

In The Matter Of:
CITY OF CAMDEN
PLANNING BOARD

TRANSCRIPT OF MEETING
July 14, 2022

Regine A. Ervin Reporting
609-280-2230
RegineCSR@gmail.com

PLANNING BOARD
CITY OF CAMDEN

- - - -

Thursday, July 14, 2022

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

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

JOSE DeJESUS, CHAIRMAN
DIRECTOR KEITH WALKER
STEVEN LEE
RASHID HUMPHREY
OMARI THOMAS

- - - -

ANGELA MILLER, PLANNING BOARD SECRETARY
KYLE EINGORN, ESQUIRE, ATTORNEY FOR THE BOARD
DENA MOORE JOHNSON, P.E., C.M.E., BOARD ENGINEER
REMINGTON & VERNICK ENGINEERS

REGINE A. ERVIN, CCR
Certified Court Reporter
609-280-2230
RegineCSR@gmail.com

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1 CHAIRMAN DeJESUS: Good evening. We'll
2 call this meeting to order. By the direction of the
3 Planning Board Chairman Jose DeJesus, Jr., the City
4 of Camden, there will be a regularly scheduled
5 meeting held on Thursday, July 14, 2022 at 6:00 p.m.
6 Since the City of Camden remains under a declaration
7 of a Health Emergency related to the COVID-19 virus,
8 City Hall is closed. Therefore, this regular
9 scheduled meeting will be conducted as a virtual
10 meeting via remote conferencing platform, Zoom.
11 Instructions on accessing this virtual regular
12 scheduled meeting can be found on the City of
13 Camden's website, www.ci.camden.nj.us. Reading of
14 the Opening statement, Angela.

15 MS. MILLER: Adequate notice of this
16 meeting has been provided in accordance with the Open
17 Public Meeting Act. The Camden City Planning Board
18 adopted a Resolution approving the schedule of
19 regular meetings to be held during the year of 2022
20 by, one, posting a copy thereof on the bulletin
21 boards reserved for such purpose in the Office of
22 City Clerk, City Hall, first floor, Camden, New
23 Jersey; two, transmitting a copy thereof to the
24 Courier Post and to the Philadelphia Inquirer. These
25 newspapers have been designated by this Board to

1 receive same, and filing a copy thereof with the City
2 Clerk, City of Camden, New Jersey. The subject
3 meeting was publicized on June 26, 2022.

4 CHAIRMAN DeJESUS: Roll call.

5 MS. MILLER: Jose DeJesus.

6 CHAIRMAN DeJESUS: Here.

7 MS. MILLER: Steven Lee.

8 MR. LEE: Present.

9 MS. MILLER: Mayor Victor Carstarphen.
10 Director Walker.

11 DIRECTOR WALKER: Present.

12 MS. MILLER: Ian Leonard. Councilwoman
13 Felisha Reyes-Morton. Arron Stevens. Omari Thomas.

14 MR. THOMAS: Present.

15 MS. MILLER: Rashid Humphrey.

16 MR. HUMPHREY: Present.

17 MS. MILLER: Brenda Fraction. Thank you.

18 CHAIRMAN DeJESUS: I need a motion to
19 approve the Planning Board hearing minutes of June 2,
20 2022. I need a motion.

21 MR. LEE: I move to approve the meeting
22 minutes.

23 MS. MILLER: One more time.

24 MR. LEE: I move to approve the meeting
25 minutes.

1 CHAIRMAN DeJESUS: For June 2, 2022.

2 MR. LEE: For June 2nd, 2022.

3 DIRECTOR WALKER: Second.

4 CHAIRMAN DEJESUS: Roll call.

5 MS. MILLER: Jose DeJesus.

6 CHAIRMAN DEJESUS: Yes.

7 MS. MILLER: Steven Lee.

8 MR. LEE: Yes.

9 MS. MILLER: Director Walker.

10 DIRECTOR WALKER: Yes.

11 MS. MILLER: Omari Thomas.

12 MR. THOMAS: Rashid Humphrey.

13 MR. HUMPHREY: Yes.

14 MS. MILLER: Motion carried to approve.

15 Thank you.

16 CHAIRMAN DEJESUS: Swearing in of all
17 professionals and planning staff.

18 MR. EINGORN: If you could raise your
19 right hand.

20 - - -

21 DENA MOORE JOHNSON, P.E., C.M.E., having
22 first been duly sworn/affirmed, was examined and
23 testified as follows:

24 - - -

25 CHAIRMAN DEJESUS: I believe that since

1 the director has left, we don't have a planning
2 director's report and there's no Old Business, so
3 we'll go into the New Business with the Certificate
4 of Appropriateness for 220 Cooper Street, LP. The
5 applicant is proposing exterior work, signage in the
6 Cooper Street Historical District. Anyone here for
7 that? Angela, do you have anything on that?

8 MS. MILLER: No, I don't. Just the C of
9 A that was provided. It's in the packet. Just
10 that.

11 CHAIRMAN DEJESUS: We'll move on and
12 we'll to this later. Let's move to the next one.
13 Certificate of Appropriateness for Claudius Charles,
14 2791 North Congress Road. The applicant is proposing
15 the installation of a solar panel in the Fairview
16 Historical District. Anyone here for that? Anyone
17 from the Historical Committee?

18 MS. MILLER: Mr. Chairman.

19 CHAIRMAN DEJESUS: Yes.

20 MS. MILLER: We can do the Certificates
21 of Appropriateness in a group.

22 CHAIRMAN DEJESUS: All right. Let me
23 read the Certificates and that way we can put them
24 together as one. Is that all right?

25 MS. MILLER: Yes.

1 CHAIRMAN DEJESUS: Certificate of
2 Appropriateness for 220 Cooper Street, LP. The
3 applicant is proposing exterior work/signage in the
4 Cooper Street Historical District.

5 Certificate of Appropriateness for
6 Claudius Charles, 7091 North Congress Road. The
7 applicant is proposing installation of solar panels
8 in the Fairview Historical District.

9 Certificate of Appropriateness for Marcus
10 Johnson, 1145 Merrimac Road. The applicant is
11 proposing the installation of solar panels in the
12 Fairview Historical District.

13 Certificate of Appropriateness for Karen
14 Dorsey, 3005 Kearsarge Road. The applicant is
15 proposing the installation of a roof in the Fairview
16 Historical District.

17 Certificate of Appropriateness for Pablo
18 Joel Martinez, 2995 North Congress Road. The
19 applicant is proposing to install a driveway in the
20 Fairview Historical District.

21 MS. MILLER: Mr. Chairman, before you
22 move forward, we're getting a lot feedback. Someone
23 has I guess, a cell phone or a computer on or
24 something. It's echoing back as we speak.

25 MR. EINGORN: There's a user J who has

1 been -- there we go; now he's muted. That might
2 help.

3 MS. MILLER: Thank you. Okay, Mr.
4 Chair.

5 CHAIRMAN DEJESUS: I need a motion to
6 approve this Certificates of Appropriateness of the
7 applicants that I have mentioned which is A through
8 E.

9 MR. HUMPHREY: Motion.

10 CHAIRMAN DEJESUS: I need a second.

11 MR. LEE: Second.

12 CHAIRMAN DEJESUS: Mr. Lee is second.
13 Angela, roll call.

14 MS. MILLER: Jose DeJesus.

15 CHAIRMAN DeJESUS: Yes.

16 MS. MILLER: Steven Lee.

17 MR. LEE: Yes.

18 MS. MILLER: Director Walker.

19 DIRECTOR WALKER: Yes.

20 MS. MILLER: Omari Thomas.

21 MR. THOMAS: Yes.

22 MS. MILLER: Rashid Humphrey.

23 MR. HUMPHREY: Yes.

24 MS. MILLER: Motion carried to approve.

25 Thank you.

1 MR. EINGORN: Sir, your name is Wendy?

2 MR. BELTRE: Wendy, yes.

3 MR. EINGORN: Is Wendy next to you or
4 you're Wendy?

5 MR. BELTRE: No, no. I'm Wendy. My wife
6 is Millsie

7 MR. EINGORN: Okay. Just making sure.
8 Thanks.

9 CHAIRMAN DEJESUS: Mr. Beltre, may I ask
10 you a question?

11 MR. BELTRE: Yes.

12 CHAIRMAN DEJESUS: I see the sign that
13 you're putting up. Is that your store?

14 MR. BELTRE: Yes.

15 CHAIRMAN DEJESUS: And then you have also
16 sign on the window?

17 MR. BELTRE: On the windows, no.

18 CHAIRMAN DEJESUS: It says here, Frank's
19 Deli.

20 MR. BELTRE: Yes, Frank's Deli.

21 CHAIRMAN DEJESUS: Yes, I know. But then
22 you're going to put another sign above it; is that
23 what you're doing or is that coming out? Because you
24 got two signs instead of one.

25 MR. BELTRE: Yes, only one sign.

1 CHAIRMAN DEJESUS: So you're saying that
2 the one that I'm seeing on this photo where it has a
3 hoagie, I guess, --

4 MR. BELTRE: Yes.

5 CHAIRMAN DEJESUS: -- that's coming out?

6 MR. BELTRE: (Applicant speaking
7 Spanish)

8 MR. EINGORN: We can't take testimony in
9 Spanish. I don't believe the court reporter has the
10 ability to translate. To the extent you want to use
11 a translator, I can certainly swear in your
12 translator for you. Is that something you would
13 like, Counsel?

14 MR. DRUZIAKO: Certainly. Thank you.

15 MR. EINGORN: Ma'am, can you raise your
16 right hand?

17 MS. MILLSIE BELTRE: Yes.

18 MR. EINGORN: Do you swear/affirm that
19 the translation that you'll provide tonight is true
20 and accurate to the best of your ability?

21 MS. MILLSIE BELTRE: Yes.

22 MR. EINGORN: I would request that going
23 forward, the questions and answers come through you
24 as the translator if that's okay.

25 MS. MILLSIE BELTRE: Okay.

1 MR. EINGORN: Thank you.

2 MS. MILLSIE BELTRE: You're welcome.

3 MR. EINGORN: Did you hear the question
4 that was asked?

5 CHAIRMAN DEJESUS: Mr. Beltre, I'm going
6 to say it in English and then I'm going to translate
7 it into Spanish.

8 MR. EINGORN: No. It's her job to
9 translate in Spanish.

10 CHAIRMAN DEJESUS: I know that part. I
11 just want to make sure he understands what I'm
12 asking.

13 According to your application, there's
14 two signs that I'm looking at. One that has a hoagie
15 sign picture of it and the words, Frank's Deli. And
16 then above it, is what you're proposing to put which
17 is the awning.

18 MR. BELTRE: (Answering in Spanish.)

19 MR. EINGORN: So?

20 CHAIRMAN DEJESUS: (Translating in
21 Spanish) He's saying yes; that he's taking away the
22 sign that has the hoagie picture on it; that there's
23 only going to be one sign.

24 MR. BELTRE: Yes. I am just going to
25 have one sign. The one with the hoagie is coming out

1 and the one with the awning is --

2 CHAIRMAN DEJESUS: Is going to be used.

3 MR. BELTRE: Is going to be used, yes, as
4 submitted.

5 CHAIRMAN DEJESUS: Anybody on the Board
6 have any questions in reference to this sign?
7 Hearing none, then I open it up to the public.
8 Anybody in the public have any concerns or questions
9 with reference to this sign? Hearing none,
10 therefore, I request a motion to -- I will close the
11 public portion and now ask for a motion to accept or
12 move on?

13 MR. HUMPHREY: I make the motion.

14 CHAIRMAN DEJESUS: Mr. Humphrey, you're
15 accepting the sign as was presented?

16 MR. HUMPHREY: Yes.

17 CHAIRMAN DEJESUS: I need a second,
18 please?

19 DIRECTOR WALKER: Second.

20 CHAIRMAN DEJESUS: Roll call.

21 MS. MILLER: Jose DeJesus.

22 CHAIRMAN DeJESUS: Yes.

23 MS. MILLER: Mr. Lee.

24 MR. LEE: Yes.

25 MS. MILLER: Director Walker.

1 DIRECTOR WALKER: Yes.

2 MS. MILLER: Omari Thomas.

3 MR. THOMAS: Yes.

4 MS. MILLER: Rashid Humphrey.

5 MR. HUMPHREY: Yes.

6 MS. MILLER: Motion carried to approve.

7 Thank you.

8 MR. DRUZIAKO: Mr. Chairman and members
9 of the Board, may we be allowed to leave?

10 CHAIRMAN DEJESUS: Yes, of course.

11 MS. MILLER: Have a good evening.

12 CHAIRMAN DEJESUS: Review and Approval of
13 the Cramer Hill 2030 Neighborhood Plan. Did the
14 Board members get your packets of that book -- plan
15 for the neighborhood?

16 THE BOARD: Yes.

17 CHAIRMAN DEJESUS: Mr. Walker, did you
18 get it?

19 DIRECTOR WALKER: Yes, sir. Yes, Chair.

20 CHAIRMAN DEJESUS: Have all you guys read
21 it?

22 THE BOARD: Yes.

23 CHAIRMAN DEJESUS: Does anybody have any
24 questions or make a --

25 MS. MILLER: Mr. Chair?

1 CHAIRMAN DEJESUS: Yes.

2 MS. MILLER: St. Joesph's is here for a
3 presentation so if we can get them let them do the
4 presentation?

5 CHAIRMAN DEJESUS: All right. We can do
6 that.

7 MS. MILLER: Thank you. Pilar.

8 MS. HOGAN-CLOSKEY: Thank you. And
9 actually -- so I am a certified planner and my
10 colleague Enrique Rivera is also a certified planner.
11 I would sort of defer to the lead on this which is
12 Missy Frankil and Camden Community Partnership. So I
13 would ask if it's okay with you for them to begin
14 that presentation?

15 MS. MILLER: Yes. Thank you.

16 MR. MYERS: Missy, I'll go first. Sorry
17 for going back and forth.

18 Good evening, Mr. Chairman and Members of
19 the Planning Board. My name is Joe Myers. I'm the
20 chief operating officer at Camden Community
21 Partnership. I will be brief. I just wanted to kind
22 of a give caveat or introduction that the Cramer Hill
23 Neighborhood Plan has been a culmination of a
24 year-long extensive --

25 MS. MILLER: Excuse me, Mr. Myers. I

1 just wanted to know if you need to be sworn, Mr.
2 Eingorn?

3 MR. EINGORN: Will you raise your right
4 hand?

5 MS. MILLER: Thank you.

6 - - -

7 JOSEPH MYERS, having first been duly
8 sworn/affirmed, was examined and testified as
9 follows:

10 - - -

11 MR. EINGORN: State your name and address
12 for the record.

13 MR. MYERS: Sure. Joe Myers, 507 Reeder
14 Avenue, Bordentown, New Jersey 08505.

15 CHAIRMAN DEJESUS: You can continue. Go
16 ahead.

17 MR. MYERS: Thank you, Mr. Chair. The
18 caveat being that this process and the document that
19 you'll be presented tonight is just a culmination of
20 extensive community outreach and it's a true
21 resident-driven process and a resident-driven product
22 that you'll see that kind of puts together the vision
23 for the Cramer Hill neighborhood over the next ten
24 years. And we were fortunate, our office in
25 collaboration with St. Joe's and many others, to be

1 part of this process. But it's also kind of goes
2 back many, many years to kind of the first Cramer
3 Hill neighborhood plan that was done almost 15 years
4 ago called the Cramer Hill Now Plan.

5 So I'm excited to show this with you. I
6 promise this will be very brief. But I just wanted
7 to make the caveat that this is truly a
8 resident-driver process that has been done in
9 collaboration with residents and stakeholders and CDC
10 groups even during a pandemic. So with that, I'll
11 hand it over to Missy and presumably our consultant,
12 Kitchen & Associates.

13 MS. FRANKIL: Should I wait to be sworn
14 in as well?

15 CHAIRMAN DEJESUS: Yes, ma'am.

16 MR. EINGORN: Is there anyone else other
17 than Missy going to testify from this point forward?

18 MS. FRANKIL: I'll be testifying and John
19 Theobald, Kitchen & Associates.

20 MR. EINGORN: Great. Everybody who is
21 going to testify for this, please raise your right
22 hand.

23 - - -

24 MISSY FRANKIL, JOSEPH MYERS, JOHN
25 THEOBALD, having first been duly sworn/affirmed, was

1 examined and testified as follows:

2 - - -

3 MR. EINGORN: If you can just give your
4 names and addresses for the record.

5 MS. FRANKIL: Melissa Frankil. Address
6 is 1109 Watkins Street, Philadelphia, Pennsylvania
7 19148.

8 MR. THEOBALD: John Theobald. My address
9 is 2108 East Susquehanna Avenue, Philadelphia,
10 Pennsylvania 19125.

11 MS. FRANKIL: The only thing I'll add on
12 John's testimony is that his plan more recently comes
13 on the heels on the Cramer Hill Transformation
14 Process which is a plan and grant that brings us
15 today which is the HUD Choice Award, which we're very
16 fortunate to be working on. So this is a two-year
17 planning process that now comes to this year, the
18 one-year planning process. So with that, I'll pass
19 it to John Theobald from Kitchen & Associates.

20 MR. THEOBALD: Can I share my screen?

21 CHAIRMAN DEJESUS: Yes, you can.

22 MR. THEOBALD: Thank you for the
23 opportunity to present the Cramer Hill Neighborhood
24 Plan for 2030 this evening. The planning area is the
25 entirety of the Cramer Hill Neighborhood. So that's

1 from the Delaware River back channel to Cooper River
2 to the railroad to the Pennsauken Township line. And
3 why we're planning for Cramer Hill today, for the
4 past ten-plus years, the Cramer Hill Now Plan and the
5 Cramer Redevelopment Plan have really driven
6 significant changes and improvements in the Cramer
7 Hill neighborhood.

8 So the entire waterfront has been
9 re-envisioned with the landfills replaced with the
10 Croc Center, the newly opened waterfront park, the
11 nature preserve. We've seen the rehabilitation of
12 Centennial Village, the pending replacement of Ablett
13 Village, new school constructions, new businesses
14 coming to the neighborhood. And a real
15 transformation particular of the perimeters of Cramer
16 Hill.

17 This gives us the opportunity for the
18 next ten years to really focus on the core of the
19 neighborhood to look at the residential structure of
20 the neighborhood, the neighborhood blocks, the River
21 Avenue commercial corridor and keep moving forward on
22 the topics of resilience and quality of life that are
23 so important in Cramer Hill.

24 Trends and demographics that are
25 important to keep in mind in terms of Cramer Hill is

1 that despite the neighborhood's constant
2 improvements, there is still a slow but steady loss
3 of population. And that's something that we would
4 like to see reversed as well as a big discrepancy
5 between the two different census tracts that make up
6 Cramer Hill in terms of education and income. And
7 that's something that we would like to see reduced.

8 The homeownership rate in Cramer Hill is
9 also strong but has been steadily declining, and
10 another trend that is reversible and is part of the
11 focus of the plan. And then there is just all of the
12 changes that have happened in the neighborhood and in
13 this City. The dynamic economy of Camden today and
14 the tremendous amount of new amenities and
15 infrastructure on the waterfront. We want to really
16 leverage those things to improve quality of life in
17 the community as well.

18 This project as Missy said earlier, is
19 really the process of a three-year community
20 engagement process starting with the Choice
21 Neighborhoods Plan where we held a series of
22 community meetings and neighborhood task force
23 meetings that generated a tremendous amount of
24 input.

25 And then we moved forward into this

1 planning process the past year with a series of
2 conversations that were really taken from that
3 previous process and we were able to drill into
4 neighborhood specifics and target the stakeholder
5 meetings. We were able to sit down and talk
6 one-on-one with various important stakeholders in the
7 community and community members to understand their
8 issues and goals.

9 We heard a tremendous amount about Cramer
10 Hill through this process. We heard about the types
11 of housing and businesses that people wanted to see
12 in their neighborhood where they felt safe, where
13 they didn't feel safe, the amenities they enjoyed and
14 the amenities they wanted more access to. And all of
15 that input really formed the basis of the plan.

16 Throughout the planning process we also
17 had an active steering committee. The steering
18 committee served as a sounding board for the process
19 and a checkpoint for us because we developed the
20 strategies. So that steering committee was made up
21 of government members of people from the nonprofit
22 sector, neighborhood business owners and a panel of
23 residents as well. And checking in with the steering
24 committee made us sure that we were staying on track
25 and that the recommendations of the plan were staying

1 in line with both the needs of the residents and the
2 goals of the City and the institutions of the
3 community.

4 And finally, we were able to finish just
5 last week. We had a beautiful day for a celebration
6 where we had the opportunity to present the plan back
7 to the community with all the final recommendations
8 developed and share that; get some additional final
9 input on that, as well as some hot dogs and some
10 ice cream and some exercise which you can see in back
11 there. It was a nice way to finish the plan right in
12 the new entrance plaza to the waterfront park that
13 just opened.

14 In structuring the plan, there are really
15 two critical elements. One was the community vision
16 and this really came out of how the community-input
17 process revealed what the neighborhood wanted to see
18 itself become. Understanding it's a regional
19 designation but also has an identity as a safe, quiet
20 village; that important connection with nature that's
21 so unique to Cramer Hill within Camden. The cultural
22 diversity that gives the neighborhood it's unique
23 character.

24 The walkability, again, going back to
25 that village nature and its vibrant commercial

1 corridor of River Avenue or things that the
2 neighborhood really held important. And then access
3 to information and resources so that the community
4 felt empowered. And then the guiding principles
5 which are our benchmarks as planners to make all of
6 the recommendations were staying in line with these
7 key principles of resiliency, equity, identity and
8 empowerment. Ultimately, the plan is divided into
9 five different priorities. Those priorities were
10 driven, again, from the community process and each
11 addresses a key need of the community.

12 With regard to housing, River Avenue,
13 environment and infrastructure, community and zoning
14 and land use. Priority number one, housing, the goal
15 is to preserve and expand housing options, gross
16 income and household sizes. Really developing a
17 balance approach to housing preservation development
18 that will keep residents in the community who are
19 there today. And also, bring the opportunity to
20 going back to building that population base and
21 increasing the homeownership rates. Bringing new
22 residents into the community.

23 So we want to both preserve existing
24 homeownership and expand those opportunities while
25 still providing additional opportunities for rental

1 housing. And importantly, diversifying the housing
2 availability in the neighborhood. So that all the
3 types of housing that the residents of Cramer Hill
4 and potential future residents need, will be
5 available.

6 The second priority is River Avenue which
7 is a really strong and unique and commercial
8 corridor. And the goal is to maximize River Avenue's
9 potential as a thriving business corridor and focal
10 point. There's really a potential for River Avenue
11 to be an attractive center in the community and a
12 thriving node of economic activity. In order to do
13 that, it's important to both support existing
14 businesses and create entrepreneurship that will help
15 drive local wealth, as well as serve the community.
16 And to make sure that residents have increased and
17 improved access to the corridor.

18 And there's also an opportunity to really
19 re-imagine the intersection of 27th Street and River
20 Avenue as a central node in the neighborhood. This
21 is a unique point in the neighborhood where a number
22 of streets come together. And there's really an
23 opportunity to do some place-making there and create
24 a center point for the River Avenue corridor. A
25 place where you can have flea markets and pop-up

1 retail and sort of help start building the economic
2 and cultural life of that corridor.

3 And it's also an opportunity where
4 there's quite a bit of vacancy that could see some
5 additional mixed-used development and multi-family
6 development and kind of, again, going back to the
7 idea of a walkable urban village. This is where you
8 could start to really develop that character and
9 enhance it.

10 The third priority, environment and
11 infrastructure is to upgrade neighborhood systems for
12 improved quality of life, future growth and
13 resilience to the impact of climate change. As
14 previously said, a tremendous amount of work has been
15 done towards resiliency in Cramer Hill with the
16 nature preserve being created; the daylighting of the
17 creek; and enormous amount of stormwater
18 infrastructure that was built over the last decade.
19 We can really expand and build on that by
20 implementing green streets, increasing pedestrian
21 safety with safe routes to school and continuing to
22 prepare the neighborhood for those increased risks of
23 climate change.

24 One project that could really help
25 enhance that is, there's currently a under-utilized

1 community garden on the corner of River Avenue and
2 27th Street that is -- or 29th Street, I'm sorry,
3 that has potential to really anchor both the corridor
4 and Von Neida Park and be a place where you could
5 have educational programs, food access, seed-sharing,
6 fresh fruit stands and really become a node of
7 both education and community life opportunities.

8 The fourth priority is community which is
9 to expand opportunities for community life and
10 vibrancy. This is really connecting the residents
11 both to each other and to the amenities in the
12 neighborhood; activating the parks; enhancing
13 activity at the community center in Von Neidan Park;
14 expanding access to those great amenities that the
15 neighborhood has but offer and utilizing assets like
16 the Croc Center and the new waterfront park; and
17 creating opportunities for residents to be involved
18 in the community and help together to build that
19 future.

20 And the fifth priority is land use and
21 zoning. And this is just really revisiting the
22 existing standards that are currently guided by the
23 Redevelopment Plan to reflect this vision for the
24 future and enable these things to happen. So
25 currently, the Cramer Hill Redevelopment Plan

1 outlines the zoning in Cramer Hill. And really
2 there's -- start revisiting residential and
3 commercial standards in order to allow for that
4 village character and the kind of commercial
5 development that would like to be developed along
6 River Road or River Avenue; to align industrial uses
7 that are currently sitting vacant towards the
8 perimeter of the neighbor with the community's vision
9 for future uses they would like to see. And to
10 realign some of the conservation zones where
11 significant amounts of land have been used for
12 stormwater mitigation and turned into park land to
13 just realign that with the current zoning with the
14 existing uses.

15 And finally a plan that sits on a shelf
16 is not a plan that's going to go anywhere. The
17 implementation of the neighborhood plan will require
18 coordination between multiple partners in public,
19 private and nonprofit sectors; an ongoing involvement
20 from residents and stakeholders. This is expected to
21 be a ten-year plan and it does outline steps to move
22 and doers for all of those goals. A critical part of
23 that will be an RTC funds can that be applied for
24 starting over the next several years; taking pieces
25 of this plan and funding it through that program.

1 And that is it. Thank you very much.

2 CHAIRMAN DEJESUS: Are you done?

3 MR. MYERS: I am done. Thank you.

4 CHAIRMAN DEJESUS: Does the Board have
5 any questions to ask?

6 MR. THOMAS: My only question is, what
7 are we approving here?

8 CHAIRMAN DEJESUS: We are not. This is
9 just a presentation for us to evaluate and put input
10 if there's any. Sir, do you have any input?

11 MR. THOMAS: Just a question with regards
12 to the housing options across income and household
13 sizes. What specifically are you looking at for
14 low-income housing to the market rate housing; like
15 what areas do you have targeted for that and how do
16 you plan to make sure that the community isn't
17 gentrified after all this redevelopment?

18 MR. THEOBALD: So the goal is to take --
19 to develop housing across income levels and focus on
20 both affordable homeownership and affordable rental.
21 Ablett Village redevelopment is a big part of that
22 because that's bringing a tremendous amount of new
23 affordable rental housing into the community both
24 on-site and off-site.

25 And there's also an idea of having

1 additional multi-family housing that will allow for
2 smaller units, residential above commercial space.
3 And make sure that there's housing for seniors;
4 housing for special needs and that all of those
5 housing needs can be addressed. Right now Cramer
6 Hill is largely a community of single-family homes.

7 And part of the rule is also keeping the
8 owners in those homes and fighting gentrification
9 by having programs that help them renovate, maintain
10 and stay in homes. And that's a lot of the work that
11 St. Joseph's been doing in the community and really
12 expanding that work to keep those homeowners in their
13 homes and keep them from being flipped and
14 gentrified.

15 MR. THOMAS: Are there programs to
16 educate them on their options if people are coming to
17 them to buy the homes so they know what they are
18 getting into if they sign any agreements?

19 MR. THEOBALD: Yes. That's part of the
20 work that St. Joseph is doing in the community, is
21 working with the homeowners in helping them, again,
22 gain funding to maintain their homes, understand
23 their rights as homeowners and stay in their houses.

24 MR. THOMAS: On the market rate homes, is
25 there any plans for like tax abatements or anything

1 like that for the market rate homes?

2 MR. THEOBALD: No, we don't have any of
3 that for tax abatements. There is the hope that
4 existing homeowners can be helped with taxes which
5 they see as an increasing burden on maintaining
6 homeownership for the current homewoners.

7 MR. THOMAS: What is the plan for that
8 to help them with their taxes because we do see that
9 across the City if taxes are increasing?

10 MR. THEOBALD: It's a recommendation for
11 the plan but it's one that would require the City to
12 take action.

13 MR. THOMAS: Okay.

14 DIRECTOR WALKER: I have a question about
15 the infrastructure beings that you trying to do a
16 commercial and residential housing in the Cramer Hill
17 area. Have you reached out to any of the utility
18 companies to discuss any infrastructure improvements?

19 MR. THEOBALD: Specifically, I know that
20 the infrastructure improvements are being coordinated
21 by the City in terms of street replacement which is a
22 big issue for the neighborhood in Cramer Hill. Their
23 neighborhood streets are in particularly rough
24 condition in a lot of places and that program is
25 already being coordinated with the City repaving and

1 the infrastructure upgrades.

2 DIRECTOR WALKER: What about any water or
3 sewer lead lines and things of that nature, have you
4 all even thought about that when thinking about the
5 infrastructure and redevelopment of this area?

6 MR. THEOBALD: The large underground
7 infrasturcture is not addressed in this plan. The
8 lines going into people's houses where they need to
9 upgrade and avoid old lead connections is part of the
10 housing.

11 DIRECTOR WALKER: Okay. Thank you.

12 MR. LEE: One more question. I'd like to
13 go back to the housing as it relates to property
14 taxes because that's a very important issue. Now,
15 with respect to the new construction, new houses once
16 they're built, are the taxes going to be comparable
17 to the existing housing structures or is it going to
18 be some kind of re-evaluation to bring it in -- bring
19 it higher as folks begin to move in or is it going to
20 be comparable to the existing homes in Cramer Hill?

21 MR. THEOBALD: Again, that's outside of
22 the scope of this plan. That would be an action by
23 the City and how the City assesses development. So
24 this plan has recommendations that existing
25 homeowners are potentially given relief or some

1 process of relief on taxes for their homes so that
2 they can stay in their homes. But the taxation of
3 new construction --

4 MR. LEE: I think the objective is to be
5 proactive instead of reactive. In other words, not
6 to put a family in a position that at the end of the
7 day they're going to be put out on the street because
8 they can't afford the taxes. So that's why I'm
9 asking you coming into the house, are there any
10 comprehensive plans to avert that kind of thing
11 happening to these families?

12 MR. THEOBALD: So, again, I think that
13 comprehensive tax reform for new construction would
14 be up to the City as assessing of properties, is not
15 addressed.

16 MS. HOGAN-CLOSKEY: If I could just
17 interject but I haven't been sworn in so I'm not sure
18 if I need to be sworn in. I'm Pilar with St. Joe's
19 Carpenter Society.

20 MR. EINGORN: Please raise your right
21 hand?

22 - - -

23 PILAR HOGAN-CLOSKEY, P.P., having first
24 been duly sworn/affirmed, was examined and testified
25 as follows:

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MR. EINGORN: State your name and address for the record, please.

MS. HOGAN-CLOSKEY: Pilar Hogon-Closkey with St. Joesph's Carpenter Society, the executive director. My home address is 22 Cardinal Drive in Moorestown, New Jersey. And I'm also a certified planner.

So just to address a couple of the questions. Mr. Lee, just in terms of homeownership stuff, the City does have tax abatements on records and so for anything that's new construction, we do apply for the City's Tax Abatement Programs and we do educate anyone who purchases homes at least through us. And we also offer the education to other people who are purchasing through, say, Remax, you know, a real estate agent, homeownership counseling services. So we are a HUD certified counseling program. So we would offer that as a service.

We also make sure then that even given the tax abatements that the City has that we qualify, we work with families to ensure that they can purchase the home based on the future value of what the taxes will be so that, you know, they might have a little extra money in their pocket for the first

1 five years of that tax abatement but that long term,
2 the unit still remains affordable.

3 And also just to go backwards to Mr.
4 Walker's question, CCMUA was part of the steering
5 committee and so they were sort of helping us in
6 terms of different situations for sewer. And I also
7 know that Camden Community Partnership has been
8 working with PSE&G to sort of understanding different
9 areas that way. It's certainly not part of the plan
10 in terms of what will be done. But those
11 conversations were had in terms of sort of getting
12 past information so it could help us going forward.

13 DIRECTOR WALKER: Thank you.

14 CHAIRMAN DEJESUS: Does anyone have any
15 other questions to express? I have one and that's in
16 reference to a recreational facility or a place other
17 than -- I have a loss of words -- because I know
18 there's only two parks out there. One on River
19 Avenue which is next to St. Joseph. And, of course,
20 the one down at the end near the grade school on
21 Harrison Avenue. Are you guys planning on putting
22 any other parks for these kids?

23 MR. THEOBALD: There's not any plans for
24 new parks within Cramer Hill. The waterfront park
25 that was just opened is right over here. Do you see

1 on the screen next to the Croc Center. There's a
2 tremendous new park asset in the community. And Von
3 Neida Park extends through the entire center of the
4 neighborhood and now into the nature preserve by the
5 river. So Cramer Hill actually has it and then
6 there's the ballfields also across the street from
7 the Croc. So there's a wealth of park land in
8 Cramer Hill.

9 CHAIRMAN DEJESUS: What I'm saying, are
10 you upgrading it or just going to allow them to now
11 so much the Croc Center because I know what they've
12 done is an extremely well-done area, but the other
13 parks is what needs help as well.

14 MR. THEOBALD: What the community really
15 wants to see is activities in the parks and things
16 going on in the parks particularly at the community
17 center in Von Neida Park.

18 CHAIRMAN DEJESUS: That's correct.

19 MR. THEOBALD: That is something that is
20 an important part of the plan and was an important
21 part of the community input process. They feel that
22 that is something that needs to be really
23 reactivated. And that Von Neida Park in particular
24 needs more programming and more activities. And also
25 awareness of those activities. Because there are a

1 lot of things happening in the parks of the
2 neighborhood does not necessarily know about. So
3 communication was, I think, was part of that as well.

4 CHAIRMAN DEJESUS: Are you allowing the
5 community to have access to the Delaware River or
6 canoeing or anything like that where they can enjoy
7 using the river as well or no?

8 MR. MYERS: John if you want, I can take
9 that question. I'm sorry, Mr. Chairman, Joe Myers,
10 Camden Community Partersnship. Just to go back to
11 your question like for Von Neida, for instance. We
12 are working currently with the county parks on a
13 Phase III of improvements at Von Neida Park. Because
14 all the residents articulated in the outreach we did,
15 that there are still flooding issues in the park that
16 we're still working with the City and the County to
17 make some systematic improvements in Von Neida. So
18 that is ongoing.

19 Related to your recent question about
20 access to the Delaware River, we at Camden Community
21 Partnership are working also with DEP, Department of
22 Environmental Protection and the County to do more,
23 I'll say, on water activities at the Delaware River
24 because of the kayak launch right there at the new
25 Cramer Hill waterfront park. And that's part of a

1 series of things that we're doing together with the
2 County to kind of make sure that there's ongoing
3 events at that park solely related to getting access.
4 I know Urban Promise is also, I believe, hosting an
5 event literally next Tuesday morning with the
6 community and others to kind of have an event for the
7 summer kids off of that kayak launch next week.

8 MS. MILLER: Excuse me. Mr. Eingorn, can
9 you read your direct message that was sent to you,
10 please?

11 CHAIRMAN DEJESUS: Hello.

12 MS. MILLER: Did we lose the Board
13 attorney?

14 MR. EINGORN: I'm reading it now.

15 MS. MILLER: Thank you.

16 CHAIRMAN DEJEUS: I'm trying to make sure
17 we're all together here.

18 MR. EINGORN: Understood.

19 CHAIRMAN DEJESUS: While that's going on,
20 the only thing remaining is my concern would be on
21 River Avenue or River Road. It was originally
22 suppose to have been the route for trucks and
23 trailers that was suppose straighten out that street,
24 widening it because of the heavy traffic that goes
25 through that area, specifically the trucks that are

1 constantly going up and down that road. In your
2 plans, have you contemplated on widening the street
3 or re-routing these trucks to another route in lieu
4 of using River Avenue?

5 MR. THEOBALD: A lot of that work has --
6 it was part of previous efforts with the County and
7 they have a plan for River Road where they have
8 restructured a number of intersections.

9 MR. MYERS: Just to add to that too, Mr.
10 Chair, the Camden County Division of Engineering,
11 Kevin Beccia, has a current grant right now that
12 she's working on that will go to the construction
13 phase in the next calendar year related to a final
14 segment of improvements at River Road specifically
15 related to truck mitigation.

16 CHAIRMAN DEJESUS: Yes. Because I know
17 when we had our plan the first one, that was one of
18 the major issues was creating a major problem for
19 residents whose cars are sort of like in between the
20 traffic area because the street is not wide enough to
21 support all of that heavy traffic going through that
22 road. Because the truckers were using River Road as
23 a main corridor to Pennsauken and out to Route 130.

24 It was suppose to have a back road set-up
25 for that and have them move off of River Road. No

1 one is contemplating on using any back road to get
2 through the back section of the town instead of going
3 through the heart of the City?

4 MR. MYERS: My understanding is that
5 that's the businesses on that commercial corridor are
6 actually want to kind of slow that traffic and get
7 the truck traffic off of there. And I think that's
8 the --

9 CHAIRMAN DEJESUS: That's correct. You
10 think Harrison Avenue or some other road that goes
11 around the back end of the town in lieu of going
12 through the heart of the town?

13 MR. MYERS: Yes. I would say that the
14 plan encompasses everything in what you're saying.
15 And the County project that I mentioned with the
16 construction funding, is looking to actually
17 implement that on the construction site next year.

18 CHAIRMAN DEJESUS: All right. Keep me
19 posted on that one because I'm very interested in
20 knowing the progress of that. Because we've been
21 trying to get not only the county but the state to
22 consider re-routing this road so that the residents
23 can enjoy their City much more efficiently.

24 MR. MYERS: Yes, sir.

25 If I can add one other point of

1 clarification. So we are actually requesting an
2 action from the Planning Board. It's similar to the
3 original Cramer Hill Now Plan. What we are asking is
4 that the Planning Board members respectfully consider
5 the approval of this Neighborhood Plan.

6 CHAIRMAN DEJESUS: We are aware of that.

7 Anybody else on the Planning Board that
8 has any response to this presentation? Hearing none,
9 I open it up to the public. Anyone in the public has
10 any concerns that would like to be voiced and heard
11 at this time? Angela, do you have anybody out there
12 looking for a response?

13 MS. MILLER: I don't see anyone, no.

14 CHAIRMAN DEJESUS: I'll close the public
15 portion then. I need a motion to approve the plan as
16 has been presented and give them our blessings and
17 move on. Can we have a motion, please?

18 DIRECTOR WALKER: Motion.

19 CHAIRMAN DEJESUS: Who made the motion?

20 MS. MILLER: Excuse me. It must be
21 approved based on an amendment to the Master Plan --
22 as an amendment to the Master Plan.

23 CHAIRMAN DEJESUS: So whoever is making
24 the motion, must make that statement.

25 MS. MILLER: Yes. Thank you.

1 CHAIRMAN DEJESUS: Who did it? Mr.
2 Thomas, did you do that?

3 MR. THOMAS: No.

4 DIRECTOR WALKER: I move it as it relates
5 to the Master Plan and as presented, the Cramer Hill
6 Neighborhood Plan.

7 CHAIRMAN DEJESUS: I need a second.

8 MR. LEE: Second.

9 CHAIRMAN DEJESUS: Thank you. Roll call,
10 Angela.

11 MS. MILLER: Jose DeJesus.

12 CHAIRMAN DeJESUS: Yes.

13 MS. MILLER: Mr. Lee.

14 MR. LEE: Yes.

15 MS. MILLER: Director Walker.

16 DIRECTOR WALKER: Yes.

17 MS. MILLER: Mr. Thomas.

18 MR. THOMAS: Yes.

19 MS. MILLER: Mr. Humphrey.

20 MR. HUMPHREY: Wait. I have a question.

21 Because I'm affiliated with the Camden Community
22 Development Association, do I have to abstain from
23 this or can I have a positive or negative input?

24 MS. MILLER: Mr. Eingorn?

25 MR. EINGORN: If you feel that you have

1 an inability to vote impartially, then you should
2 abstain from voting.

3 MR. HUMPHREY: No. I can vote
4 impartially. I say yes to approve.

5 MS. MILLER: Thank you. Motion carried
6 to approve. Thank you and have a good evening.

7 CHAIRMAN DEJESUS: Thank you for your
8 presentation and good luck with a lot of work you
9 guys have to do.

10 MS. HOGAN-CLOSKEY: Thank you very much.

11 MR. THEOBALD: Thank you.

12 MR. MYERS: Thank you, sir.

13 CHAIRMAN DEJESUS: Minor subdivision,
14 Camden County Improvement Authority, 104 North
15 Delaware Avenue.

16 MS. MILLER: Moving forward, if anybody
17 has any conflicts, please tell us up front. Thank
18 you.

19 CHAIRMAN DEJESUS: Thank you, Angela.

20 MS. MILLER: You're welcome.

21 CHAIRMAN DEJESUS: 401 North Delaware
22 Avenue, Block 80, Lot 1.01. The applicant is
23 proposing to subdivide the property to identify
24 financing provided by Rutgers and CCIA. Anyone here
25 for that?

1 MR. SHEEHAN: Yes. Good evening, Mr.
2 Chairman. Kevin Sheehan, Parker McKay, on behalf of
3 the Camden County Improvement Authority which is the
4 applicant. As you said, the property is 401 North
5 Delaware Avenue. It's the former Campbells field
6 property which, as you're aware, the field has been
7 demolished and a new ballfield. Track and baseball
8 field and multi-purpose field have been constructed
9 on the property.

10 The property is owned by the Improvement
11 Authority. Financing for the project was provided by
12 both Rutgers and the Improvement Authority. So the
13 partners wanted to subdivide the property in order to
14 reflect, more accurately reflect their contribution
15 to the property. So what we're requesting today is
16 minor site plan approval to run a subdivision line
17 centrally through the soccer field and create two
18 separate lots.

19 CHAIRMAN DEJESUS: Do you have a layout
20 of that so that we can see?

21 MR. SHEEHAN: I certainly do. If you let
22 me share my screen.

23 CHAIRMAN DEJESUS: Dena, do you have
24 anything to say on this one?

25 MS. MOORE: I do have a report, yes.

1 MR. SHEEHAN: I had my screen up but
2 where did I put it.

3 CHAIRMAN DEJESUS: It walked away?

4 MR. SHEEHAN: Yes, it did.

5 CHAIRMAN DEJESUS: We'll go through
6 Dena's letter while you hunt for it. All right?

7 MR. SHEEHAN: Yes.

8 MS. MOORE: That's fine.

9 MR. SHEEHAN: It should be up now. Go
10 ahead, Dena.

11 MS. MOORE: Okay. Thanks. Mr. Chairman,
12 I'm referring to Remington & Vernick's letter dated
13 July 6, 2022 in which this applicant is -- the
14 applicant seeks a minor subdivision to subdivide
15 property to identify financing provided by Rutgers
16 and CCIA.

17 We'll start off with the area and bulk
18 requirements on page two. Lot area and lot depth,
19 lot width were all in conformance. And then your
20 other coverages, building height and principal
21 building setbacks, all of those were not applicable
22 for this project.

23 So performance standards, the applicant
24 must obtain the correct tax map plates and block and
25 lot numbers from the Tax Assessor. The Tax

1 Assessor's email from June 24, 2022, indicated that
2 the correct block and lot designation for this
3 project is Block 80.03, Lot 1.01. So you'll correct
4 that on future plan --

5 MR. SHEEHAN: Yes.

6 MS. MOORE: -- or on the plan?

7 In the same email, the Tax Assessor
8 stated the following: The applicant is proposing to
9 subdivide through an improved area. The track and
10 field area would be split almost down the middle.
11 Typically in these situations, we are suggesting the
12 applicant do a consolidation since it is one economic
13 unit.

14 MR. SHEEHAN: We understand that given
15 that they're both public entities that provided
16 financing for this and they're going to be used by
17 both Rutgers and the County. We're asking the Board
18 to permit the subdivision.

19 MS. MOORE: Okay.

20 Per Section 870-277, no minor subdivision
21 involving a corner lot shall be approved unless a
22 sight triangle easement shall be granted.

23 MR. SHEEHAN: Yes, we'll provide those.

24 MS. MOORE: Okay. So you'll provide
25 that. The plans should note that the applicant will

1 comply with the City's "Ordinance Establishing
2 Standards for the Submission of Maps and Other
3 Documents in a Digital Format." Two CDs of the plan
4 in NAD 1983 should be provided for review.

5 MR. SHEEHAN: We'll provide them. Dena,
6 do you use CDs or do you do thumb drives?

7 MS. MOORE: Actually, thumb drives but we
8 do still get CDs so I note CDs.

9 MR. SHEEHAN: We don't even have a burner
10 anymore.

11 UNIDENTIFIED SPEAKER: We don't even have
12 a CD writer anymore.

13 MS. MOORE: Okay. I personally don't
14 either. A thumb drive is fine. But I believe the
15 actual standard may say CD so the Ordinance says CD.

16 The applicant should confirm that all
17 existing and proposed easements are noted on the
18 plan.

19 MR. SHEEHAN: And that has been done.
20 There are no others.

21 MS. MOORE: The date of the survey should
22 be indicated in Note 2A. You'll add that?

23 MR. SHEEHAN: Yes.

24 MS. MOORE: The vertical datum of NAVD
25 1988 is indicated on the plan. A conversion factor

1 to NGVD 1929 should be provided in Note 6.

2 MR. SHEEHAN: Yes. we'll do that.

3 MS. MOORE: The professional land
4 surveyor's certification should be added to the
5 plan.

6 MR. SHEEHAN: We can do that but we're
7 going to -- we're going to record this by deed.

8 MS. MOORE: By deed. Okay.

9 MR. SHEEHAN: That addresses 8, 9, 10,
10 11.

11 MS. MOORE: All right. Correct.
12 So then if it's by deed then you'll provide a copy of
13 that to my office and the Planning Board Solicitor's
14 office for review?

15 MR. SHEEHAN: Yes.

16 MS. MOORE: Summary of Variances and
17 Waivers, I have none. Since you're doing this by
18 deed, the approval process, we just need to make sure
19 that you submit everything to our office. I will
20 also mention about paying -- making sure that the
21 review escrow has been replenished prior to.

22 The Outside Agency Approval I have noted
23 as just Camden County Planning Board.

24 MR. SHEEHAN: Yes, we'll get their
25 exemption.

1 MS. MOORE: Mr. Chairman, that concludes
2 our review.

3 CHAIRMAN DEJESUS: Thank you, Dena.
4 Does anybody on the Board have any questions or
5 concerns in reference to this matter? Hearing one,
6 we open up to the public. Is there anyone out in the
7 public having any interest to respond to this
8 application?

9 MR. THOMAS: Mr. Chairman, I have a quick
10 question.

11 CHAIRMAN DEJESUS: Go ahead.

12 MR. THOMAS: So the plan is to just to
13 split the property right now the middle and just
14 going to have two separate entities there?

15 MR. SHEEHAN: Not exactly down the
16 middle, Mr. Thomas. If you look at the plan -- if
17 you can look at the screen, the division line goes
18 pretty much through the center of the soccer and
19 multi-purpose field. You'll have one lot will be
20 above that. It would encompass the ballfield and
21 half of the soccer field track. And the other lot
22 will be just below that and then will cover the other
23 half of the soccer field track.

24 MR. THOMAS: Okay. Then what will the
25 use be?

1 MR. SHEEHAN: Well, it's multi-purpose
2 fields. It's used by -- Rutgers' baseball fields
3 uses it. And they may also use the lacrosse and then
4 the County and the City work together to provide
5 access to the field by others and Mr. Lex is on and
6 he may have more information on that.

7 MR. LEX: I can shed a little light on
8 that, Mr. Sheehan. It's also --

9 MS. MOORE: I think you have to be sworn
10 in. I'm sorry.

11 MR. LEX: I apologize.

12 MR. EINGORN: Please raise your right
13 hand.

14 - - -

15 JAMES LEX, having first been duly
16 sworn/affirmed, was examined and testified as
17 follows:

18 - - -

19 MR. EINGORN: Please state your name and
20 address for the record, please.

21 MR. LEX: It's Jim Lex, 45 East Cuthbert
22 Blvd., Haddon Township, New Jersey.

23 So there's a multi-purpose field which
24 will house soccer -- I think soccer, lacrosse and
25 there's a few other sports there and an eight-lane

1 track. So what you're doing is, we're essentially
2 giving the equity portion back to the joint Board and
3 to the County.

4 MR. THOMAS: That was the end of my
5 question.

6 CHAIRMAN DEJESUS: And other questions
7 from anybody else? Hearing none, I would appreciate
8 a motion to approve. Anybody out there?

9 MS. MOORE: Excuse me. I did want to
10 note, Kevin, I will need something from the Tax
11 Assessor just showing that correct Block is
12 80.30 --

13 MR. SHEEHAN: Yes.

14 MS. MOORE: -- and that he's okay with
15 the proposed block and lot numbers.

16 MR. SHEEHAN: Yes.

17 MS. MOORE: Thank you.

18 DIRECTOR WALKER: Motion to approve upon
19 submitting all the required documentation.

20 CHAIRMAN DEJESUS: I need a second,
21 Gentlemen.

22 MR. HUMPHREY: Second.

23 MS. MILLER: Jose DeJesus.

24 CHAIRMAN DeJESUS: Yes.

25 MS. MILLER: Mr. Lee.

1 MR. LEE: Yes.

2 MS. MILLER: Director Walker.

3 DIRECTOR WALKER: Yes.

4 MS. MILLER: Mr. Thomas.

5 MR. THOMAS: Yes.

6 MS. MILLER: Mr. Humphrey.

7 MR. HUMPHREY: Yes.

8 MS. MILLER: Motion carried to approve.

9 Thank you and have a good night.

10 MR. SHEEHAN: Thank you.

11 MS. MOORE: Thank you.

12 CHAIRMAN DEJESUS: Preliminary and Final
13 Site Plan, 1800 Davis Associates Urban Renewal, LLC.
14 It's 1800 Davis Street, Block 1395, Lot 39. The
15 applicant is seeking approval to demolish an existing
16 building on the site and construct a 3-story building
17 with a Virtua Medical facility on the 1st floor and
18 47 senior-affordable rental units on the second floor
19 and third floors. Anyone here for that?

20 MR. SHEEHAN: Yes, Mr. Chairman. Kevin
21 Sheehan, Parker McKay on behalf of the applicant.

22 As you said, this is 1800 Davis
23 Associates Urban Renewal, LLC, Block 1395, Lot 39.
24 It's 1800 Davis Street. The property is located
25 adjacent to the parking lots at the Ferry Avenue

1 train terminal -- train station. It's operated by
2 the DRPA.

3 We were before the Board in 2017 and
4 received preliminary site plan approval for a 73,000
5 square foot building with 59-unit family affordable
6 dwelling units, as well as ground floor retail and a
7 medical daycare facility. And at that time, we got a
8 variance to permit 40 parking spaces where 153 were
9 permitted. The DRPA had appeared at that meeting and
10 made some comments and we told the Board we would
11 work with the DRPA to try to address those comments.

12 We revised the plan to try to address
13 those comments. So instead of 53 family units, we're
14 now proposing 47 senior affordable units. And the
15 first floor will be instead of a medical daycare, it
16 will be a 5,300 square foot medical facility that is
17 operated by Virtua. You said virtual last time and I
18 wanted to make sure that I said it correctly. So
19 Virtua Hospital will operate the 5,300 square foot
20 facility down there. And you'll hear testimony about
21 those uses from Mr. Cangelosi and Ms. Herd.

22 But what I did want to say is, we are
23 requesting a variance to permit 39 spaces, parking
24 spaces where 122 are permitted. It's a one less
25 space and about 30 less required from last time.

1 This is a transportation-oriented district. It's
2 adjacent to the train station and there are several
3 bus routes that run there and also run down to Walter
4 Rand and provide train service here. So given that
5 it's a DOT, we think the parking is appropriate.
6 When we get to that in Dena's report, we'll provide
7 specific testimony on that.

8 So tonight I have Nick Cangelosi from
9 Michaels which is the developer, Julie Herd from
10 Virtua and Matt Walsh from Stout Caldwell who will
11 provide some quick testimony about the use and just
12 show you the site. And then also Andrew Feranda,
13 traffic engineer and Josh Eckert is a professional
14 planner. And then Christina Davis from Urban
15 Engineers is here. They'll answer questions that are
16 in your report. We can have all of them sworn in and
17 we can have Nick and Julie give an overview and then
18 go to Dena's report.

19 MR. EINGORN: If you can all raise your
20 right hand, please.

21

- - -

22 MATTHEW WALSH, P.E.; JOSH ECKERT, P.P.,
23 R.A.; CHRISTINA DAVIS, R.A.; ANDREW FERANDA, P.E.,
24 C.M.E.; P.T.O.E.; JULIE HERD, NICK CANGELOSI, having
25 first been duly sworn/affirmed, was examined and

1 testified as follows:

2 - - -

3 MR. SHEEHAN: We'll start with Nick.
4 Nick, your name and address.

5 MR. CANGELOSI: Nick Cangelois, The
6 Michaels Organization, 2 Cooper Street, Camden City,
7 New Jersey.

8 MR. SHEEHAN: Then Julie, your address?

9 MS. HERD: Julie Herd. My address is 852
10 Lafayette Drive, Mt. Laurel, New Jersey.

11 MR. SHEEHAN: Then Matt Walsh.

12 MR. WALSH: Matt Walsh, Stout & Caldwell
13 Engineers, 705 Route 130 South, Cinnaminson, New
14 Jersey 08077.

15 MR. SHEEHAN: Andrew Feranda.

16 MR. FERANDA: Andrew Feranda, traffic
17 consultant with Shropshire Associates, 277 White
18 Horse Pike, Atco, New Jersey.

19 MR. SHEEHAN: And Josh Eckert.

20 MR. ECKERT: Josh Eckert, I'm with Urban
21 Practice Architects and Planners. We're at 2 Cooper
22 Street in Camden, New Jersey.

23 MR. SHEEHAN: And then Christina Davis.

24 MS. DAVIS: Christina Davis with Urban
25 Practice, 718 Addison Street, Philadelphia,

1 Pennsylvania.

2 MR. SHEEHAN: We'll start with Mr.
3 Cangelosi. Nick, can you just give a quick overview
4 of the residential aspects of the project and how we
5 got here.

6 MR. CANGELOSI: Certainly. And thank
7 you Chairman and commissioners. I'm very excited
8 here to be here. This is the first ever South Jersey
9 Hospital Partnership Program. Its initiative
10 spearheaded by Governor Murphy and Lt. Governor Olive
11 to coalesce world-class healthcare with high quality
12 housing. Again, it is the first of its kind in South
13 Jersey. And approximately two months ago, the
14 Governor's Office, the state, and many other private
15 stakeholders including Virtua, committed almost 18
16 and a half million dollars to support this
17 revitalization effort.

18 We received support from City Council in
19 the very near past with respect to a resolution
20 support, the mayor. And we also have support from
21 the County of Camden. So to clarify, there is a
22 grant that was awarded through the Camden
23 Redevelopment Agency to help demo and abate the
24 existing building. So we have a tremendous amount of
25 support to support this innovative development effort

1 here and very excited to be here tonight.

2 MR. SHEEHAN: And then Julie, can you
3 talk about Virtua's partnership in the project?

4 MS. HERD: Sure. Good evening everyone.
5 it's nice to see all the members of the Board and the
6 Chairman this evening.

7 Virtua took part of this when Nick
8 reached out to us with regard to this program.
9 Virtua has been very committed to Camden and the
10 surrounding community. We saw this as an excellent
11 opportunity to expand our health care in the
12 community there in Camden, as well as be part of this
13 wonderful program that the Michaels Organization
14 approached us for. So we did provide financial
15 support with regard to this project. And we will
16 operate, if granted, 5,300-square foot medical office
17 out-patient facility on the first floor of this
18 building.

19 MR. SHEEHAN: And then Matt, I'm going
20 pull up, share my screen, Mr. Chairman and I'll pull
21 up an aerial of the site and then Matt Walsh, can you
22 just talk us through the aerial and the rendering?

23 MR. WALSH: Sure.

24 MR. SHEEHAN: Just to clarify, the aerial
25 will be A-1, Kyle, and then the rendering we'll mark

1 A-2.

2 MR. WALSH: As you can see here, there's
3 an aerial view of the site, 1800 Davis. We're at
4 Drive "B" right adjacent to the Patco Ferry Avenue
5 Station. There's an existing building which kind of
6 buffers or is adjacent to Drive "B". And the
7 majority of the site is existing pavement which is
8 not in good shape. So we're trying to clean that
9 up.

10 MR. SHEEHAN: And the rendering is A-2.

11 MR. WALSH: As you can see, the existing
12 building will be demolished and rebuilt to an
13 existing three-story medical and residential
14 building. The medical portion will be on the first
15 floor. If you take that building and almost divide
16 it in half, the medical portion will be closest to
17 Drive "B". You'll have some ancillary residential
18 things, mail room, community room, fitness room on
19 the first floor for the residential. And then the
20 second and third stories will be all residential.

21 We have 39 parking spaces proposed, four
22 ADA, one-way circulation. Davis Street, the ingress
23 drive is closest to the two main entrances which
24 front on Davis Street. So you will circulate around
25 and then exit the drive closest to where we have a

1 trash and mechanical area. Trash will all be 100
2 percent enclosed in that brown -- on the North Brown
3 square there to the north end of the site. So what
4 we've tried to do is create as much green space as we
5 possibly can on site; upgrade the sidewalks; reduce
6 the impervious and things like that to try to improve
7 the overall area as much as possible.

8 MR. SHEEHAN: Unless there's any
9 questions, Mr. Chairman, we can go to Dena's report.

10 CHAIRMAN DEJESUS: Yes. Dena, are you
11 ready?

12 MS. MOORE: I'm ready. Mr. Chairman, I'm
13 referring to Remington & Vernick's revised letter
14 dated July 12, 2022. I'm starting on page two.

15 The plans and stormwater narrative were
16 prepared by Stout & Caldwell. The plans need to be
17 signed and sealed by a licensed professional
18 according to the state regulations.

19 MR. WALSH: We will do that.

20 MS. MOORE: And the architectural plans
21 also. The title block should include the firm, name
22 and location.

23 MR. SHEEHAN: Yes, that will be done.

24 MS. MOORE: We'll go down to the area and
25 bulk requirements. I'll just note the areas where we

1 have variances required. So the impervious coverage.
2 What's required is 80 percent. Existing is 84.38
3 percent and proposed is 82.53 percent. So that
4 variance would be required.

5 For the principal building setback, front
6 yard, required is 20 feet. Existing is 5.9 feet.
7 Proposed is 8.10 feet. A variance would be required.
8 The rear yard setback, required is 30 feet. Existing
9 is 9.5 feet. Proposed is 2.97 feet. A variance is
10 required. One side yard, required is 20 feet.
11 Existing is around 108 feet. Proposed is 3.03 feet.
12 A variance is required.

13 And then as mentioned in the testimony,
14 off-street parking, we have existing -- we actually
15 have -- what's required is one for each 150 square
16 feet of gross floor area for the medical center plus
17 1.8 spaces per one-bed unit plus 2 for two-bed unit.
18 I believe this is what's required is 122 spaces.
19 Proposed you have 39 spaces. So a variance would be
20 required. Correct?

21 MR. WALSH: Correct.

22 MS. MOORE: Streets. If a street -- I'm
23 going under the Performance Standards on page 3. If
24 a street opening is necessary, this application will
25 be subject to the Street Opening Permit Ordinance of

1 the City. The City Engineer should be contacted
2 concerning the application and fees involved.

3 MR. WALSH: Yes.

4 MR. SHEEHAN: Yes.

5 MS. MOORE: Once again, per Section
6 870-230 and R.S.I.S, 122 parking spaces are required.
7 However, the applicant only has proposed 39 spaces.
8 The applicant has requested a variance.

9 If the requested parking variance is
10 granted, the applicant shall then make a cash
11 contribution to the City for each required parking
12 space not provided per Section 870-230.R. The
13 contribution shall be in an amount equal to the cost
14 of providing the required minimum number of parking
15 spaces to be calculated by the City Engineer.

16 MR. SHEEHAN: Yes. We have testimony to
17 address that. Do you want us to provide all that
18 testimony now? I got a couple of witnesses who will
19 provide testimony.

20 MS. MOORE: Okay. If you want to provide
21 that testimony now, please.

22 MR. SHEEHAN: All right. So Nick first,
23 can you talk about your experience with senior
24 affordable projects in Camden and the need for
25 parking at the site?

1 MS. MOORE: I'm sorry. I wanted to
2 clarify. By senior, you do mean 55 and over or what
3 exactly is your age raining?

4 MR. CANGELOSI: Exactly, Dena, Fifty-five
5 and older, yes.

6 MS. MOORE: Okay. Thank you

7 MR. SHEEHAN: Go ahead.

8 MR. CANGELOSI: So thank, Kevin.

9 So the Michaels Organization, we operate
10 elderly affordable communities throughout the country
11 and specifically in Camden City and we work very
12 closely in partnership with the Housing Authority of
13 the City of Camden.

14 So just to reference, Branch Village
15 which is a recent community that the City of Camden,
16 the Housing Authority and Michaels work together.
17 Phase 4 is an elderly building there. It's 58 units.
18 Thirteen spaces were provided and we have no parking
19 issues. Cramer Hill Senior is a 55-unit community.
20 Twenty spaces were provided. In terms of some of the
21 Housing Authority communities throughout the City,
22 Kennedy Tower is approximately 100 senior units.
23 Twenty-six spaces are provided. No parking issues
24 there. Mickle Tower, again, approximately 100 senior
25 units. Twenty-eight spaces and no parking issues.

1 And Westfield Tower, another senior elderly
2 affordable community. Approximately 100 spaces.
3 Twenty-seven included.

4 So the ratio we typically see for
5 affordable senior is approximately .25 (point 25)
6 spaces. So here in our company's estimate, we would
7 have about 13.75 spaces for this particular
8 community. We don't believe that we're going to have
9 any parking matters here. We did get a chance to
10 meet with DRPA before. I think Mr. Holden is here.
11 And what we agreed is that we would -- after the
12 building is in operation with respect to both the
13 residential and the commercial, we would engage a
14 third party non-bias parking consultant to evaluate
15 every quarter. At the point that we're fully
16 occupied, every quarter thereafter, we'd have a
17 parking consultant provide a report to the Board, to
18 Michaels, to DPRA, to identify whether or not there's
19 a parking matter.

20 In the event there's not and we all agree
21 then great. In the event there is a parking matter,
22 and working very closely with Julie and Virtua,
23 Virtua operates a parking lot approximately 230
24 spaces, roughly three or four blocks from this site
25 with a shuttle. And we would agree to shuttle

1 certain cars to and from that particular spot to
2 mitigate any overflow of parking. And we'll continue
3 to work closely with DPRA. We both have aligned
4 interests in seeing a beautiful community here. It's
5 just going to be a tremendous asset for the Whitman
6 Park neighborhood.

7 In fact, the Community Development
8 Corporation New Life Ministries is going to be a part
9 of this effort and they're very excited about it.
10 And so, we all have a vested interest here to see a
11 tremendous redevelopment effort here and we'll
12 continue to work closely with DPRA to make sure we
13 all are aligned and we're all in good standing
14 together as this effort hopefully proceeds forward.

15 MR. SHEEHAN: And then, Julie, did you
16 want to about Virtua's parking needs?

17 MS. HERD: Sure. Thank you, Kevin. I
18 appreciate that.

19 We also feel that the parking would be
20 adequate considering the amount of staff that we
21 would have on any given day. Kevin, do you want me
22 to go into the amount of folks?

23 MR. SHEEHAN: Yes.

24 MS. HERD: Our usual shift at the
25 practice would be six to seven hours. We would see

1 an average and, again, that would be the maximum,
2 would be 11 and a half patients per day. So your
3 maximum appointment likely about 45 minutes. We
4 would have staff anywhere from two to ten in the
5 office depending on what the volume is that day; how
6 many providers would be there.

7 We also do have physician parking on our
8 other campus as well if that should be needed. I
9 would note that for this practice what our
10 projections are and what we see in like practices, is
11 that we have 25 percent public transportation usage
12 from our patients. We would have some weekends, more
13 minimal hours, of course. And generally our hours
14 would be from 8:00 a.m. to 1:00 p.m. or 1:00 p.m. to
15 6:00 p.m. in those time frames during the day.

16 The reference that Nick made with regard
17 the 200 or so -- I think it's 233 parking spaces that
18 exist, are located at 1709 Haddon Avenue, a short
19 distance away. And they are currently fairly
20 underutilized since we were so kindly granted the
21 additional parking that we came to the Planning Board
22 for some time ago for some of the parking to the west
23 of the existing Virtua Our Lady of Lourdes Hospital
24 on Haddon Avenue. Thank you.

25 MR. SHEEHAN: And then Andrew Feranda is

1 a traffic engineer with Shropshire. Have you
2 testified before this Board, Andrew?

3 MR. FERANDA: I have testified before the
4 Board but I'm a professional engineer licensed in the
5 State of New Jersey. I'll get that on record.

6 MR. SHEEHAN: Mr. Chairman, I would ask
7 that he be recognized as an expert in traffic
8 engineering?

9 CHAIRMAN DEJESUS: No problem. We accept
10 him.

11 MR. SHEEHAN: Thank you.

12 Andrew, do you have comments regarding
13 the need and the ITE?

14 MR. FERANDA: Sure. The Institute of
15 Transpiration Engineers provides us parking-demand
16 data. We looked at the parking-demand data knowing
17 that 39 spaces are provided on site. The demand for
18 medical office space, 5,304 square foot would range
19 to 17 spaces. That's consistent with the staff
20 information and the patients per day that was just
21 provided in operational testimony. With 17 spaces,
22 that would occur between 8 and 1 and then 1 to 6 so
23 that there's that range throughout the day that this
24 parking demand would occur.

25 In the evening after six o'clock, the

1 medical office would then close. You now have the
2 residents using the parking space. So we can do an
3 analysis called Shared Parking Analysis for a mixed
4 use. With that Shared Parking Analysis, we'll note
5 that the parking in the morning time for the
6 residential units would be approximately 16 and range
7 up to 19 in the afternoon during the work hours for
8 the medical office. After the medical office is
9 closed, the parking demand would then range up to 29
10 spaces overnight. That's typically between nine and,
11 say, seven in the morning. That's for typical
12 residential. But as noted, this is a senior
13 affordable residential community with traffic.

14 This is in traffic-oriented district.
15 There's sidewalks and there's busing. There are
16 trains available. So there's less of a need for
17 vehicles and parking. So we are very confident that
18 this site will be able to accommodate the demand with
19 the 39 spaces and the Shared Parking Analysis that we
20 provide.

21 MR. SHEEHAN: And then I'll just ask Josh
22 Eckert, professional planner, ask him to just address
23 quickly the Positive and Negative Criteria for this
24 variance. Josh, are you a licensed professional
25 planner in the State of New Jersey?

1 MR. ECKERT: I am, yes. I'm a licensed
2 professional planner in the State of New Jersey as
3 well as a registered architect in the State of New
4 Jersey. I've given testimony on both planning and
5 architecture issues across the state in front of
6 multiple planning and zoning boards.

7 MR. SHEEHAN: I would ask that he be
8 recognized as an expert in professional planning, Mr.
9 Chairman.

10 CHAIRMAN DEJESUS: No problem.
11 Continue.

12 MR. SHEEHAN: Josh, can you quickly
13 address the Positive and Negative Criteria for this
14 variance, please?

15 MR. ECKERT: Sure. This variance is
16 what's referred to as a C2 variance. It's not a
17 hardship based on the site but it basically allows
18 you to -- it allows the Board to grant a deviance
19 from the zoning if it benefits -- the deviation
20 substantially outweigh any detriment. And it
21 furthers the purposes of the zoning as its underlaid.

22 The general provisions of the purposes of
23 zoning in Camden, it meets some of the criteria of
24 the Section 870-3 which are the purposes. Primarily
25 one of which is to encourage intent. And No. 7 which

1 is to encourage intents and varied development where
2 land, utilities and access to mass transportation
3 exists. Basically that means you're trying to focus
4 a lot of things close to the mass transportation
5 locations of which we are in a DOT Zone which is a
6 transit-oriented development zone as the underlaid --
7 as the underlying zoning.

8 And, again, there's multiple options with
9 regards to transportation. There's certainly cars
10 which is what the parking primarily deals with. But
11 there's access to the PATCO, the Ferry Avenue
12 Station, PATCO Station which is one stop up from the
13 Walter Rand Transportation Center. So there's plenty
14 of local transportation connected to the site which
15 is why the impact of the reduced parking per the
16 requirements is not that great.

17 The Positive Criteria, it's a better
18 alternative to zoning. It furthers the zoning. The
19 parking standards as they exist for the residential
20 right now, is primarily based on R.S.I.S. which do
21 not take into account the DOT projects at all.
22 That's pretty much parking for anywhere in the
23 State of New Jersey including out in the suburbs.
24 It doesn't relate to the parking standards for DOTs
25 and the adjacency to the train station.

1 As I mentioned, there's also bus routes
2 that go along the site as well. Aside from the train
3 station, there's also the busing that allows
4 connectivity to mass transportation as well.

5 One of the Positive Criteria of the
6 proposal is that if you had to put in the 122 parking
7 spaces, it's a sea of asphalt and it's kind of
8 already surrounded by a sea of asphalt. It really
9 wouldn't create a general place with the mix of uses
10 of what we're trained to go for.

11 In addition to that, we also, as Mr.
12 Feranda had noted, we've done the calculations per
13 the ITE requirements as far as the number of trips
14 and the amount of parking anticipated. And for being
15 a senior building and the medical center, those two
16 typically have a reduced load as compared to other
17 uses primarily the senior units as Mr. Cangelosi had
18 mentioned as well.

19 So that basically takes care of the
20 Positive Criteria. Again, for the Positive Criteria,
21 my views as a professional planner is that it
22 encourages the purposes of the zoning and also
23 promotes the public health, safety and morals of
24 welfare. And, again, it furthers the Zone Plan as
25 well.

1 As far as the Negative Criteria, the
2 Negative Criteria is basically that there's no
3 substantial impairment to the Zone Plan or Zone
4 Ordinance, and there's no substantial detriment to
5 the public good. In my opinion, again, based on what
6 I've already spoken to with regards to the Negative
7 Criteria, I don't see any -- to the Positive
8 Criteria, I don't see any Negative Criteria or
9 negatives to this development particularly for the
10 parking variance that will be required for this
11 project.

12 MR. SHEEHAN: Thanks, Josh.

13 That's all I have on that issue, Dena.
14 If you want us to answer any questions.

15 MS. MOORE: Well, I do. Through
16 testimony I guess, will there be any physician
17 parking, signage, separate signage for physician
18 parking?

19 MR. SHEEHAN: Julie?

20 MS. HERD: We had not planned that. No.

21 MS. MOORE: Okay. I will move on.

22 Per Section 870-231.B(3), a space which
23 abuts a fixed object such as a wall or column whether
24 within a structure or not, shall have a minimum width
25 of 10 feet and a minimum depth of 20 feet. The

1 applicant has proposed 9 by 18 feet parking and has
2 requested a variance.

3 MR. WALSH: We would request that variance
4 9 by 18. It's a very standard parking space size.

5 MS. MOORE: Right. It's just in our
6 ordinance because you do have that separate trash
7 enclosure, the separate trash area. So we would want
8 all of those spaces to be 10 by 20. But we would not
9 want to eliminate the parking. So you are requesting
10 that variance?

11 MR. WALSH: Correct.

12 MR. SHEEHAN: Yes.

13 MS. MOORE: In accordance with N.J.A.C.
14 5:21-4.14(a), accessible parking spaces shall be
15 provided in accordance with the requirements of the
16 Barrier Free Subcode N.J.A.C. 5:23-7. The ADA
17 parking spaces should be the closest parking spaces
18 to the building entrance. Confirming testimony from
19 the applicant should be provided.

20 MR. WALSH: Kevin, can you put up the
21 site plan real quick again?

22 MR. SHEEHAN: It's up on my screen.

23 MR. WALSH: We have the four ADA spaces
24 directly across from the main access. The previous
25 spaces iteration for the site plan, they were towards

1 the south wall. There's several columns which hold
2 up the building and the units over head. So we
3 decided to move them so there would be no conflicts.
4 And they would be the most direct access to the main
5 entrances to the facility.

6 MS. MOORE: Okay. So they are still
7 where -- on the plan where I reviewed it in the
8 middle?

9 MR. WALSH: Correct.

10 MS. MOORE: And those are the closest
11 parking spaces?

12 MR. WALSH: Correct.

13 MS. MOORE: Per Section 870-231.A.3,
14 all parking areas shall be provided with permanent
15 and durable curbing or bumpers. The plans should be
16 revised or a variance should be requested.

17 MR. WALSH: So we have curbing along the
18 rear in the property line. And then all the spots
19 where spaces abut the building, we have a bollard at
20 the head of each space to protect the building. We
21 would, I guess, ask for the variance for providing
22 curbing where we have bollards.

23 MS. MOORE: So I will have to add that.
24 231.A.3. I'll just call that curbing or parking
25 bumper.

1 to clarify if any reserve parking spaces will be for
2 residents only or if parking signs will be provided
3 that indicate no parking for the train station?

4 MR. WALSH: We will work with Mr.
5 Cangelosi and his office as well as Virtua on that
6 signage.

7 MS. MOORE: Okay: So right now, do you
8 know if you're having residential only or any?

9 MR. CANGELOSI: No. I mean, we'll
10 certainly have signs there that no one from the
11 riders from the PATCO are able to utilize these
12 spaces. And then we'll certainly meet with Virtua to
13 discuss signage relative to the medical. And then
14 certainly work closely with DPRA after construction
15 as part of the joint effort here to evaluate this
16 effort to determine collectively if we believe more
17 signage is needed.

18 MS. MOORE: The applicant should provide
19 testimony regarding loading at the site.

20 MR. WALSH: So we do have a small
21 drop-off area which is hatched immediately adjacent
22 in the in-driveway adjacent to the two main accesses
23 for any patient drop-off. Any deliveries to the site
24 would be done by small box truck. No tractor
25 trailers are proposed.

1 MS. MOORE: And that would be during the
2 regular office hours --

3 MR. WALSH: Correct.

4 MS. MOORE: -- of the medical facility,
5 right?

6 MR. WALSH: Correct.

7 MS. MOORE: Per Section 870-241.C,
8 sidewalks shall be at least five feet wide. The
9 applicant has proposed four-foot sidewalks along
10 Drive "B." The applicant shall revise the plans or
11 request a variance.

12 MR. WALSH: We'll increase the width of
13 the sidewalk to five feet.

14 MS. MOORE: I'll remove that variance
15 from the back of the -- on the list.

16 All sidewalk is proposed to be replaced
17 along Davis Street and Drive "B", but the curb must
18 also be replaced in these locations.

19 MR. WALSH: We'll replace the curb.

20 MS. MOORE: Roof drain and storm sewer
21 pipes within the City's right-of-way on Drive "B" and
22 off-site must be RCP and not PVC or HDPE pipe.

23 MR. WALSH: We'll make that change.

24 MS. MOORE: The applicant should be aware
25 that the post-development peak runoff cannot exceed

1 the pre-development peak runoff for the 25-year storm
2 for the site. Confirming calculations should be
3 provided for review, which indicate good conditions
4 for green areas under pre-development conditions and
5 fair conditions for green areas under
6 post-development conditions.

7 MR. WALSH: We'll up-date our narrative.

8 MS. MOORE: Okay.

9 Storm sewer calculations for the 25-year
10 storm event should be provided for the roof drain and
11 storm sewer pipes. The normal Manning's n values
12 should be used.

13 MR. WALSH: We'll provide that.

14 MS. MOORE: A stormwater fee is to be
15 calculated for the site as outlined in Appendix XVIII
16 of the City Ordinance. The calculation will be
17 reviewed by our office. This fee must be paid by the
18 applicant prior to final signature of the plan.

19 MR. WALSH: We'll work with your office
20 and the City Engineer on that.

21 MS. MOORE: The plans reference the 1988
22 NAVD. A conversion factor to 1929 NGVD must be
23 provided on the plans in Survey Note 6.

24 MR. WALSH: We will provide that.

25 MS. MOORE: Spot grades should be shown

1 at the building corners and building access points.

2 MR. WALSH: We'll provide them.

3 MS. MOORE: The applicant should confirm
4 that the proposed building does not have a basement
5 or crawlspace.

6 MR. WALSH: It does not.

7 MS. MOORE: Additional spot grades should
8 be shown along depressed curb locations, and proposed
9 curb and sidewalk locations. You'll add more spot
10 grades there?

11 MR. WALSH: Correct. We will.

12 MS. MOORE: Grading high points should be
13 indicated on the site. You'll add that?

14 MR. WALSH: We will add that.

15 MS. MOORE: And the proposed cleanout
16 should be shown on the plans for the sanitary sewer
17 lateral with an invert provided.

18 MR. WALSH: We will do that.

19 MS. MOORE: And we have the utility note
20 regarding proposed utilities. You'll add this note
21 specifically on the Utility Plan?

22 MR. WALSH: Yes. Everything is proposed
23 to be underground.

24 MS. MOORE: Okay. I just need that note
25 specifically added to the plan.

1 The material of the existing water main
2 along Davis Street and Drive "B" should be shown.

3 MR. WALSH: We'll do that.

4 MS. MOORE: The material of the proposed
5 water service, fire line and domestic line should be
6 indicated.

7 MR. WALSH: We'll do that.

8 MS. MOORE: A temporary construction and
9 utility easement is noted on the plans. The
10 documentation for this easement should be provided
11 to our office and the Planning Board Solicitor for
12 review.

13 MR. WALSH: We will work with Mr. Sheehan
14 on that.

15 MR. SHEEHAN: And we will work with the
16 DPRA.

17 MS. MOORE: Okay. We just ultimately
18 need a copy of it for review.

19 MR. SHEEHAN: Yes.

20 MS. MOORE: All developers and applicants
21 should note that due to a City Ordinance, a Capacity
22 Fee may be applicable to the proposed development.
23 The applicant shall contact the City Engineer for all
24 costs related to the same.

25 MR. WALSH: No problem.

1 MS. MOORE: The project must be approved
2 by the City Engineer and the City Fire Chief with
3 written verification provided to our office prior to
4 final signatures on the plan.

5 MR. WALSH: We will obtain both of their
6 approvals.

7 MS. MOORE: And a CCTV inspection of the
8 sewer (combined, sanitary and storm sewer) must be
9 performed and reviewed by the City Engineer prior to
10 construction. The applicant will be responsible for
11 any improvements to the existing infrastructure
12 required for the connection of the proposed project.
13 You acknowledge that?

14 MR. WALSH: Yes.

15 MS. MOORE: All plan notes should state a
16 minimum compressive strength of 4,500 psi for the
17 concrete.

18 MR. WALSH: Yes. We'll update as
19 necessary.

20 MS. MOORE: Parking areas shall be
21 subdivided with planting islands containing trees
22 and other landscape materials per Section
23 870-224.B(5)(c). Where possible, our office
24 recommends that striped islands be converted to
25 curbed landscaped islands. A waiver may be

1 necessary.

2 MR. WALSH: We would like to ask for the
3 waiver on that. I will look to see if we can curb
4 maybe that island in the middle of the parking lot.
5 But I don't want to impede the drainage flow from
6 Davis Street towards the rear of the site.

7 MS. MOORE: Okay. Or if you can
8 possibly do an open space in the concrete where you
9 can still have that flow of stormwater.

10 MR. WALSH: Sure.

11 MS. MOORE: But you'll take a look at
12 that and we'll evaluate it also on our end.

13 MS. MOORE: All electrical and mechanical
14 shall be screened from view per Section 870-224.B.19.

15 MR. WALSH: Everything will either be
16 interior to the building or placed on the roof and
17 screened.

18 MS. MOORE: Okay. So on the roof, if we
19 can see the parapets, we'll see that shown if you can
20 make sure that that's on the architectural plan for
21 our review?

22 MR. SHEEHAN: Christina, can you adjust
23 that? Is that right?

24 MS. DAVIS: Yes. We will provide that
25 information.

1 MS. MOORE: So you would not need a
2 waiver from that item, correct?

3 MR. SHEEHAN: Correct.

4 MS. MOORE: I'll remove that.

5 Per Section 870-244.D, street trees are
6 required along both frontages and shall be spaced
7 every 40 feet. Although trees have been provided,
8 short-lived low-branching ornamental trees have been
9 specified. Larger shade trees should be specified
10 where possible. Columnar trees may be specified
11 where space requirements are limited.

12 MR. WALSH: We will work with your office
13 on that and adjust the species as we need to.

14 MS. MOORE: Okay. And you were able to
15 provide the trees every 40 feet?

16 MR. WALSH: On Drive "B" we were. On
17 Davis Street we have several street trees but just
18 due to the sidewalks and the entrances, they're
19 spaced a little greater than 40.

20 MS. MOORE: Right. So you would need a
21 waiver from strict compliance of that?

22 MR. WALSH: Yes, we'd like to ask for
23 that.

24 MS. MOORE: I'll add that.

25 Per Section 870-244.F(1), there should be

1 no more than 10 parking spaces in a row without a
2 landscaped island. A waiver is necessary.

3 MR. WALSH: We would like to ask for that
4 waiver as we were trying to maximize the parking
5 on-site.

6 MS. MOORE: Per Section 870-244.F(2),
7 parking lots exposed to view shall have a minimum
8 planted buffer of four feet in width on all perimeter
9 areas abutting lot lines or street rights-of-way.
10 This buffer shall include a continuous visual screen
11 which is five feet in height at the time of planting
12 and is 50 percent evergreen plant material.
13 Additional landscaping shall be provided or a waiver
14 requested.

15 MR. WALSH: We would like to ask for the
16 waiver from strict compliance with that. We do have
17 some buffering around the perimeter and along the
18 frontage. We'll work with your office to supplement
19 that as we need to while also providing security
20 for the residents and people using the medical
21 facility.

22 MS. MOORE: Okay. So it's basically
23 you're maximizing but waiver from the strict
24 compliance --

25 MR. WALSH: Right.

1 MS. MOORE: Per Section 870-244.F(3), at
2 least five percent of the interior parking area shall
3 be landscaped and at least two trees for every 10
4 spaces shall be installed within landscaped islands.
5 Plans should be revised or a waiver requested.

6 MR. WALSH: We'd like to request the
7 waiver from strict compliance on that.

8 MS. MOORE: Per Section 870-244.F(4),
9 curbed islands with a minimum radius of three feet
10 shall be located at the end of each parking row and
11 at an interval of every 10 spaces. These islands
12 shall contain one shade tree, minimum three inches in
13 caliper and 14 feet to 16 feet in height. And shrubs
14 not exceeding 24 inches in height. Plans should be
15 revised or a waiver requested.

16 MR. WALSH: We'd like to request the
17 waiver on that.

18 MS. MOORE: And the reasoning there?

19 MR. WALSH: We're kind of tight on space.
20 We were trying to maximize the parking.

21 MS. MOORE: It's the same.

22 MR. WALSH: We'll try to supplement as
23 much as we can.

24 MS. MOORE: Site triangles shall be shown
25 in the landscape plan. It appears that the proposed

1 Forsythia will grow too large and will obstruct
2 visibility.

3 MR. WALSH: We'll add the sight triangles
4 and update the landscaping as you need.

5 MS. MOORE: Okay. And you'll revise
6 that?

7 MR. WALSH: Correct.

8 MS. MOORE: What you're proposing, you'll
9 adjust that. Okay.

10 To reduce maintenance needs, the
11 foundation plantings should be revised such that
12 plants will not grow taller than 3 feet where there
13 are windows on the building. Plant spacing should be
14 revised accordingly. You'll make those revisions?

15 MR. WALSH: We'll do that and we can add
16 a note as well.

17 MS. MOORE: Note 30 on Sheet 6 should be
18 revised to state that the landscape irrigation
19 contractor shall be NJ certified.

20 MR. WALSH: We'll add that note. I'm not
21 100 percent sure that irrigation will be proposed.
22 But if it is, the design will be certified by a New
23 Jersey certified designer.

24 MS. MOORE: Okay.

25 It appears that the number of fixtures

1 depicted on the plans -- I'm on Lighting -- it
2 appears that the number of fixtures depicted on the
3 plans is different than the number of fixtures listed
4 in the lighting schedule. The plans and schedules
5 should be revised to coordinate.

6 MR. WALSH: We'll update that
7 accordingly.

8 MS. MOORE: Plans should be revised to
9 comply with Section 870-243.D(2) or a variance
10 requested. That's for the minimum lighting level of
11 2.5 footcandles. Average lighting level of between
12 .5 and 2.0 footcandles. And maximum lighting level
13 of 3.0 footcandles unless directly under a fixture in
14 which 5 foot candles is permitted. Are you able to
15 meet those levels?

16 MR. WALSH: We would like to request a
17 variance from strict compliance on that while also
18 providing the necessary safety and security for the
19 residents and the medical facility.

20 MS. MOORE: So then your levels I'm
21 assuming are more than the minimum because you're not
22 less than .25 footcandles, correct?

23 MR. WALSH: Yes. We're a little bit
24 over. We'll see if we can adjust to try to bring it
25 closer to conformance.

1 MS. MOORE: But you will request the
2 variance from strict compliance?

3 MR. WALSH: Correct.

4 MS. MOORE: I just wouldn't want you to
5 be less than the minimum.

6 MR. WALSH: Right. We won't be less.

7 MS. MOORE: An isogrid has been provided
8 but should be extended to the 0.0 footcandle level.
9 Per Section 870-243.A(10), no more than 0.25
10 footcandles are permitted ten feet from the property
11 line, whereas the applicant proposes up to 2.6
12 footcandles. The plans should be revised or a
13 variance requested.

14 MR. WALSH: We request the variance
15 because we have some parking spaces that are within
16 that ten foot. We'll extend the isogrid line out but
17 we're not going to be able to meet that.

18 MS. MOORE: But you're not affecting any
19 residential sites with that --

20 MR. WALSH: No.

21 MS. MOORE: If any architectural lighting
22 is proposed, it should be shown on the lighting plan?
23 You will add that?

24 MR. WALSH: We'll add that

25 MS. MOORE: Per Section 870-243.H, all

1 outdoor lighting not essential for safety and
2 security purposes shall be activated by automatic
3 control devices and turned off during non-operating
4 hours. A note should be added on the plan to
5 indicate this?

6 MR. WALSH: We will add that.

7 MS. MOORE: It is the applicant's
8 responsibility to contact PSE&G concerning
9 modifications required to make proposed or installed
10 lighting fixtures within the City's right-of-way
11 tamper resistant. No dedication will be accepted by
12 the City without the required modification.

13 MR. WALSH: We will work with public
14 service on that.

15 MS. MOORE: You acknowledge that
16 statement.

17 MR. WALSH: Yes.

18 MS. MOORE: The applicant is to provide
19 testimony regarding any and all environmental
20 concerns, studies and remediation pertaining to the
21 site?

22 MR. WALSH: Nick.

23 MR. CANGELOSI: We have a tremendous
24 amount of environmental reports for this particular
25 building, environmental sites, etc. We'll share them

1 all with your office.

2 MS. MOORE: Okay. Because I know a
3 Phase 1 was submitted previously. Has a new Phase 1
4 been performed?

5 MR. CANGELOSI: And by new, you mean
6 within the last couple of months?

7 MS. MOORE: For this application. So,
8 yes, I guess within the past year or two. Or would
9 you just be submitting what was submitted five years
10 ago?

11 MR. CANGELOSI: We have other reports
12 that were done more recently we can send you. And
13 certainly we're going to need updated Phase 1's for
14 the investors and lenders in the state so we can
15 certainly share that with you upon receipt too if you
16 want something more recent.

17 MS. MOORE: Yes. So Phase 1 and other
18 environmental report will be provided?

19 MR. CANGELOSI: Yes. We'll go ahead and
20 start commission that now depending on the approval
21 tonight.

22 MS. MOORE: And then also, we do
23 accept the electronic version of everything
24 especially these large environmental reports.

25 MR. CANGELOSI: I love it. We'll save

1 some trees. Okay.

2 MS. MOORE: Right. We'll move on to
3 Traffic Impacts.

4 So the applicant should clarify how
5 delivery vehicles and others will access the site to
6 ensure that the anticipated queuing will not impact
7 the surrounding roadways. We did hear testimony on
8 that already indicating that it's just the box truck.
9 I'm assuming maybe at the most, two will come at one
10 time and you'll just come in, drop off and go around
11 in the one-way fashion.

12 MR. FERANDA: Yes. We can confirm that
13 there's a loading area there that makes efficient
14 loading and unloading and that should be able to help
15 the efficiency of the circulation for the delivery
16 trucks.

17 MS. MOORE: And the applicant's traffic
18 engineer should provide testimony as to the trip
19 generation information provided in support of the
20 calculated numbers.

21 MR. FERANDA: Our report indicated that
22 there's 26 trips in the a.m. peak hour. That would
23 be 17 for the office and 9 for the senior in the a.m.
24 peak hour which is the 26th peak hour trips in the
25 a.m. In the p.m., the medical office would have 21

1 trips and 12 trips for the senior housing. I might
2 note, these are ITE numbers. These numbers based on
3 the staffing that was provided, probably are very
4 conservative to have 21 trips in the peak hour would
5 be mostly all of the staff.

6 And with 12 patients throughout the day,
7 these numbers seem a little high. But, again, using
8 ITE data which is what traffic engineers do, 21 12
9 would give us the 33 trips in the afternoon peak
10 hour. And based on traffic engineering standards,
11 trips less than 100 trips added -- new trips added to
12 the roadway network, is not a significant increase in
13 the adjacent roadway network.

14 MS. MOORE: The applicant shall provide
15 testimony regarding number of employees, the types of
16 deliveries to the site and hours of operation
17 anticipated. We did already hear that except for the
18 actual hours of operation. Was that 8 to 6?

19 MR. FERANDA: I believe the hours of
20 operation were eight in the morning to one o'clock
21 would be the first shift. And then from one o'clock
22 to six o'clock would be the second shift. So in
23 effect, it's 8:00 a.m. to 6:00 p.m. I believe they
24 also indicated, there might be some weekend hours but
25 it certainly would be reduced operations during the

1 weekend.

2 MS. HERD: That is correct, Andrew. And
3 just to further clarify, there might be days where
4 it's an 8 to 1 and that's it for the day if they're
5 going to do Saturday hours, for example, and then
6 another 8 to 1 on a Saturday, for example. The
7 maximum shift hours per day is 6 to 7. So depending
8 on how they schedule patients and what staffing looks
9 like, what physicians or providers are there, that
10 will determine if they perhaps do a half a day on a
11 Friday and a half a day on a Saturday, for example.

12 MS. MOORE: The plans should be revised
13 to indicate the vehicle path through the site to
14 ensure that delivery and emergency vehicles can
15 properly circulate the site without conflict while a
16 vehicle may be parked on site.

17 MR. FERANDA: We talked about the
18 delivery vehicles. The emergency vehicles would
19 typically not enter the site to fight a fire because
20 there's under-deck. You wouldn't enter with an
21 emergency vehicle under the building. And there's
22 very good access from the adjacent streets which
23 would be the likely avenue for emergency vehicles.
24 If an ambulance needed to get on site, certainly
25 that's something that could circulate just as a box

1 truck would.

2 MS. MOORE: Okay.

3 The applicant's engineer should confirm
4 that adequate sight distance in accordance with
5 AASHTO policies exists at all existing and proposed
6 intersections.

7 MR. FERANDA: We will provide that. I
8 guess we can add the site triangles on the plan to
9 indicate that.

10 MS. MOORE: Okay.

11 The applicant should provide details for
12 the trash enclosure and they should be compliant with
13 Section 870-255.A. And we know that you don't have a
14 trash enclosure per se.

15 MR. WALSH: Yes. It's actually part of
16 the building on the north side of the site. And then
17 that little driveway access would be where the refuse
18 truck accesses at.

19 MR. CANGELOSI: Dena, there's a trash
20 compactor and trash enclosure enclosed with yard
21 totes and then we'll wheel them out to the street.
22 But nothing will be exposed in terms of enclosures,
23 Dena.

24 MS. MOORE: All right. So I believe the
25 trash enclosure is actually a variance because you're

1 not specifically providing -- you know, you have
2 a different system that's internal to the building.
3 So you would probably need a variance from the trash
4 enclosure section for your building.

5 MR. CANGELOSI: Okay.

6 MS. MOORE: Kevin, I'm not sure.

7 MR. SHEEHAN: It seems odd that
8 they -- they're doing it inside so --

9 MS. MOORE: Right.

10 MR. SHEEHAN: They're providing --

11 MS. MOORE: You would be needing Section
12 870-255.A. So we've also added it before.

13 MR. SHEEHAN: That's fine. We'll do the
14 variance, Dena. As long as the Board knows that we
15 are dealing with the trash --

16 MS. MOORE: Right. Like I said, we've
17 dealt with this being internal. And I think just to
18 make sure, we just added because it's not really in
19 compliance.

20 MS. MOORE: We'll move on to signage.
21 Per Section 870-253.F(1). There should be consistent
22 sign design theme throughout the development of the
23 project. The design theme shall include style of
24 lettering, construction material, etc.

25 MR. SHEEHAN: We can mark A-3 is the

1 signage that is proposed for the building. And
2 Christina Davis is here if there any questions about
3 the signage.

4 MS. MOORE: Will you confirm that it's
5 going to be a consistent design theme throughout?

6 MS. DAVIS: Yes.

7 MR. SHEEHAN: Yes.

8 MS. MOORE: Okay. I'll move on to the
9 next one.

10 Per Section 870-253.Q(12)(a), wall signs
11 in the TOD zone are permitted only on buildings that
12 have no central lobby. Such signs shall identify the
13 entrance and shall be compatible in size, placement,
14 color and material with the building architecture.
15 In addition, per Section 870-253.Q(12)(c), maximum
16 sign letter height shall be 6 feet. Proposed signs
17 comply with respect to letter height but a variance
18 is necessary for the number of signs.

19 MR. SHEEHAN: Yes. As you can see,
20 there's two Virtua signs and the third sign is just
21 1800 Davis which is the address.

22 CHAIRMAN DEJESUS: Where is that located
23 at?

24 MR. SHEEHAN: It's on here.

25 MR. WALSH: Go back to the site plan,

1 Kevin.

2 MR. SHEEHAN: Thanks. There we go.

3 MR. WALSH: So the 1800 Davis is under
4 the awning here where the access is.

5 CHAIRMAN DEJESUS: A view of the building
6 so we can see how that three-story building is going
7 to appear?

8 MR. SHEEHAN: Bear with me, Mr. Chairman.
9 There we go.

10 CHAIRMAN DEJESUS: That's better.

11 MR. SHEEHAN: Here's the Virtua sign
12 here, the 1800 Davis sign where Matt was indicating
13 is here.

14 MR. EINGORN: Is this part of A-2?

15 MR. SHEEHAN: It is, yes. The
16 architectural renderings that were submitted with the
17 application.

18 MR. EINGORN: Very good.

19 MS. DAVIS: And each sign is either
20 back-lit or internally illuminated.

21 CHAIRMAN DEJESUS: What are the size of
22 the letters?

23 MS. DAVIS: The 1800 Davis letter size is
24 approximately 16 inches high. And the overall length
25 is 8-foot 10 wide.

1 CHAIRMAN DEJESUS: And the Virtua?

2 MS. DAVIS: The Virtua sign overall would
3 be approximately 3 foot 11 inches wide and overall
4 height is 16 foot 8 inches high. And then the second
5 Virtua sign is 3 foot 2 inches high and 14 foot 7
6 inches wide.

7 CHAIRMAN DEJESUS: And that's mounted on
8 the building?

9 MS. DAVIS: Yes. That's correct.

10 CHAIRMAN DEJESUS: Do you have the floor
11 plan for this place?

12 MR. SHEEHAN: There we go. That's the
13 third floor; second floor.

14 CHAIRMAN DEJESUS: This is the three,
15 A-3?

16 MR. SHEEHAN: Yes. This is a page two of
17 six in A-3. And Christina, you want to talk through
18 the floor plan?

19 MS. DAVIS: Sure. What we're looking at
20 is the first floor plan. It is common space for
21 residential which includes leasing office, community
22 room, common laundry and fitness. And then the lower
23 half of the page is the Virtua Health which includes
24 exam rooms, waiting room and staff support spaces.
25 This is a double-corridor building. It has a an

1 elevator extending up through all three floors.
2 There are a total of 47 one and two-bedroom units.

3 MR. SHEEHAN: It's the second floor
4 here?

5 MS. DAVIS: Yes.

6 MR. SHEEHAN: And then the third floor
7 layout is similar?

8 MS. DAVIS: Yes. There are four
9 two-bedroom units and 43 one-bedroom units.

10 MS. MOORE: So I know it's 55 and over.
11 So is there a minimum age limit for another person in
12 that unit?

13 MR. CANGELOSI: Dena, the way the 55
14 works is that one resident must be 55 or older and be
15 on the lease exactly.

16 MS. MOORE: Okay. But that other person,
17 the spouse, is there a minimum age limit by law in
18 that?

19 MR. CANGELOSI: There's not. But by
20 virtue of it being an elderly building, the health
21 and wellness being the medical and everyone else, we
22 generally don't see much age disparity south of 55
23 years of age.

24 MS. MOORE: So definitely no children you
25 would think?

1 MR. CANGELOSI: No.

2 MR. SHEEHAN: I think you have to be at
3 least 18 regardless.

4 MS. MOORE: Okay.

5 Our office recommends that directional
6 signage should be provided to direct pedestrians to
7 the residential and nonresidential areas?

8 MR. WALSH: We can work with your office
9 on that.

10 MS. MOORE: Okay.

11 The applicant must obtain the correct tax
12 map plates and block and lot numbers from the Tax
13 Assessor. Written verification must be received by
14 our office prior to final review and signatures of
15 the deeds and/or plat.

16 MR. WALSH: There's no subdivision
17 proposed here. We're keeping the lot number as
18 is.

19 MS. MOORE: Okay.

20 Per Sectio 870-197.H, fences and walls
21 should be required to complement the structural
22 style, color and design of the principal
23 building.

24 MR. WALSH: Yes. We will do that.
25 There's a small retaining wall in the rear of the

1 site which will be the same materials as the
2 building. And there's also a black picket-style
3 fence which runs along the rear of the property.

4 MS. MOORE: The black ornamental
5 fence?

6 MR. WALSH: Correct. Similar to many
7 other facilities in the City.

8 CHAIRMAN DEJESUS: How high is that
9 fence?

10 MR. WALSH: I believe it's five or six
11 feet.

12 CHAIRMAN DEJESUS: Is it five or is it
13 six?

14 MR. WALSH: Let me double check.

15 CHAIRMAN DEJESUS: Because then you're
16 going to need a variance.

17 MR. WALSH: It's actually three and a
18 half feet; 42 inches.

19 MS. MOORE: Okay.

20 MR. WALSH: I'm not sure -- if you wanted
21 to make it different than that?

22 MR. CANGELOSI: No. I mean, that works
23 for us. But the Chairman has a good point. Now that
24 the height has been referenced, is a variance
25 required? And if so, could we put that on the

1 record?

2 MR. EINGORN: A variance is required if
3 it's over four feet.

4 MR. CANGELOSI: Then that's fine. Three
5 and a half is what we would prefer.

6 CHAIRMAN DEJESUS: All I'm doing is
7 making sure that we don't give you the green light
8 and then you end up going eight or ten feet.

9 MR. CANGELOSI: Right. No. Thank you,
10 Chairman. I appreciate that very much.

11 MS. MOORE: Per Section 870-120,
12 residential is allowed to be mixed with
13 nonresidential uses but only if located above the
14 first floor. Your compliance.

15 MR. WALSH: There's no residential units
16 on the first floor.

17 MS. MOORE: Okay.

18 The signature block on the Cover Sheet
19 should be revised to add the signature for the Zoning
20 Officer/Administrative Officer.

21 MR. WALSH: We will add that.

22 MS. MOORE: The signatures for the
23 applicant, owner and County Planning Board
24 Chairperson should be removed from the Cover Sheet.

25 MR. WALSH: We'll take those off.

1 MS. MOORE: For the Summary of Variances
2 and Waivers, I have for variances, the front yard set
3 back, the side yard set back, rear yard set back,
4 impervious coverage, parking requirements, drive
5 aisles, parking space size. We eliminated the
6 sidewalks. We have lighting levels at property line,
7 lighting levels, number of wall signs. And I added
8 Section 870-231.A(3) for curbing or parking bumpers.
9 And then also, Section 870-225.A for the trash
10 enclosure. And I'll just state, exterior trash
11 enclosure.

12 MR. EINGORN: Is it 225 or 255?

13 MR. SHEEHAN: 255, right?

14 MS. MOORE: 255?

15 MR. SHEEHAN: Yes. Item K in your
16 report.

17 MS. MOORE: Thank you.

18 For the New Jersey Residential Site
19 Improvement Standards, I have none on here for
20 Agreement to Exceed or De Minimus Exceptions.
21 This probably should be one for De Minimus Exception
22 for parking. I believe so.

23 MR. WALSH: If that's your opinion then
24 maybe we'd request that as well.

25 MS. MOORE: Yes. We'll add that for

1 parking because I don't believe that's enough parking
2 spaces in accordance where they just go by the
3 actual beds or bedrooms.

4 MR. SHEEHAN: Right.

5 MS. MOORE: So the City Ordinances, the
6 Waivers, we have parking lot islands. We eliminated
7 the mechanical screening. Street trees, parking lot
8 islands, parking lot buffer plantings, parking lot
9 landscaping, two of them. Generally, the waivers are
10 just landscaping.

11 MR. SHEEHAN: Correct.

12 MS. MOORE: You're aware of the Approval
13 Process as listed pages 11 and 12. One thing I want
14 to note, No. 2, we usually when we ask for the one
15 copy of final plans, I did ask that you also, any
16 submission at this point, if you provide the
17 electronic files with every subsequent resolution
18 compliance submission, should this project be
19 approved.

20 MR. WALSH: Yes. No problem.

21 MS. MOORE: I'll mention at this time
22 too, if you can also add money to the review escrow
23 fee, the review escrow account, it just keeps
24 everything moving as quickly as you would want the
25 project to move.

1 MR. CANGELOSI: We certainly will, Dena.
2 We'll work with Angela to make sure that's all taken
3 care of.

4 MS. MOORE: Thank you.

5 MR. SHEEHAN: Outside Agency Approvals, I
6 have noted -- well, I'm sorry, going back, if you
7 have any questions regarding the approval process,
8 you can contact our office; contact me.

9 Outside Agency Approvals, I have noted as
10 Camden County Planning Board and Camden County Soil
11 Conservation District. Were there any others that
12 may be necessary you're aware of?

13 MR. SHEEHAN: No.

14 MS. MOORE: Okay. Mr. Chairman, that
15 concludes our review.

16 CHAIRMAN DEJESUS: Thank you, Dena. I
17 appreciate it tremendously.

18 MS. MOORE: Thanks.

19 CHAIRMAN DEJESUS: I only have one
20 question to the applicant and that is, what's the
21 going rate for the apartments that you're proposing
22 to rent out?

23 MR. CANGELOSI: Yes, Chairman, that's a
24 good question. So they vary based on income levels.
25 So individuals in here range from 30 to 50 to 60

1 percent. So anywhere between -- you know, before I
2 go and speculate on the record, do you mind if I
3 email you the exact rents or email them to Dena and
4 she can share them with the Board? I don't have them
5 in front of me.

6 CHAIRMAN DEJESUS: You can do that.
7 Make sure you send one to Angela as well.

8 MS. MOORE: The most likely, if you can
9 just email Angela with that information because
10 technically I don't need that. If you want to give
11 it Angela to share with the Board, that would --

12 MR. CANGELOSI: Angela, I'll email you
13 the rents this evening. Okay?

14 MS. MILLER: Great. Thank you.

15 CHAIRMAN DEJESUS: It's basically so that
16 we can make sure you're doing an even line all the
17 way across for everybody. Anybody else have any
18 questions from the Board in reference to this matter?

19 MR. LEE: Yes. I might have missed --
20 forgive me if I missed it; perhaps I did. However,
21 did we address the issue of lighting in the parking
22 lot?

23 CHAIRMAN DEJESUS: Yes, they did.

24 MR. LEE: Okay. Thank you.

25 CHAIRMAN DEJESUS: Anyone else? Hearing

1 none then I'll go to open to the public. Is there
2 anyone out in the public having any concerns in
3 reference to this application?

4 MR. HOLDEN: Mr. Chairman, if I may. If
5 it's my turn. If there's someone ahead of me, I'm
6 happy to wait.

7 CHAIRMAN DEJESUS: No. Please give your
8 name.

9 MR. EINGORN: Mr. Holden, will you raise
10 your right hand?

11 MR. HOLDEN: Yes.

12 - - -

13 STEVEN HOLDEN, having first been duly
14 sworn/affirmed, was examined and testified as
15 follows:

16 - - -

17 MR. HOLDEN: My name is Steve Holden.
18 I'm Deputy General Counsel at the DRPA. I reside at
19 5405 Garden Avenue in Pennsauken. I am here on
20 behalf of the DRPA to express our approval and really
21 delight in the development of this housing project
22 and the tearing down of the dilapidated old brick
23 building. But also, to express a concern or a word
24 of caution. And rather than do it as a lawyer with
25 way too many words, I figured I would bring our

1 engineer, Mr. Mike Howard in to the extent that
2 engineers usually are better at using fewer words.
3 So may I introduce Mr. Howard and Mr. --

4 CHAIRMAN DEJESUS: They have to be sworn
5 in. Mr. Eingorn. Is he there.

6 MR. HOLDEN: Yes. Mr. Howard is here.

7 MR. EINGORN: You say you have two
8 witnesses or just one?

9 MR. HOLDEN: Just one.

10 MR. EINGORN: Mr. Howard, will you raise
11 your right hand.

12 - - -

13 MICHAEL HOWARD, P.E., having first been
14 duly sworn/affirmed, was examined and testified as
15 follows:

16 - - -

17 MR. EINGORN: Please provide your name
18 and address for the record.

19 MR. HOWARD: My name is Michael Howard.
20 Last name, H-O-W-A-R-D. I reside at 126 West Holly
21 Avenue, Oaklyn, New Jersey.

22 MR. HOWARD: I reviewed the plans that
23 were on file at City Hall. And we had issues that
24 were brought up as part of that review. The first
25 one was discussed regarding parking. We do have

1 concerns regarding the 39 parking spaces, whereas the
2 number is 122. And we don't won't to necessarily
3 become the default parking storage for this new
4 structure.

5 Also, we do have a concern regarding
6 stormwater. And Ferry Avenue parking lot is very
7 susceptible to flooding so much so that we actually
8 have signs up throughout the parking lot indicating
9 that the event during heavy rains, the parking could
10 flood. And the concern is that according to the
11 drainage plan, I did not see any retention on site.
12 Everything is discharging directly into the
13 stormwater lines.

14 In addition to that, the drawings show a
15 temporary construction and utility easement on the,
16 say, the east side of the property. This will
17 require permanent easements because you're trying
18 directly, the stormwater line directly into our
19 drainage system. And as a result, we have concerns
20 about taking all the flow from this property directly
21 into our system.

22 In addition to that, there are easements
23 that would be required. Drive "B" that's shown on
24 the plans, is actually DPRA property. And our
25 property line extends beyond the curb to what is the

1 existing sidewalk, the edge of the north line of the
2 sidewalk. And the concerns that we have that they're
3 going to be, there's a tie-in along Drive "B" for the
4 stormwater. And it's always going to be a proposed
5 six-inch water service into Drive "B."

6 This is, again, this is DRAP property.

7 MS. MOORE: Excuse me. I'm sorry, Mr.
8 Howard, while you're noting this, are we able to see
9 exactly a screen shot of the site?

10 MR. SHEEHAN: Do you want me to bring it
11 up, Mr. Howard or do you have one?

12 MR. HOWARD: I do not have a screen
13 shot.

14 MR. SHEEHAN: That one or this?

15 MS. MOORE: I guess the other one.

16 MR. SHEEHAN: This one?

17 MS. MOORE: Yes. Right there.

18 MR. HOWARD: That would be good at least
19 for now. So there's going to be proposed work taking
20 place for the grass strip between the new sidewalk
21 and the curb. That is on DRPA property. In addition
22 to that, the trees that are shown along Drive
23 "B", again, that's DRPA property. And being proposed
24 to install these off of the -- not in the public
25 right-of-way but on the private property.

1 MS. MOORE: I'm sorry? For
2 clarification, so Drive "B" is not within the -- is
3 not the City right-of-way. Drive "B" is owned by
4 DRPA?

5 MR. HOWARD: Correct.

6 MS. MOORE: Thank you.

7 MR. HOWARD: So any of the tie-ins will
8 be done on essentially private property.

9 MR. HOLDEN: As the lawyer, my
10 expectation is that we will have an opportunity to
11 meet with Mr. Sheehan and the developer's counsel.
12 And I did have a conversation with him earlier today
13 because those are details that if there had been
14 space between the preliminary and the final, could
15 have gotten worked out.

16 Now we're at the final. I have
17 confidence that they can be worked out but I would
18 appreciate it if Mr. Sheehan could address some of
19 that. My sense is, Mr. Cangelosi already did with
20 regard to the shuttle to the Virtua parking. Because
21 parking may be a problem. Mr. Howard, have I -- I
22 didn't mean to cut you off. Is there anything else
23 that you thought we needed to bring up?

24 MR. HOWARD: Yes. Along the roughly east
25 side of the property. I guess that's been referenced

1 as the back of the property where we're talking of
2 the retaining wall, the 42-inch retaining wall, the
3 drawing show that estate fencing is going to be
4 installed. And according to the plan that's shown
5 here, it looks like there's some plantings. That
6 whole line between the structure and the property
7 line is very tight.

8 There is concern that some of the work
9 that's going to be done, will be impacting our
10 property as well. There are Thrust blocks that are
11 identified as well as the sidewalk along that east
12 side that could be in close proximity to our
13 property. And we request additional information
14 regarding showing where this is occurring in relation
15 to the property line.

16 And also lastly, where the drawing shows
17 the temporary construction and utility easement, we
18 do have existing utilities and they would need to be
19 shown on plans. Just the concern that although a
20 site plan was brought up in 2017, we have not seen
21 any plans or any request to do any work on our
22 property. So we have a concern that all this is
23 being pushed through without any discussions ahead of
24 representing to the Planning Board.

25 MR. SHEEHAN: So to address what Mr.

1 Holden had said and he and I spoke a little bit this
2 earlier today, we would have to work out easements
3 with the DRPA in order to address the issues that Mr.
4 Howard had brought up. We will certainly do that
5 before we could sign-off of the site plan.

6 MR. WALSH: And we can work with Mr.
7 Howard and Mr. Sheehan and Mr. Cangelosi to come up
8 with solutions and alternatives for the utilities and
9 things like that to everyone's satisfaction.

10 CHAIRMAN DEJESUS: Agreed. Because
11 you're asking us to give you preliminary and final
12 site plan and these things are not being ironed out
13 prior to that thing. I would recommend that you
14 table this until you solve all those and then come
15 back and bring us satisfaction between the two of
16 you's.

17 MR. SHEEHAN: I would ask Mr. DeJesus, if
18 that's the Board's desire, what I would ask for is,
19 we get preliminary approval and then make the
20 satisfaction a condition for final approval.

21 CHAIRMAN DEJESUS: I'm willing to accept
22 that.

23 MR. HOLDEN: I think that's a good idea
24 and I have confidence in Mr. Sheehan. Mr. Howard and
25 I can get to it quickly and get it resolved. I think

1 that that's a good use of everybody's thoughts and
2 efforts and time to move it forward.

3 MR. CANGELOSI: Mr. Chairman, can we
4 talk? Is this just because there's a tremendous
5 amount of funding that's at risk in the event we
6 don't move this forward timely? Are we suggesting
7 that the Board grants the approval subject to the
8 DRPA and Michaels and Mr. Sheehan and Stout &
9 Caldwell working through some of the utility
10 connection points?

11 CHAIRMAN DEJESUS: The answer to your
12 question is that, what we want to make sure is, that
13 if we're going to give you final approval, okay, that
14 all parties at hand at this point are totally
15 satisfied on how this project is going to move
16 forward.

17 You're dealing with construction of a new
18 building and eating up space that may affect another
19 property owner. And that's what we are hearing.
20 What I don't want to happen is, we give you final
21 approval and then you don't solve your problems
22 between each other. And that's not going to happen.
23 So I would prefer that we give you preliminary
24 approval upon the conditions that you must satisfy
25 each other's concerns.

1 MS. MOORE: Any typically those type
2 connections are made within like City right-of-way or
3 County right-of-way. I did not realize that Drive
4 "B" was actually private property. So you have a lot
5 of connections on private property.

6 CHAIRMAN DEJESUS: And those things need
7 to be resolved beforehand.

8 MR. EINGORN: In addition, you probably
9 need to look into whether or not you're attempting to
10 plant and do other construction on property that's
11 owned by the DRPA which it sounds like it might be
12 along the Drive "B"; not just the connections.

13 CHAIRMAN DEJESUS: Mr. Sheehan.

14 MR. SHEEHAN: Nick, can you talk about
15 since we're doing it virtually and I don't have the
16 ability, we're on Zoom. Nick, can you talk about the
17 funding issues and whether we have time to -- whether
18 we're going to lose funding if we don't get final
19 approval?

20 CHAIRMAN DEJESUS: But the thing is this,
21 Mr. Sheehan, and I'm not disputing your concern about
22 funding. We can't put funding as a means of an
23 excuse to give you final approval. The reason for
24 that is the fact that you're encroaching on another
25 person's property. And these things should have been

1 resolved prior to that. When you were doing out this
2 blueprint, you should have seen that you were
3 exceeding or at least on the borderlines and you
4 didn't resolve beforehand.

5 Coming here and presenting this thing as
6 though everything was satisfied, for me it doesn't
7 fly. Okay? But, you know, a preliminary yes with
8 the condition that you must satisfy DRPA's interest
9 and concern prior to getting you a final approval.

10 MR. HOLDEN: Mr. Chairman, do you
11 envision that final acceptance of whatever revisions,
12 if any, have to be made, would you find that to be
13 acceptable in a letter or in correspondence from the
14 DPRA between the parties or do you envision them to
15 coming back for --

16 CHAIRMAN DEJESUS: As far as coming up
17 with a document showing proof that both parties agree
18 to the conditions that each other is concerned
19 about.

20 MR. HOLDEN: I think that, you know,
21 we'll get working on that with Mr. Sheehan.

22 CHAIRMAN DEJESUS: The reason why I'm
23 asking just one more month. You're only talking
24 about next month which is August. To table this
25 thing until you get it all squared away and then get

1 final approval and gone.

2 MR. SHEEHAN: Nick, do you want to get
3 preliminary tonight and then have to refile for final
4 or do you want to carry it and try to work everything
5 out and get preliminary and final next month?

6 MR. CANGELOSI: Carry it and get
7 preliminary and final next month. We just really
8 need to get with the governor's office and some of
9 the funders to see if that will work. But I'm hoping
10 that if it's just 30 days, they'll stay fully
11 committed to this transformation effort.

12 CHAIRMAN DEJESUS: You know, for us on
13 your part, our concern is basically the two parties
14 involved and making sure both parties are not
15 encroaching on each other's needs. So, therefore,
16 please -- I prefer that you guys postpone, grant us
17 to get the opportunity to satisfy each other, send us
18 the letter so that come August, we can say, yes, go
19 and execute the final -- preliminary and final site
20 plan.

21 MR. CANGELOSI: Mr. Chairman, we
22 appreciate that.

23 MR. SHEEHAN: We will do that, Mr.
24 Chairman.

25 MR. HOLDEN: Thank you.

1 CHAIRMAN DEJESUS: Mr. Sheehan, I prefer
2 we're going to table this until the August meeting?

3 MR. EINGORN: Do we have a date for the
4 August meeting?

5 MR. SHEEHAN: I believe is August 11th.

6 MR. EINGORN: I don't know if there's
7 anybody else here in the public but this matter is
8 now being adjourned to the next monthly meeting which
9 has been announced on the record. There will be no
10 further notice required. This is your notice now
11 that the applicant is here and has jurisdiction
12 before the Board and, therefore, will be able to
13 appear next month without further publication or
14 direct notice to parties on the 200-foot list.

15 MR. SHEEHAN: Just to clarify. That
16 meeting will be August 11th at 6:00 p.m. via Zoom.
17 And the contact information -- the Zoom information
18 will be on the City's Planning Board's website.

19 MS. MILLER: Yes.

20 CHAIRMAN DEJESUS: We'll try to make sure
21 you're the first thing on the agenda so we don't hold
22 you up that long.

23 MR. SHEEHAN: We're going to be with you
24 all night, Mr. DeJesus. We have another one coming
25 in.

1 CHAIRMAN DEJESUS: Thank you both,
2 gentlemen. I appreciate your opportunity to accept
3 my offer so that we can satisfy each other's needs.

4 MR. SHEEHAN: Thank you, Mr. Chairman.

5 MR. CANGELOSI: Thank you.

6 MS. MOORE: Thank you.

7 CHAIRMAN DEJESUS: Moving right along.
8 Preliminary and final site plan for
9 Cooper Cancer Center, 400 Haddon Avenue, Block 1443,
10 Lot 5.02.

11 MS. MILLER: Mr. Chair, that's being
12 continued to next month, August 11th,

13 CHAIRMAN DEJESUS: Thank you, Anglea, I
14 appreciate that.

15 MS. MILLER: No problem.

16 CHAIRMAN DEJESUS: The last thing on our
17 agenda, of course, is the Adoption of the Following
18 Resolutions, Certificate of Appropriateness Approval
19 for: Jonathan Gabay, 421 Chambers Avenue;
20 Darlene Workman, 3066 Kearsarge Road;
21 Daniel Ricketti, 432 Chambers Road;
22 220 Cooper Street, L.P., 200 Cooper Road;
23 Rose Street Properties, LLC, 119 Linden Street;
24 Michael Anauso, 1530 Minnesota Road;
25 Kids Me Academy, 1200 Yorkship Square;

1 Claudius Charles, 2791 N. Congress Road;
2 Estate of Steven J. Friedman on behalf of
3 (Michael Jacobs), 328 North 2nd Street.

4 Can we have a motion to approve all of
5 these?

6 MR. LEE: So moved.

7 CHAIRMAN DEJESUS: I need a second.

8 MR. THOMAS: Second.

9 MS. MILLER: Jose DeJesus.

10 CHAIRMAN DeJESUS: Yes.

11 MS. MILLER: Mr. Lee.

12 MR. LEE: Yes.

13 MS. MILLER: Director Walker.

14 DIRECTOR WALKER: Yes.

15 MS. MILLER: Mr. Thomas.

16 MR. THOMAS: Yes.

17 MS. MILLER: Mr. Humphrey.

18 MR. HUMPHREY: Yes.

19 MS. MILLER: Motion carried to approve.

20 Thank you.

21 CHAIRMAN DEJESUS: We need a motion to
22 adjourn, gentlemen?

23 DIRECTOR WALKER: Motion to adjourn.

24 MR. LEE: Second.

25 MS. MILLER: Jose DeJesus.

1 CHAIRMAN DeJESUS: Yes.

2 MS. MILLER: Steven Lee.

3 MR. LEE: Yes.

4 MS. MILLER: Director Walker.

5 DIRECTOR WALKER: Yes.

6 MS. MILLER: Mr. Thomas.

7 MR. THOMAS: Yes.

8 MS. MILLER: Mr. Humphrey.

9 MR. HUMPHREY: Yes.

10 MS. MILLER: Motion carried to approve.

11 Thank you and have a good night.

12 - - -

13 (**Meeting concluded at 8:29 p.m.**)

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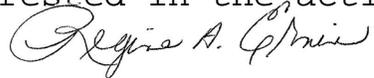
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2
3
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7 to testify to the truth.

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

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

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