have noted, I have the summary  
16 of previously granted variances and waivers; many  
17 listed here. And then the summary of requested  
18 variances and waivers. The variance from the  
19 Redevelopment Plan, we have the minimum building  
20 height. And then we have Section 577-255.A.2, the  
21 year-round buffer around the trash enclosure. And  
22 Section 577-224.B.14.A, the landscaping around the  
23 trash enclosure. Those are the only two -- no.  
24 Let's go back because you are not parking on the same  
25 lot. And you'll have --

1 MR. RANSOM: That's correct.

2 MS. MOORE: Right. You'll have  
3 supplementary parking on an adjacent lot. So, you're  
4 going to need those two variances again, correct? Is  
5 that correct, Mr. Burns?

6 MR. BURNS: It's really the same  
7 condition. It's a different lot. We can  
8 rubber-stamp those variances again because, you know,  
9 provided we review the lease and it indicates what  
10 testimony was that it's suppose to indicate and  
11 provide you have no issues with the parking lot  
12 itself and we can add those variances. But  
13 basically, they've been previously granted. We're  
14 just carrying that variance to another property. But  
15 because it's new with this application, we should  
16 re-approve it as well or add it to our list of  
17 variances.

18 MS. MOORE: Okay. Well, I'll add  
19 those --

20 CHAIRMAN DEJESUS: Wait a minute. Hold  
21 on a second, please. Mr. Burns one question I have  
22 in reference to that parking. How do you we know  
23 that that parking is not being occupied by other  
24 people as well? And confirm that the fact that he's  
25 going to be entitled to any additional that he

1     stated?

2                   MR. BURNS:   Well, it would be conditioned  
3     upon me reviewing the lease and making sure that it  
4     says what they say it says which is, that they're  
5     going to have the ability to park 100 vehicles on  
6     that lot.   And, you know, we'll have to look at the  
7     term too as to how long that lease will be in effect.  
8     Is it yearly?   I guess the question is, if it's  
9     yearly and then they decide they're not going to  
10    renew it, the applicant is going to have to come  
11    back.

12                  MR. RANSOM:   Yes.   We addressed this  
13    issued before.   It's a condition of approval.  
14    Therefore, in order for the applicant to operate and  
15    continue the use of this property pursuant to the  
16    Resolution of Approval, we would have to have  
17    a binding, effective and approved parking lease  
18    agreement in place.   If, at any time, the parking  
19    lease agreement that is approved, is changed, the  
20    applicant would have to come back and get some sort  
21    of amended approval and that's it.   But if the  
22    location of such has changed --

23                  MS. MOORE:   And how many spaces is this?  
24    Because previously, you had 107 so I need to change  
25    that to note that this variance is for 100?

1 MR. RANSOM: Yes, 100 spaces.

2 CHAIRMAN DEJESUS: You lost those spots  
3 then?

4 MS. MOORE: They only needed seven.  
5 Their requirement was 70 so they're good.

6 MR. BURNS: They're above the  
7 requirement, mr. Chairman. They're 30 spaces above.  
8 Before they were 37. Counsel is correct. I mean, I  
9 think the applicant understands that this is  
10 conditional. So if it changes and they don't have  
11 the ability to park there, they're going to have to  
12 find a new place to park. And if they can't find a  
13 place to park, then they can't operate.

14 CHAIRMAN DEJESUS: Understood.

15 MS. MOORE: Okay. So I'll change my note  
16 on page 4 because -- mentioning about the applicant  
17 proposes 107 parking spaces. I just need to know  
18 where this lot is located. We'll see it on the  
19 plan, on any type of revised plans. I think there is  
20 another issue with the fact that you're over the  
21 minimum. I think that's another variance.

22 MR. RANSOM: That we're over the  
23 minimum?

24 MS. MOORE: Right. Section 577-230.F,  
25 the minimum parking requirement. I think when you



1 exceed the minimum, you --

2 MR. BURNS: Yes. It's the same as the  
3 building -- minimum building height. It's the same  
4 type of theory. But these are variances that were  
5 previously granted. They're going to be re-addressed  
6 tonight because of the fact that it's --  
7 circumstances have changed.

8 MS. MOORE: Right. Okay. I just want to  
9 make sure I'm not missing anything. Because until  
10 tonight, I had no idea that the parking was going to  
11 be at a different location. So, I would not want the  
12 applicant to have to come in because we missed a  
13 variance. So it looks like I have them --

14 MR. BURNS: I think you got everything,  
15 Dena. I think you covered it all.

16 MS. MOORE: All right. Just to go  
17 through it again so that when I look at the meeting  
18 minutes, I see it. It's the variances for the  
19 Redevelopment Plan, the minimum building height. And  
20 then you have the year-round buffer around the trash  
21 enclosure, landscaping around trash enclosure,  
22 minimum parking requirement, parking on same lot, and  
23 supplementary parking on adjacent lot.

24 MR. BURNS: Yes.

25 MS. MOORE: And you're aware of the

1 approval process as listed on page 13?

2 MR. RANSOM: Yes, ma'am.

3 MS. MOORE: All right. And then the  
4 Outside Agency Approvals I have: Camden County  
5 Planning Board, Camden County Health Department,  
6 and Camden County Soil Conservation District, and any  
7 others as may be necessary.

8 So, when you do get these approvals, if  
9 you can forward them to me, to my attention. Email.

10 MR. RANSOM: We typically copy the Board  
11 Engineer, Municipal Board Engineer on the  
12 correspondence for the application and what the  
13 intent and the approval. The parking authorities  
14 will copy you on the actual approval.

15 MS. MOORE: Okay. Sometimes they do and  
16 sometimes not.

17 MR. CHELOTTI: We'll make sure you get  
18 copies.

19 MS. MOORE: So if you get something, if  
20 you can please forward it to me.

21 MR. RANSOM: Yes.

22 MR. CHELOTTI: We'll make sure you get  
23 copies.

24 MR. RANSOM: Certainly.

25 MS. MOORE: OKay. Thank you. Mr.

1 Chairman, that concludes my review.

2 CHAIRMAN DEJESUS: Any comments from the  
3 Planning Board?

4 COUNCILWOMAN REYES MORTON: I had a  
5 question. To the Board, to the director and maybe  
6 Ms. Dena Johnson can help. But if the process --  
7 this is my first time hearing of the engineer getting  
8 a sign-off by the engineer. So, if someone could  
9 explain, you know, what that review process looks  
10 like and what that engineer typically would be  
11 looking for in signing off someone else's renderings?

12 MR. RANSOM: Can you repeat the question?

13 COUNCILWOMAN REYES MORTON: Yes.

14 CHAIRMAN DEJESUS: She's trying to find  
15 out because she didn't do the rendering, someone else  
16 did, is that proper in reference to having someone  
17 else speak for that person without being present?

18 MR. RANSOM: So, she was offered -- I  
19 assume she's referring to Ms. Alyce's Johnson's  
20 testimony; is that correct, Ms. Morton?

21 COUNCILWOMAN REYES MORTON: I'm referring  
22 to the plan that was submitted that was drawn up by  
23 one individual but signed and approved by a certified  
24 engineer and that process.

25 MR. RANSOM: I'll defer to the Board

1 attorney.

2 MR. BURNS: What happened was, the  
3 architectural firm was -- Ms. Alyce Johnson is a  
4 drafter. So, she was hired to draft the plan, the  
5 renderings that you saw. But then, those plans have  
6 to be reviewed and approved and signed off by a  
7 licensed architect. And that's what was done.

8 So, the plans that came out of that  
9 office that were drafted by Ms. Alyce Johnson, were  
10 then reviewed and approved by a principal of that  
11 architectural firm who reviewed and approved the  
12 plans and put his signature on them as a licensed  
13 architect. So they've been certified by a licensed  
14 architect by his office.

15 MR. RANSOM: To my understanding, that's  
16 consistent with -- I mean, it really doesn't matter  
17 who drafts the drawings. It is who signs off. So  
18 long as a licensed architect signs off on the  
19 drawing, you're good to go. It's similar to, if I  
20 had an intern draft a complaint for me, he's not  
21 filing the complaint. I'm going to file the  
22 complaint because I have to review the complaint and  
23 it'll be certified and filed as under my firm as the  
24 attorney of record. It's no different.

25 VICE-CHAIRMAN MARTIN: If I may. In

1 essence, Ms. Alyce Johnson was the subcontractor for  
2 the architectural firm. She is the actual signer and  
3 it's her mind that created this look of this canopy.  
4 She then designed it based on her design principles.

5 She then forwarded it to the  
6 architectural firm whose job it was to review it for  
7 compliance with structural integrity and insure that  
8 it would meet the requirements. That architect risks  
9 his license and insurance to certify that Ms. Alyce  
10 Johnson's design that she created, meets the  
11 appropriate standards And the fact that Ms. Alyce  
12 Johnson was here tonight to present it herself, is a  
13 good thing because she's the actual person who  
14 thought of it. Have I got right, everybody?

15 MR. BURNS: Yes, you got it right, Fred.

16 CHAIRMAN DeJESUS: Yes.

17 COUNCILWOMAN REYES MORTON: And that's  
18 why I asked. Like I mentioned prior to asking the  
19 question, this is the first time that something like  
20 this in an application, has come before us since I  
21 have been here.

22 MR. RANSOM: It happens all the time.  
23 We're just up front about it.

24 VICE-CHAIRMAN MARTIN: And I'm older than  
25 dirt and have seen it before.

1                   CHAIRMAN DeJESUS: That's two of us. Any  
2 other questions from the Board in reference to this?  
3 Any questions from the public who is interested in  
4 responding? A motion is place. Anybody hearing me?

5                   VICE-CHAIRMAN MARTIN: You're looking at  
6 me, Jose.

7                   CHAIRMAN DeJESUS: I'm looking at  
8 somebody to answer. That's all.

9                   VICE-CHAIRMAN MARTIN: I'll so move  
10 granting the appropriate variances and waivers as  
11 identified by Ms. Dena Moore-Johnson in her letter  
12 for Ms. Alyce Johnson's design and subject to the  
13 reviews that the engineer still has to do on some of  
14 the minor items.

15                  MR. BURNS: Subject to my review of the  
16 lease.

17                  MR. MARTIN: Yes, that's right.

18                  CHAIRMAN DEJESUS: The final lease  
19 agreement.

20                  MR. BURNS: And Dena's review of the  
21 parking lot.

22                  CHAIRMAN DeJESUS: Correct.

23                  MS. CREAN: Second.

24                  CHAIRMAN DEJESUS: Roll call, please.

25                  MS. MILLER: Fred Martin.

1 VICE-CHAIRMAN MARTIN: Yes.

2 MS. MILLER: Jose DeJesus.

3 CHAIRMAN DEJESUS: Yes.

4 MS. MILLER: Councilwoman Reyes-Morton.

5 COUNCILWOMAN REYES-MORTON: Yes.

6 MS. MILLER: Director Walker.

7 DIRECTOR WALKER: Yes.

8 MS. MILLER: Erin Crean.

9 MS. CREAN: Yes.

10 MS. MILLER: Steven Lee.

11 MR. LEE: Yes.

12 MS. MILLER: Motion carried to approve.

13 Thank you.

14 MR. RANSOM: Thank you for your time.

15 VICE-CHAIRMAN MARTIN: Councilperson  
16 Morton, FYI, sometimes we get situations when the  
17 signing architect shows up and doesn't have a clue  
18 what the design was and fumbles. So, I'm really glad  
19 that we had the designer here tonight.

20 MR. BURNS: But Felish was right. This  
21 is the first time that it's been openly stated that  
22 way and I think it was a good question to ask.

23 VICE-CHAIRMAN MARTIN: Yes, I agree.

24 COUNCILWOMAN REYES MORTON: I'm so lucky  
25 to have you Fred and Chair Jose. I'm so lucky.

1                   VICE-CHAIRMAN MARTIN: We're just old. A  
2 lot of wear on the tires.

3                   CHAIRMAN DEJESUS: Amended Final Site  
4 Plan and Minor Subdivision, Matrix Admiral Wilson  
5 Development, LLC, 17th Street & Admiral Wilson  
6 Boulevard. Block 1198, Lot 1; Block 1201, Lot 1;  
7 Block 1208, Lot 4; Block 1209, Lots 1 & 4; Block  
8 1210, Lots 1 & 2; Block 1212, Lot 1; Block 1214,  
9 Lot 4; Block 1219, Lots 3 & 32; Block 1220, Lot 57.

10                   The applicant was unaware of any design  
11 waivers and/or variances required for the  
12 application. Is anybody here for that?

13                   MR. SWARTZ: Good evening, Mr. Chairman.  
14 Members of the City of Camden Planning Board. My  
15 name is Robert Swartz. I'm an attorney with the LAw  
16 Firm of Florio, Perrucci, Steinhardt, Cappelli,  
17 Tipton & Taylor.

18                   I'm here tonight representing the  
19 applicant, Matrix Admiral Wilson Boulevard, Admiral  
20 Wilson Development, LLC in their request to amend  
21 their previously approved preliminary and final  
22 major site plan approval and amended their previously  
23 approved minor subdivision approval at the property  
24 located in the City's Admiral Wilson North  
25 Redevelopment Area and consisting of the Blocks



1 previously mentioned by the Chairman.

2 On December 10, 2020, the applicant  
3 presented its application for preliminary and final  
4 site plan approval to permit the construction of a  
5 145,390 square foot warehouse with associated  
6 car parking spaces, van parking spaces, van personal  
7 parking spaces, loading docks and trailer parking  
8 stalls along with signage, landscaping and stormwater  
9 requirements.

10 And a minor subdivision approval  
11 for a lot-line adjustment between Block 1210, Lot 2  
12 and Block 1214, Lot 4 resulting in a new lot  
13 configuration but not additional lots, along with the  
14 consolidation relating to the following Blocks:  
15 1198, 1201, 1209 and 1212. The Board approved the  
16 application and a Resolution memorializing the  
17 approval was adopted on January 14, 2021.

18 Since then, as requested by this Board  
19 and as required under its approvals, the applicant  
20 has met with the NJDEP regarding stormwater, NJDOT  
21 and the County of Camden regarding county and state  
22 roads. As a result of those meetings, certain  
23 aspects of the plan required change thereby  
24 requesting this hearing tonight.

25 Tonight the applicant is here to propose

1 the following amendments: An amendment to the  
2 preliminary and final site plan approval in order to  
3 decrease the building size from 145,390 square feet  
4 to 142,776 square feet for a reduction of 2,614  
5 square feet. Decreasing total van-parking spaces  
6 from 765 total van parking to 683 van-parking spaces  
7 for a reduction of 82 van-parking spaces of which 6  
8 parking spaces are being reduced from the van parking  
9 lot on 17th Street. An increase in car-parking  
10 spaces from 287 to 314; an increase of 27 car-parking  
11 spaces.

12 To propose a surface basin to the plan  
13 near 20th Street replacing a subsurface system that  
14 was previously proposed. To propose -- to realign  
15 17th Street pursuant to comments from Camden County  
16 and the NJDOT, and decrease impervious area from  
17 1,015,766 square feet (One million 15 thousand seven  
18 hundred sixty-six square feet) to 920,168 square  
19 feet, along with any and all other waivers, variances  
20 and relief and approvals as required by the City of  
21 Camden Planning Board.

22 And also, to amend its minor subdivision  
23 approval to reflect the change in the right-of-way,  
24 the applicant is dedicating relative to 17th Street  
25 along with any and other waivers, approvals,

1 variances and other relief required by the City of  
2 Camden Planning Board.

3 I have with me this evening, Arthur  
4 Bifulco, representative of the applicant; Christopher  
5 Hager, professional engineer with Langan Engineering  
6 & Environmental Services; Karl Pehnke, traffic  
7 engineer with Langan Engineering & Environmental  
8 Services.

9 Mr. Burns, would you like to swear them  
10 in, please?

11 MR. BURNS: Yes. If you could all raise  
12 your right hands, please.

13 - - -

14 CHRIS HAGER, P.E., LEED-AP; KARL PEHNKE,  
15 P.E., PTOE; ARTHUR BIFULCO, having first been duly  
16 sworn/affirmed, was examined and testified as  
17 follows:

18 - - -

19 MR. BURNS: Counsel, if you could confirm  
20 for me, I believe that Mr. Pehnke and Mr. Hager were  
21 the gentlemen that appeared the last time and were  
22 sworn and were accepted by this Board, correct?

23 MR. SWARTZ: That's correct, Mr. Burns.  
24 Both appeared at the December hearing and both were  
25 accepted by the Board as expert witnesses.

1                   MR. BURNS:   And Mr. Bifulco also  
2 testified but, I believe, it was just in his capacity  
3 as a witness, correct?

4                   MR. SWARTZ:   That is correct also.   Thank  
5 you, Mr. Burns.

6                   Artie, would you like to give a little --  
7 just a brief summary of the project and of the  
8 revisions of the project that we're here for this  
9 evening.

10                  MR. BIFULCO:   Sure.   Thank you Board  
11 Members.   I'll keep it brief here.   Robert did a  
12 great job summarizing what went on.   I'll just break  
13 it down a little bit further and then turn it back to  
14 Robert who will turn it back to the professionals.

15                  When we left you in December, we had a  
16 number of conditions that we had to meet.   One was to  
17 go see the DOT and get a permit from the DOT and the  
18 county.   In working with both those agencies, they  
19 determined that they had a regional project that they  
20 wanted to do that caused 17th Street to realign  
21 further than we needed it to realign, so we  
22 accommodated what they wanted to do there.   And part  
23 of that required us to relocate 17th Street and also  
24 shift our stormwater management and some site  
25 features so we agreed to do that and that obviously

1 changed the plan and that's why we're here tonight.

2 And another major one was, we had to go  
3 see the DEP and that changed a number of things,  
4 stormwater management changes. We added a basin; we  
5 changed some conventional paving to porous paving.  
6 And you know, in short, the stormwater management  
7 became more robust and, therefore, we expect the  
8 stormwater running off of this site, to be even  
9 cleaner than it was before -- during our last when we  
10 saw you in december.

11 I mean, in general, that sort of  
12 summarizes the major stuff that changed. And to be  
13 honest, it's not even really that major. This isn't  
14 uncommon for a project of this size to see after we  
15 go out to outside agencies to see some changes like  
16 this occur and we're pretty used to it. So, I think  
17 what we have here tonight is a less impactful plan  
18 with more improvements for the City and for us too.

19 CHAIRMAN DeJESUS: Thank you. Mr.  
20 Swartz, if you don't mind, we go directly to the  
21 Dena's letter, please. It's getting late and I would  
22 like to finish.

23 MR. SWARTZ: That would be absolutely  
24 fine, Mr. Chairman. Thank you. Ms. Moore-Johnson,  
25 how are you?

1 MS. MOORE: Good. Thank you.

2 Mr. Chairman, I'm referring to  
3 Remington & Vernick's letter dated April 1, 2021.  
4 I will note that the sound study, that report should  
5 be sealed in accordance with state regulations. If  
6 you can forward that to us, please. Our first  
7 comments start on page 7.

8 So the applicant notes a right-of-way  
9 dedication at the intersection of 7th Street and  
10 Admiral Wilson Boulevard. This intersection  
11 realignment is currently under the design by Camden  
12 County and NJDOT. The final design could consider  
13 additional right-of-way being acquired by NJDOT which  
14 would affect the proposed basin design at this  
15 location. Has that officially been set or it's still  
16 under design?

17 MR. HAGER: It has been, Dena. This is  
18 Chris. I'll work through the letter with you and  
19 I'll hand off a portion to Karl for the traffic. All  
20 of that was coordinated, the proposed alignment from  
21 the county and DOT. And we've incorporated that into  
22 the new design.

23 MS. MOORE: And that's final. That was  
24 the only concern.

25 MR. HAGER: That's as final as it's

1 getting, Yes, that's the preferred alignment that we  
2 received directly from them.

3 MS. MOORE: Okay.

4 A street opening permit from the City  
5 would be required for one of the municipal roads.

6 MR. HAGER: We'll comply.

7 MS. MOORE: And the road opening permit  
8 from DOT for Admiral Wilson.

9 MR. HAGER: We'll comply.

10 MS. MOORE: And the site project includes  
11 the following vacated streets, Stevens, Benson,  
12 Berkley and Maplewood. The presence of any easements  
13 should be resolved with the City.

14 MR. HAGER: We'll resolve that and  
15 coordinate.

16 MS. MOORE: I'm going down to parking.  
17 Per the amended No. 2 under Parking and Loading: Per  
18 the Amended Redevelopment Plan, required parking  
19 spaces for the use may be provided anywhere within  
20 the overall Redevelopment area tract. If required,  
21 parking is provided on a different lot other than the  
22 use it is serving, appropriate deed restriction and  
23 easements must be submitted.

24 MR. HAGER: Mr. Swartz, do you want to  
25 cover that one?

1                   MR. SWARTZ: I was just going to ask that  
2 we have the ability to coordinate that with the  
3 solicitor, any of those types of restrictions?

4 MR. BURNS: That's fine.

5 MR. SWARTZ: Thank you, Jim.

6 MS. MOORE: The applicant agreed to  
7 replace the sidewalk and curb along the project  
8 rights-of-way.

9 MR. HAGER: We agree.

MS. MOORE: Per Section 577-229.G.12, the soil borings driven at least four (4) below the basin bottoms are to be provided with the application for approval. At least two (2) borings shall be provided, plus one (1) additional boring for each 20,000 square feet of surface area above the first 20,000 square feet.

17 MR. HAGER: This is one, Dena, where we  
18 would request a waiver from strict conformance with  
19 that particular basin, the new basin that was added.  
20 We have extensive coverage from borings and test  
21 pits, groundwater elevations throughout that entire  
22 parking lot. We've coordinated extensively with the  
23 DEP on an additional bioretention basin. We always had  
24 one bioretention basin.

25 As are indicated, we converted an



1 underground one into an above-ground. And we  
2 received our DEP approval and we are achieving  
3 95 percent total suspended solids removal. So, it  
4 gives those of you on the phone or on the video, 50  
5 percent is typical difficult for a redevelopment  
6 area. For undeveloped areas, it's 90 percent PSS  
7 removal. We have been required to achieve 95  
8 percent. And that was an achievement. And we worked  
9 extensively with the DEP to achieve that for the  
10 stormwater quality.

11 MS. MOORE: Okay. Well, I've noted that  
12 as a waiver. For a strict compliance, it would have  
13 to be a waiver, additional waiver for this amended  
14 approval.

15 The applicant has provided onsite  
16 stormwater collection system calculations. The  
17 calculations appear incomplete for the flowrate  
18 analysis.

19 MR. HAGER: I think that was simply  
20 missed and I believe we submitted those to your  
21 office, Dena, after the fact. We didn't realize that  
22 was not in what we had submitted. But it'll be part  
23 of this resubmission but we did resubmit those in  
24 particular when we realized they were missing.

25 MS. MOORE: Okay.

1           The applicant agreed to provide buoyancy  
2     calculations during the design phase and a pressure  
3     test after construction. That's for the three-foot  
4     separation. I'm on page 11, No. 28.

5           MR. HAGER: We'll coordinate that with  
6     the City Engineer.

7           MS. MOORE: Well, you would need to  
8     provide that to our office for review.

9           MR. HAGER: Sure. And we will -- right.  
10    So the coordination that will take place, Dena, is  
11    depending on what the system, depending on the  
12    manufacturer, we would need to coordinate with them  
13    on the testing and whether they're testing their low  
14    pressure but we will coordinate with the  
15    manufacturer --

16          MS. MOORE: After construction?

17          MR. HAGER: Yes. And then submit.

18          MS. MOORE: Okay. Well, I mean, for the  
19    buoyancy calculations for the design phase, you'll  
20    submit that to our office, right?

21          MR. HAGER: We will.

22          MS. MOORE: The applicant must prepare a  
23    stormwater maintenance plan for the stormwater  
24    management system per the NJ Stormwater Best  
25    Management Practices Manual. A person's name and

1 title should be included as the responsible party for  
2 the maintenance. I think that was missing.

3 MR. HAGER: That was missing. We have  
4 submitted that to the DEP. It's been approved. We  
5 will include that in our resubmission to you.

6 MS. MOORE: Okay.

7 The applicant should be aware that a  
8 stormwater maintenance plan must be recorded at the  
9 County Clerk's Office prior to receiving final  
10 signatures on the plans.

11 MR. HAGER: We'll comply.

12 MS. MOORE: And the stormwater fee of  
13 \$7,959.03 has been calculated. That fee must be paid  
14 by the applicant prior to final signatures on the  
15 plan.

16 MR. HAGER: We'll comply.

17 MS. MOORE: And on page 12, we have  
18 language that has been added as notes on the plans  
19 and it must also be included in the stormwater  
20 maintenance plan, specifically as written below with  
21 no added or deleted verbiage.

22 MR. HAGER: We will comply.

23 MS. MOORE: Every line, A, B, C, D, okay?

24 MR. HAGER: We will comply.

25 MS. MOORE: All right. Thank you.

1           Per Section 577-227.A.4, permanent  
2 benchmarks shall be set for all major subdivision and  
3 for site plans exceeding two (2) acres in size.  
4 Concrete monuments or other similar permanent  
5 structure shall be used.

6           MR. HAGER: That will be coordinated with  
7 our team surveyor and we'll comply.

8           MS. MOORE: And the applicant did confirm  
9 that the proposed building does not have a basement  
10 or crawl space.

11           All developers -- I'm on page 14 -- all  
12 developers and applicants should note that due to a  
13 City Ordinance, a Capacity Fee may be applicable to  
14 the proposed development. The applicant shall  
15 contact the City Engineer for all costs related to  
16 the same.

17           The project must be approved by the City  
18 Engineer with written verification provided to our  
19 office prior to final signatures on the plan. All  
20 items in his December 9, 2020 review email must be  
21 appropriately addressed.

22           MR. HAGER: We've submitted plans to him  
23 and we will coordinate to get approval.

24           MS. MOORE: Okay.

25           And then you're aware, a CCTV inspection

1 of the sewer must be performed and reviewed by the  
2 City Engineer.

3 MR. HAGER: We'll comply.

4 MS. MOORE: Was that forwarded to him  
5 also?

6 MR. HAGER: Well, it will be when it's  
7 performed. It's a requirement on the drawings. It  
8 will be submitted to Orion once it's performed.

9 MS. MOORE: Okay. Prior to -- during the  
10 design phase, right? It has to be prior to  
11 construction.

12 MR. HAGER: It would be prior to  
13 construction, yes.

14 MS. MOORE: Details for the associate  
15 outdoor areas should be provided.

16 MR. HAGER: We will comply once the  
17 interspace -- once a tenant is secured for that and  
18 that design is done, it will submitted.

19 MS. MOORE: Okay. The bike rack details  
20 shown on Sheet 48 do not appear to match the style of  
21 the rack shown on the site plan. Our office  
22 recommends that a more decorative rack should be  
23 specified such as stainless steel circular style.

24 MR. HAGER: We would like to suggest that  
25 the selection of that be done along with the outdoor

1 area and submitted. We can submit that at the same  
2 time.

3 MS. MOORE: Okay. That's once a tenant  
4 is obtained?

5 MR. HAGER: Correct.

6 MS. MOORE: I'm on page 16.

7 It should be noted that per the Amended  
8 Redevelopment Plan, if the minimum 5 percent  
9 landscape area and 1 tree per 10 parking spaces  
10 requirements are not satisfied within the  
11 redevelopment area, a maximum of one-half of the  
12 requirement may be satisfied through planting of the  
13 required landscaping elsewhere in the community, or  
14 through a contribution in lieu of landscaping.

15 This contribution shall be used to  
16 provide landscaping off-site and provide a community  
17 benefit. The required contribution in lieu of  
18 landscaping shall be calculated at the rate of  
19 \$350.00 per tree, and \$750.00 per 100 square foot of  
20 required landscaping.

21 MR. HAGER: Acknowledged and we'll  
22 comply.

23 MR. SWARTZ: Is that \$750.00 Or was that  
24 \$75.00?

25 MS. MOORE: That's \$75.00. Did I say

1     \$750.00? I'm sorry.

2                   MR. SWARTZ: You did.

3                   MS. MOORE: Sorry.

4                   MR. SWARTZ: That's okay. Thank you. I  
5     just wanted to --

6                   MS. MOORE: It's \$350.00 per tree and  
7     \$75.00 per 100 square foot of required landscaping.

8                   MR. SWARTZ: Thank you.

9                   MS. MOORE: Planting areas should be  
10    shown in continuous mulched beds.

11                  MR. HAGER: We'll comply.

12                  MS. MOORE: And then we'll move on to  
13    traffic. I just have one comment for traffic.

14                  MR. HAGER: And this will be Karl who  
15    will respond.

16                  MS. MOORE: The applicant's traffic  
17    engineer provided testimony as to the trip generation  
18    information in support of the calculated numbers  
19    provided; however, weekend peak hour operations and  
20    capacity analysis was not included within the updated  
21    March 11, 2021 traffic report as the delivery station  
22    peak hour is expected to be more in line with the  
23    surrounding roadway peak hours during that time  
24    period. Anticipated site operations and analysis  
25    should be provided to evaluate any additional impacts

1 during this time period.

2 MR. PHENKE: We took a look at that. We  
3 did not do Saturday analysis because Saturday volumes  
4 are substantially lower than weekday volumes.  
5 They're half of the a.m. peak of a weekday; they're  
6 two-thirds of the p.m. peaks during the weekdays.  
7 So, we would expect that since the roadways are  
8 designed to accommodate the much higher weekday  
9 volumes that occur adjacent to this site; that  
10 there's really going to be no impacts during the  
11 Saturday period. There's plenty of capacity.

12 MS. MOORE: Moving on to the  
13 Environmental Impacts: The Soil Erosion and Sediment  
14 Control Plan shall be approved by the Camden County  
15 Soil Conservation District and this approval should  
16 be prior to any earth disturbance.

17 MR. HAGER: Understood. We'll comply.

18 MS. MOORE: Okay.

19 An LOI from the NJDEP confirming the  
20 absence or presence of wetlands and transition areas  
21 should be provided prior to final approval.

22 MR. HAGER: We have received an LOI along  
23 with our land use permit and we'll submit both of  
24 those, Dena.

25 MS. MOORE: To my office.



1 MR. HAGER: Yes.

2 MS. MOORE: Thank you.

3 On page 22. Remington & Vernick  
4 encourages the applicant to continue its process  
5 of working closely with the people listed here and to  
6 avoid impacts to any environmental features adjacent  
7 to and/or on the site and to comply with any  
8 outstanding issues and obtain all necessary licenses,  
9 permits, waivers and approvals prior to site  
10 development. You acknowledge that?

11 MR. HAGER: We acknowledge and we are  
12 well under way with those approvals.

13 MS. MOORE: Will serve letters are  
14 required for the proposed potable water and sanitary  
15 sewer services. That's within the community impact  
16 assessment.

17 MR. HAGER: We'll comply.

18 MS. MOORE: The site plans indicate a  
19 trash enclosure area on the south side of the  
20 building. Details for the enclosure have been  
21 provided on Sheet 50 but note they are for  
22 "reference purposes only".

23 MR. HAGER: Yes, this one again, Dena, we  
24 would put it with the tenant once secured, the final  
25 design of that, final selection of those materials

1 and final design will be submitted.

2 MS. MOORE: Okay.

3 And applicant must -- sorry -- signage  
4 lighting levels should be provided to ensure  
5 compliance with the Amended Redevelopment Plan.

6 MR. HAGER: With the final tenant  
7 selection, again, we will submit those because the  
8 signage will be very tenant-specific.

9 MS. MOORE: All right.

10 The applicant must obtain the correct tax  
11 map plates and block and lot numbers from the Tax  
12 Assessor. Written verification must be received by  
13 our office prior to final review and signature of the  
14 deeds and/or plat.

15 MR. HAGER: We'll comply.

16 MS. MOORE: The extent of the proposed  
17 fencing should be shown. In the event that chain link  
18 is used, the detail should be revised to state that  
19 the fence and all components will be black vinyl  
20 clad.

21 MR. HAGER: We'll comply.

22 MS. MOORE: The retaining wall detail on  
23 Sheet 48 should be revised to include the color and  
24 style of the block.

25 MR. HAGER: We'll comply.

1                   Now, for the Subdivision Plan Review:  
2   The owners' consents should be consistent with regard  
3   to ownership of the proposed site between the site  
4   plans and subdivision plans.

5                   MR. HAGER:   We'll comply.

6                   MS. MOORE:   The signature line for the  
7   Zoning Office/Administrative Officer should be added  
8   to the Planning Board signature block.

9                   MR. HAGER:   We'll comply.

10                  MS. MOORE:   The Planning Board Secretary  
11   certification should be removed and replaced with the  
12   Municipal Clerk Certification.

13                  MR. HAGER:   We'll comply.

14                  MS. MOORE:   The Municipal Engineer's  
15   certification should be signed by the Planning Board  
16   Engineer.   The signature line should state this.

17                  MR. HAGER:   We'll comply.

18                  MS. MOORE:   And then I note:   The  
19   applicant must confirm the proposed Right-of-Way  
20   dedication with the NJDOT.

21                  MR. HAGER:   That will be coordinated.  
22   We've said we've reserved the space for that area.

23                  MS. MOORE:   Okay.

24                  A signed and sealed copy of the survey  
25   referenced on the plans should be provided for

1 review.

2 MR. HAGER: We will comply.

3 MS. MOORE: And on page 26 we have  
4 multiple items under the Summary of Variances and  
5 Waivers Granted previously. And tonight we would  
6 only be adding one waiver which would be for Section  
7 577-229.G.12 which is for the soil borings.

8 MR. HAGER: Right.

9 MS. MOORE: You agree?

10 MR. HAGER: We agree.

11 MS. MOORE: And you're aware of the  
12 approval process as listed on page 27. You agree  
13 with that? If you have any questions, you can  
14 contact us?

15 MR. HAGER: Yes.

16 MS. MOORE: The outside agency approvals,  
17 anything that you do receive, if you can forward  
18 copies to me. Right now -- I don't know if you  
19 submitted anything thus far but I still have Camden  
20 County Planning Board, Camden County Soil  
21 Conservation District, Camden County MUA, the DEP,  
22 the DOT for major access and highway occupancy. And  
23 then any others as may be necessary.

24 MR. HAGER: Yes. Those have been coming  
25 in literally just within the last week or too, Dena,

1 so we'll compile those and get those in as they  
2 come.

3 MS. MOORE: Okay. Thank you.

4 And Mr. Chairman, that concludes our  
5 review.

6 CHAIRMAN DEJESUS: Thank you, Dena.

7 Does anybody on the Planning Board have  
8 any questions for our applicant? Not hearing any, is  
9 there anyone in the public that is listening to this  
10 video, have any questions related to this client?  
11 Hearing none and no one is responding, so a motion is  
12 in order.

13 VICE-CHAIRMAN MARTIN: Mr. Chairman, I  
14 move the granting of the Amended Final Site Plan and  
15 Minor Subdivision for Matrix Admiral Wilson  
16 Development, LLC. I'm not going to list all the  
17 properties. They're on the applications. And  
18 granting the additional waiver for the number of soil  
19 borings required.

20 MS. CREAN: Second.

21 CHAIRMAN DEJESUS: Roll call.

22 MS. MILLER: Fred Martin.

23 VICE-CHAIRMAN MARTIN: Yes.

24 MS. MILLER: Jose DeJesus.

25 CHAIRMAN DEJESUS: Yes.

1 MS. MILLER: Councilwoman Reyes-Morton.

2 COUNCILWOMAN REYES-MORTON: Yes.

3 MS. MILLER: Director Walker.

4 DIRECTOR WALKER: Yes.

5 MS. MILLER: Erin Crean.

6 MS. CREAN: Yes.

7 MS. MILLER: Steven Lee.

8 MR. LEE: Yes.

9 MS. MILLER: Motion carried to approve.

10 Thank you very much

11 MR. BIFULCO: Thank you.

12 MS. MOORE: Thank you.

13 CHAIRMAN DEJESUS: Adopting of the  
14 following Resolutions. Jim, do you want to do them  
15 or what?

16 MR. BURNS: Yes. Mr. Chairman, it looks  
17 like we have all the Reorganization Resolutions to be  
18 adopted. That's the elections of Chairman,  
19 Vice-Chairman, Secretary, Appointments of Planning  
20 Board Attorney, Appointments of Conflict Attorney,  
21 Board Engineer, Conflict Engineer.

22 Then we have the -- I believe we already  
23 did, and Angela correct me I'm wrong, did we already  
24 approve Patel and Eastern Metal?

25 MS. MILLER: I don't recall. I'm sorry.

1 MR. BURNS: Why don't we just approve  
2 them again tonight. I think we may have done those.  
3 And then we have Virtua Our Lady of Lourdes Hospital,  
4 1500 Haddon Avenue.

5 CHAIRMAN DeJESUS: We need a motion to  
6 approve.

7 VICE-CHAIRMAN MARTIN: Mr. Chairman, so  
8 moved.

9 MS. CREAN: Second.

10 CHAIRMAN DEJESUS: Roll call.

11 MS. MILLER: Fred Martin.

12 VICE-CHAIRMAN MARTIN: Yes.

13 MS. MILLER: Jose DeJesus.

14 CHAIRMAN DEJESUS: Yes.

15 MS. MILLER: Councilwoman Reyes-Morton.

16 COUNCILWOMAN REYES-MORTON: Yes.

17 MS. MILLER: Director Walker.

18 DIRECTOR WALKER: Yes.

19 MS. MILLER: Erin Crean.

20 MS. CREAN: Yes.

21 MS. MILLER: Steven Lee.

22 MR. LEE: Yes.

23 MS. MILLER: Motion carried to approve.

24 Thank you.

25 CHAIRMAN DEJESUS: Motion to adjourn.

1 MS. CREAN: So moved.

2 MR. LEE: Second.

3 CHAIRMAN DeJESUS: All in favor?

4 THE BOARD: Yays.

5 - - -

6 (\*\*Meeting concluded at 10:23 p.m.\*\*)

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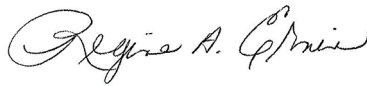
## 1 CERTIFICATION

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 to testify to the truth.

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

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

18 

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