

In The Matter Of:
CITY OF CAMDEN
PLANNING BOARD

Transcript of Meeting
January 9, 2025

1 PLANNING BOARD
2 CITY OF CAMDEN

3 - - - -

4 Thursday, January 9, 2025

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6 Transcript of proceedings of the City of
7 Camden Planning Board was conducted as a virtual
8 meeting via a remote conferencing platform, TEAMS,
9 commencing at 6:15 p.m.

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

12 ERIN CREAN, ACTING CHAIRWOMAN
13 STEVEN LEE, VICE-CHAIRMAN
14 DIRECTOR KEITH WALKER
15 IAN LEONARD
16 BRENDA FRACTION
17 DARNELL HANCE
18 TAMEEKA MASON

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

20 ANGELA MILLER, PLANNING BOARD SECRETARY
21 JAMES BURNS, ESQUIRE, ATTORNEY FOR THE BOARD
22 DEMBO, BROWN & BURNS, LLP
23 ERIC M. BERNSTEIN, ESQUIRE, CONFLICT ATTORNEY
24 ERIC M. BERNSTEIN & ASSOCIATES, LLC
25 DENA MOORE JOHNSON, PE, CME, BOARD ENGINEER
REMINGTON & VERNICK ENGINEERS
DR. EDWARD C. WILLIAMS, PP, ASIP, CSI, AHP, CZO,
CPZBS; DIRECTOR OF PLANNING & DEVELOPMENT;
ZONING OFFICER; HPC SECRETARY

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I N D E X

CASES HEARD:

PAGE

- 1) APPROVAL OF PLANNING BOARD PUBLIC
MEETING MINUTES: NOVEMBER 12, 2024
& DECEMBER 12, 2024

5

- 2) PLANNING BOARD DIRECTOR'S REPORT

6

- 3) REORGANIZATION OF THE BOARD AND
APPOINTMENT OF BOARD PROFESSIONALS

7

NEW BUSINESS:

- 4) JFL ASSOCIATES
211 Penn Street

14

- 5) JAMES G. COMSTOCK
3123 Tuckahoe Road

14

- 6) COOPER HEALTH SYSTEM (TOWER A)
1 Cooper Plaza

16

- 7) ADOPTION OF RESOLUTIONS

15

1 ACTING CHAIRWOMAN CREAN: We will call
2 this meeting to order, the January 9th, 2025 Planning
3 Board meeting.

4 DR. WILLIAMS: Through the Acting Chair,
5 reading the opening statement.

6 ACTING CHAIRWOMAN CREAN: By the
7 direction of the Planning Board Chairman, Jose
8 DeJesus, Jr., of the City of Camden, there will be a
9 regularly scheduled Planning Board meeting held on
10 Thursday, January 9, 2025 at 6:00 p.m.

11 Since the City of Camden remains under a
12 Declaration of a Health Emergency related to the
13 COVID-19 virus, City Hall is open. Therefore, this
14 regularly scheduled meeting will be conducted as a
15 virtual meeting via a remote conferencing platform,
16 TEAMS. Instructions on accessing this virtual
17 regularly scheduled Planning Board meeting and
18 meeting agenda, can be found on the City of Camden's
19 website.

20 MR. BURNS: Roll call.

21 MS. MILLER: Jose DeJesus. Steven Lee.

22 VICE-CHAIRMAN LEE: Here.

23 MS. MILLER: Mayor Victor Carstarphen.
24 Director Keith Walker.

25 DIRECTOR WALKER: Present.

1 MS. MILLER: Ian Leonard.

2 MR. LEONARD: Here.

3 MS. MILLER: Councilwoman Jannette Ramos.

4 Erin Crean.

5 ACTING CHAIRWOMAN CREAN: Present.

6 MS. MILLER: Omari Thomas. Raschid

7 Humphrey. Brenda Fraction. Tameeka Mason.

8 MS. MASON: Present.

9 MS. MILLER: Mr. Darnell Hance.

10 MR. HANCE: Here.

11 MS. MILLER: Thank you.

12 Statement of Board Secretary: Adequate
13 notice of this meeting has been provided in
14 accordance with the Open Public Meeting Act. The
15 Camden City Planning Board adopted a resolution
16 approving schedule of regular meetings to be held
17 during the year of 2025 by, one, posting a copy
18 thereof on the bulletin boards reserved for such
19 purpose in the Office of City Clerk, City Hall, first
20 floor, Camden, New Jersey; two, transmitting a copy
21 thereof to the Courier Post and to the Philadelphia
22 Inquirer. These newspapers have been designated by
23 this Board to receive same, and three, filing a copy
24 thereof to the City Clerk, City of Camden, New
25 Jersey. The subject meeting was publicized on

1 January 7, 2025.

2 ACTING CHAIRWOMAN CREAN: Approval of
3 Planning Board Public Hearing Minutes for November
4 12, 2024 and December 12, 2024. Did everyone have a
5 chance to review them?

6 THE BOARD: Yes.

7 ACTING CHAIRWOMAN CREAN: We need a
8 motion and a second.

9 VICE-CHAIRMAN LEE: So moved.

10 MR. BURNS: Moved by Mr. Lee. Do we have
11 a second?

12 DIRECTOR WALKER: Second.

13 MR. BURNS: Can we have a vote, please?

14 MS. MILLER: Steven Lee. Director
15 Walker.

16 DIRECTOR WALKER: Yes.

17 MS. MILLER: Mr. Leonard.

18 MR. LEONARD: Yes.

19 MS. MILLER: Erin Crean.

20 ACTING CHAIRWOMAN CREAN: Yes.

21 MS. MILLER: Ms. Fraction, is she not
22 there? Not yet?

23 DR. WILLIAMS: No.

24 MS. MILLER: Okay. Thank you.

25 ACTING CHAIRWOMAN CREAN: And the

1 Planning Board Director's Report.

2 MR. BURNS: Actually, Erin, I'm going to
3 swear in the professionals. For our professionals,
4 can you raise your right hands, please?

5 - - -

6 DR. EDWARD C. WILLIAMS, PP, ASIP, CSI,
7 AHP, CZO; DENA MOORE JOHNSON, PE, CME, having first
8 been duly sworn/affirmed, was examined and testified
9 as follows:

10 - - -

11 MR. BURNS: Thank you.

12 DR. WILLIAMS: Madam Chair, this evening,
13 the report is based on the agenda in front of you
14 relative to the professional appointments of Dembo,
15 Brown & Burns, LLP for Board Attorney.
16 Eric M. Bernstein & Associates, LLC for Conflict
17 Attorney. Remington & Vernick Engineers as the Board
18 Engineer. And Environmental Resolutions for the
19 Conflict Engineer.

20 So under Reorganization, under advice of
21 counsel, if the Board wishes to maintain the current
22 slate of officers as well as professionals, you are,
23 with Board Counsel's advice, can vote in block to
24 maintain the same officers, as well as professionals
25 for this coming year. And that ends my report, Madam

1 Chair.

2 MR. BURNS: Going to the Reorganization,
3 Erin, the first matter to be addressed would be the
4 election of the Chairman. Do we have a motion for
5 the Chairman, Jose DeJesus.

6 ACTING CHAIRWOMAN CREAN: So moved.

7 IAN LEONARD: Second.

8 DR. WILLIAMS: As indicated --

9 MS. FRACTION: Hello, I just got through.

10 DR. WILLIAMS: Ms. Fraction, we can hear
11 you, Ma'am. Thank you so much.

12 MS. FRACTION: And thank you for letting
13 me get through. I don't know what's wrong with my
14 phone today.

15 MR. BURNS: That's okay, Ms. Fraction.

16 DR. WILLIAMS: No problem, ma'am.

17 MS. FRACTION: Okay. I'm ready.

18 MR. BURNS: We have a motion and a second
19 for the election of Jose DeJesus as Chairman. Can
20 I get a roll-call vote, please?

21 MS. MILLER: Steven Lee.

22 VICE-CHAIRMAN LEE: Yes.

23 MS. MILLER: Director Walker.

24 DIRECTOR WALKER: Yes.

25 MS. MILLER: Mr. Leonard.

1 MR. LEONARD: Yes.

2 MS. MILLER: Ms. Crean.

3 ACTING CHAIRWOMAN CREAN: Yes.

4 MS. MILLER: Ms. Fraction.

5 MS. FRACTION: Yes.

6 MS. MILLER: Motion carried to approve.

7 MR. BURNS: The next item will be --

8 Steve, if you can put your microphone on mute,
9 please.

10 VICE-CHAIRMAN LEE: Okay.

11 MR. BURNS: The next matter will be the
12 election of a Vice-Chair. Do I have a motion for
13 Vice-Chair for Steven Lee for Vice-Chair?

14 ACTING CHAIRWOMAN CREAN: So moved.

15 MR. BURNS: Moved by Ms. Crean. Do
16 I have a second?

17 MS. FRACTION: Second.

18 MR. BURNS: Second by Ms. Fraction. May
19 I have a roll-call vote, please.

20 MS. MILLER: Mr. Lee. Director Walker.

21 DIRECTOR WALKER: Yes.

22 MS. MILLER: Mr. Leonard.

23 MR. LEONARD: Yes.

24 MS. MILLER: Ms. Crean.

25 ACTING CHAIRWOMAN CREAN: Yes.

1 MS. MILLER: Ms. Fraction.

2 MS. FRACTION: Yes.

3 MS. MILLER: Motion carried to approve.

4 Thank you.

5 MR. BURNS: Election of Secretary. Do

6 I have a motion to accept and approve Ms. Miller,

7 Angela Miller, as secretary for the Board?

8 DIRECTOR WALKER: So moved.

9 MR. BURNS: I have a motion. Do I have a
10 second?

11 ACTING CHAIRWOMAN CREAN: Second.

12 MR. BURNS: Very good. So moved by
13 Director Walker and seconded by Ms. Crean. Roll-call
14 vote, please.

15 MS. MILLER: Mr. Lee.

16 VICE-CHAIRMAN LEE: Yes.

17 MS. MILLER: Director Walker.

18 DIRECTOR WALKER: Yes.

19 MS. MILLER: Mr. Leonard.

20 MR. LEONARD: Yes.

21 MS. MILLER: Ms. Crean.

22 ACTING CHAIRWOMAN CREAN: Yes.

23 MS. MILLER: Ms. Fraction.

24 MS. FRACTION: Yes.

25 MS. MILLER: Motion to approve. Thank

1 you.

2 MR. BURNS: The next matter is the
3 appointment of the Board Attorney. Do I have a
4 motion for the appointment of the Board Attorney?

5 MR. LEONARD: So moved.

6 MR. BURNS: That would be Dembo, Brown &
7 Burns.

8 ACTING CHAIRWOMAN CREAN: Yes. Second.

9 MR. BURNS: Roll-call vote, please.

10 MS. MILLER: Mr. Lee. Director Walker.

11 DIRECTOR WALKER: Yes.

12 MS. MILLER: Mr. Leonard.

13 MR. LEONARD: Yes.

14 MS. MILLER: Ms. Crean.

15 ACTING CHAIRWOMAN CREAN: Yes.

16 MS. MILLER: Ms. Fraction.

17 MS. FRACTION: Yes.

18 MS. MILLER: Motion carried. Thank you.

19 MR. BURNS: Can I have a motion to
20 appoint as Conflict Attorney the law firm of Eric
21 Bernstein?

22 ACTING CHAIRWOMAN CREAN: So moved.

23 MS. FRACTION: Second.

24 MR. BURNS: Roll-call vote, please.

25 MS. MILLER: Mr. Lee.

1 VICE-CHAIRMAN LEE: Yes.

2 MS. MILLER: Director Walker.

3 DIRECTOR WALKER: Yes.

4 MS. MILLER: Mr. Leonard.

5 MR. LEONARD: Yes.

6 MS. MILLER: Ms. Crean.

7 ACTING CHAIRWOMAN CREAN: Yes.

8 MS. MILLER: Ms. Fraction.

9 MS. FRACTION: Yes.

10 MS. MILLER: Motion to approve. Thank
11 you.

12 MR. BURNS: The next matter will be the
13 appointment of the Board Engineer. Do I have a
14 motion for the fabulous Dena Moore Johnson?

15 MR. LEONARD: So moved.

16 VICE-CHAIRMAN LEE: Second.

17 MR. BURNS: Roll-call vote, please.

18 MS. MILLER: Mr. Lee.

19 VICE-CHAIRMAN LEE: Yes.

20 MS. MILLER: Director Walker.

21 DIRECTOR WALKER: Yes.

22 MS. MILLER: Mr. Leonard.

23 MR. LEONARD: Yes.

24 MS. MILLER: Ms. Crean.

25 ACTING CHAIRWOMAN CREAN: Yes.

1 MS. MILLER: Ms. Fraction.

2 MS. FRACTION: Yes.

3 MS. MILLER: Motion carried.

4 MR. BURNS: The last matter for Reorg
5 would be the appointment of our Conflict Engineer.
6 Do I have a motion to appoint Environmental
7 Resolutions, Inc. as Conflict Engineer?

8 VICE-CHAIRMAN LEE: So moved.

9 MR. BURNS: So moved by Mr. Lee. Do I
10 have a second?

11 ACTING CHAIRWOMAN CREAN: Second.

12 MR. BURNS: Roll-call vote, please.

13 MS. MILLER: Mr. Lee.

14 VICE-CHAIRMAN LEE: Yes.

15 MS. MILLER: Director Walker.

16 DIRECTOR WALKER: Yes.

17 MS. MILLER: Mr. Leonard.

18 MR. LEONARD: Yes.

19 MS. MILLER: Ms. Crean.

20 ACTING CHAIRWOMAN CREAN: Yes.

21 MS. MILLER: Ms. Fraction.

22 MS. FRACTION: Yes.

23 MS. MILLER: Motion carried. Thank
24 you.

25 MR. BURNS: Very good. At this time,

1 I have prepared Resolutions related to the election
2 of the Chairman, Vice-Chair, Secretary, Planning
3 Board Attorney, Conflict Attorney, Board Engineer and
4 Conflict Engineer. Those Resolutions have been
5 submitted to Ms. Miller. Can I get a motion to
6 approve those Resolutions?

7 ACTING CHAIRWOMAN CREAN: So moved.

8 MR. BURNS: Do I have a second?

9 MS. FRACTION: Second.

10 MR. BURNS: Thank you, Ms. Fraction. Can
11 I have a roll-call vote?

12 MS. MILLER: Mr. Lee.

13 VICE-CHAIRMAN LEE: Yes.

14 MS. MILLER: Director Walker.

15 DIRECTOR WALKER: Yes.

16 MS. MILLER: Mr. Leonard.

17 MR. LEONARD: Yes.

18 MS. MILLER: Ms. Crean.

19 ACTING CHAIRWOMAN CREAN: Yes.

20 MS. MILLER: Ms. Fraction.

21 MS. FRACTION: Yes.

22 MS. MILLER: Motion carried to approve.

23 Thank you.

24 MR. BURNS: Very good.

25 Going back into New Business, we have two

1 Certificates of Appropriateness. Dr. Williams, can
2 you address those two Certificates of
3 Appropriateness, please?

4 DR. WILLIAMS: Yes. As the secretary to
5 the Commission, along with another member, Ms. Crean,
6 we do recommend the two C of A's that are posted and
7 noted on the agenda for approval.

8 MR. BURNS: Very good. Is any member of
9 the public want to speak on JFL Associates, 211 Penn
10 Street or James G. Comstock, 3123 Tuckahoe Road? Any
11 member of the public wish to address those two
12 Certificates?

13 DR. WILLIAMS: Counsel, I don't see any
14 hands up.

15 MR. BURNS: Seeing none, we can move
16 forward with a motion to approve based on the
17 recommendations of Dr. Williams and Ms. Crean. Do we
18 have a motion to approve?

19 MR. LEONARD: So moved.

20 MR. BURNS: Thank you, Ian.

21 VICE-CHAIRMAN LEE: Second.

22 MR. BURNS: Thank you, Steve.

23 MS. MILLER: Mr. Lee.

24 VICE-CHAIRMAN LEE: Yes.

25 MS. MILLER: Director Walker.

1 DIRECTOR WALKER: Yes.

2 MS. MILLER: Mr. Leonard.

3 MR. LEONARD: Yes.

4 MS. MILLER: Ms. Crean.

5 ACTING CHAIRWOMAN CREAN: Yes.

6 MS. MILLER: Ms. Fraction.

7 MS. FRACTION: Yes.

8 MS. MILLER: Motion carried. Thank

9 you.

10 MR. BURNS: Thank you. So at this time
11 before I turn it over to Mr. Bernstein to address the
12 Cooper Health System, in order to move the matter
13 forward, we've got two Resolutions to approve
14 tonight. We've got a Certificate of Appropriateness
15 for Rufino Regalado, 1080 Niagara Road. And a Major
16 Subdivision and Preliminary & Final Site Plan
17 Approval for Camden Lutheran Housing, Inc., Ray
18 Street, Borton Street and N. 10th Street. Can I have
19 a motion to approve those Resolutions?

20 DIRECTOR WALKER: So moved.

21 MS. FRACTION: Second.

22 MR. BURNS: So moved by Director Walker
23 and Ms. Fraction for the second. Roll call.

24 MS. MILLER: Mr. Lee.

25 VICE-CHAIRMAN LEE: Yes.

1 MS. MILLER: Director Walker.

2 DIRECTOR WALKER: Yes.

3 MS. MILLER: Mr. Leonard.

4 MR. LEONARD: Yes.

5 MS. MILLER: Ms. Crean.

6 ACTING CHAIRWOMAN CREAN: Yes.

7 MS. MILLER: Ms. Fraction.

8 MS. FRACTION: Yes.

9 MS. MILLER: Motion carried to approve.

10 Thank you.

11 MR. BURNS: Very good. At this time, I
12 have a conflict of interest. I cannot sit for the
13 Cooper Health System so I'm going to turn it over to
14 our Conflict Counsel, the able and very efficient
15 Mr. Eric Bernstein to handle that. And it was a
16 pleasure seeing you all tonight and thank you for the
17 reappointment.

18 ACTING CHAIRWOMAN CREAN: Bye Jim. Have
19 a good night. Mr. Bernstein, are you ready?

20 MR. BERNSTEIN: Mr. Sheehan, I got to be
21 somewhere in 30 minutes.

22 MR. SHEEHAN: I will start now,
23 Mr. Bernstein. My name is Kevin Sheehan. I'm the
24 attorney for Cooper Health System. This is the
25 application of the Cooper Health System, 1 Cooper

1 Plaza, Block 1402, Lot 1.

2 The hospital is seeking site plan waiver
3 to permit it to place a temporary MRI located in a --
4 MRI facility located in a trailer along with a
5 temporary canopy on the property outside the
6 emergency room ambulance entrance while it replaces
7 existing MRI's within the health system. The
8 ordinance permits site plan waiver if there's no
9 construction or de minimus construction.

10 The project will not impact various site
11 plan considerations since this will be a trailer on
12 wheels and a temporary canopy, there really is no new
13 construction or new impervious coverage and really no
14 affect on site plan issues. So we believe that the
15 Board has jurisdiction to grant the wavier.

16 With me tonight are Jennifer O'Shea from
17 Cooper and Jason Schooling from PS&S who prepared the
18 site plan and aerial plan that were submitted. So if
19 we can have them sworn in.

20 MR. BERNSTEIN: If they both can raise
21 their right hands.

22 - - -

23 JASON SCHOOLING, P.E.; JENNIFER O'SHEA,
24 having first been duly sworn/affirmed, was examined
25 and testified as follows:

— — —

MR. BERNSTEIN: Mr. Sheehan, they're sworn in.

MR. SHEEHAN: Thank you.

Jennifer, can you identify yourself and your position with Cooper and explain what Cooper is proposing to do here?

MS. O'SHEA: Sure. Thank you. Good evening everyone. My name is Jennifer O'Shea. I'm the assistant vice-president for planning, design and construction at Cooper University. I've been there for about ten years.

Cooper has two MRI units that are in excess of ten years old. And we are in need of replacing them to keep up with our patient volumes and the quality of care that we need to provide in making sure that we have the best quality of images for our patients.

Based on our current volumes, each MRI sees roughly 450 patients a month. And to replace the MRI's we need to back-fill and have access to this mobile MRI unit. It would really impact our patient care and services if we didn't have the mobile MRI unit. Providing it will allow us to continue with the services that we need and the care

1 that we need.

2 MR. SHEEHAN: Jennifer, you said it's
3 going to be temporary. Do you know how long it'll be
4 there?

5 MS. O'SHEA: We're going to replace each
6 MRI one at a time in an effort to, again, address the
7 current volumes that we have. So we believe it's
8 about two years. If we can improve upon that time,
9 believe me, we all want to do that and turn this back
10 over. So worse case scenario, would be two years.
11 And as soon as we can complete the projects, we will
12 then release the mobile MRI.

13 MR. SHEEHAN: And are any new utilities
14 required?

15 MS. O'SHEA: No. All the exiting
16 utilities are there in an effort to just to be able
17 to have the trailer arrive and be able to quote
18 unquote plug it in.

19 MR. SHEEHAN: Dena, do you want to go
20 through your report?

21 MS. MOORE: I can go through it really
22 quickly. Hello, I'm Dena Moore Johnson with
23 Remington & Vernick Engineers.

24 Referring to Remington & Vernick's letter
25 dated December 5, 2024. Starting on page 2 under

1 Area & Bulk Requirements, no changes are proposed to
2 the existing lot and structures on site. The
3 following area and bulk condition pertain only to the
4 proposed accessory structure. So we have noted, most
5 items are not applicable. You would need a variance
6 for the structure height and I'll go through that in
7 a couple minutes in other comment.

8 And your building coverage and impervious
9 coverage, those are to be determined (TBD). So do
10 they remain the same or just less than 80 percent
11 less than 90 percent so that you wouldn't need any
12 additional variances, correct?

13 MR. SHEEHAN: There's no change, Dena.
14 The impervious -- building coverage, one of them.
15 The existing coverage, impervious coverage is 92.8
16 percent. That was a variance granted with the Tower
17 A application. And no new impervious will be
18 provided.

19 MS. MOORE: 92.8 percent. And that is a
20 variance previously received. Okay. And the
21 building coverage, that was less than 80 percent?

22 MR. SHEEHAN: Correct.

23 MS. MOORE: I will note that variance
24 that was previously received on a subsequent review
25 letter so that we have that documented.

1 The applicant is seeking a site plan
2 waiver pursuant to Section 870-43. The Planning
3 Board may waive the requirements for site plan
4 approval where there is a change in use or occupancy
5 and no extensive construction or improvements or a de
6 minimus construction or improvements are sought.

7 The waiver may be granted only upon a
8 resolution by the Board finding that the use will not
9 affect existing drainage, circulation, relationship
10 of buildings to each other, landscaping, buffering,
11 lighting and other considerations of site plan
12 approval. And that the existing facilities do not
13 require upgraded or additional site improvements.

14 The application for a waiver shall
15 include a discussion of the prior use of the site,
16 the proposed use and its impact. The waiver can be
17 granted only at a public meeting. An application for
18 site plan waiver shall be considered to be an
19 application for site plan approval so as to authorize
20 and permit the Planning Board to exercise its
21 ancillary powers to hear a variance request pursuant
22 to N.J.S.A. 40:55D-60.

23 Pursuant to Section 870-189.G, accessory
24 structures are limited to a height of 10 feet. The
25 proposed trailer is approximately 16 feet. A

1 variance is necessary for the height.

2 MR. SHEEHAN: So Jason, can you -- Jason
3 Schooling was sworn in. Jason, can you summarize
4 your professional and education experience to be
5 qualified as an expert in engineering?

6 MR. SCHOOLING: Of course. I graduated
7 in 2006 with a B.S. in civil engineering from NJIT.
8 I've worked for the past 18 years as both a civil
9 engineer and as a professional planner. I am
10 licensed as a professional engineer in the State of
11 New Jersey, as well as being licensed as a
12 professional planner in the State of New Jersey.
13 I've spoken for and presented before numerous Boards
14 in the state including in Camden.

15 MR. SHEEHAN: Mr. Bernstein,
16 I would submit him as an expert in civil engineering.

17 MR. BERNSTEIN: Any objection from the
18 members of the Board to Mr. Schooling being
19 designated as an expert? Hearing none, Mr. Sheehan,
20 go ahead.

21 MR. SHEEHAN: Thank you. Jason, can you
22 just explain the height of the trailer and the
23 height of the canopy?

24 MR. SCHOOLING: Certainly. So the height
25 of the trailer itself is going to be around 13.4

1 feet. And the height of the canopy we'll see that
2 slightly. It's going to be at 15 feet. And these
3 elevations, again, the mobile unit as a whole is
4 temporary in nature.

5 MR. SHEEHAN: And this is a prefab
6 trailer and that's the height on wheels, correct?

7 MR. SCHOOLING: That is correct.

8 MR. BERNSTEIN: So you're seeking a
9 variance not only as to the canopy but as in the
10 building itself? Both of them are in excess of ten
11 feet, correct?

12 MR. SHEEHAN: Correct. Both the trailer
13 and the canopy, correct.

14 MS. MOORE: Okay. You provided the
15 testimony regarding the building and impervious
16 coverage. Testimony should be provided if any
17 existing parking spaces or loading spaces will be
18 removed to accommodate the proposed project.

19 MR. SCHOOLING: No parking spaces or
20 loading spaces are going to be affected.

21 MS. MOORE: Your testimony was two years
22 for the length of time for the temporary unit. And
23 no new utilities as a part of this project. You
24 realize the project should be reviewed and approved
25 by the City Engineer and the City Fire Chief with

1 written verification provided by each?

2 MR. SHEEHAN: Yes.

3 MR. SCHOOLING: Yes. And that's been
4 submitted to each prior to this meeting.

5 MS. MOORE: The applicant and owner are
6 reminded that site safety is their responsibility.
7 The plan should note that "The owner, or his
8 representative, is to designate an individual
9 responsible for construction site safety during the
10 course of site improvements pursuant to
11 N.J.A.C. 5:23-2.21 (e) of the N.J. Uniform
12 Construction Code and CFR 1926.32(f) the (OSHA
13 Competent Person)".

14 MR. SHEEHAN: Yes.

15 MS. MOORE: Okay.

16 I have the Summary of Variances and
17 Waivers. Variances from the Redevelopment Plan for
18 the accessory structure type which is the trailer.
19 For Section 870-189.G, the accessory structure
20 height. A waiver from Section 870-43 for the site
21 plan. That's it?

22 MR. SHEEHAN: Yes.

23 MS. MOORE: Any additional? I'm not
24 missing any?

25 MR. SHEEHAN: No.

1 MS. MOORE: And you're aware of the
2 approval process as listed on pages 3 and 4 for the
3 project?

4 MR. SHEEHAN: Yes. I would just ask,
5 Dena, there's no site improvements or do we need a
6 Site Stabilization Bond?

7 MS. MOORE: No. Wait.

8 MR. SHEEHAN: The bonding, there's really
9 no improvements.

10 MS. MOORE: Okay. That's probably a
11 legal question but I would say no offhand.

12 Mr. Bernstein, do you --

13 MR. BERNSTEIN: I suggest, Mr. Sheehan,
14 you inquire of the City's Attorney office as to
15 whether or not they're going to want that and advise
16 us accordingly?

17 MR. SHEEHAN: Okay.

18 MR. BERNSTEIN: Copy us and Ms. Johnson
19 on the request and make sure we are copied on the
20 response.

21 MR. SHEEHAN: Will do.

22 MS. MOORE: Thank you. That concludes my
23 review.

24 MR. BERNSTEIN: Any other testimony, Mr.
25 Sheehan?

1 MR. SHEEHAN: No, Mr. Bernstein.

2 MR. BERNSTEIN: Any questions of members
3 of the Board for either Ms. O'Shea or Mr. Schooling
4 or Ms. Johnson? You shouldn't be left out of the
5 mix. Hearing none, Madam Chair, Ms. Miller, is there
6 anyone in the public who wishes to ask questions of
7 either the witnesses for Cooper and/or has comments
8 on the application itself?

9 DR. WILLIAMS: I'm looking through the
10 roll and I don't see any hands up at this time.

11 MR. BERNSTEIN: Thank you, Dr. Williams.
12 Any last words, Mr. Sheehan?

13 MR. SHEEHAN: No, Mr. Bernstein.

14 MR. BERNSTEIN: All right. I have seen
15 your draft resolution. The issue I have with it is,
16 I don't think it includes all the items that
17 Ms. Johnson discussed in terms of the waivers, etc.
18 And I really haven't had a chance to take a really
19 good look at it.

20 However, I'm suggesting the following
21 compromise because I know Cooper wants to get this
22 trailer in and hopefully before the next meeting.
23 And if Dr. Williams and the Board have no problem
24 with it, this is my recommendation.

25 Should the Board approve the application

1 subject to the necessary approvals by the City to
2 allow the trailer to be placed initially, further
3 subject to the adoption of a resolution memorializing
4 this Board at the February meeting. This would allow
5 Cooper to move forward on the placing of the trailer
6 and still allow myself and
7 Ms. Johnson, who I think would like a chance to look
8 at this, etc., to take a look at the resolution. And
9 if there are any questions, we can address it.

10 MR. SHEEHAN: That's great from our
11 prospective, Mr. Bernstein, if that's okay with the
12 Board.

13 MR. BERNSTEIN: Any issues, Dr. Williams,
14 on behalf of the Planning Department?

15 DR. WILLIAMS: I have no problem in an
16 effort to move this project along.

17 MR. BERNSTEIN: Ms. Johnson, any
18 issues?

19 MS. MOORE: No issues.

20 MR. BERNSTEIN: Any members of the Board
21 have any problem with suggestion? And I deeply
22 appreciate everybody looking out for my
23 self-preservation and my reappointment? Thank you
24 all. Anything else? With that, hearing none, Mr.
25 Sheehan, no last words -- you get the last word.

1 MR. SHEEHAN: No. We're good. Thank
2 you.

3 MR. BERNSTEIN: Madam Chair, what we need
4 is a motion and a second to approve the application.
5 This is application -- this is Cooper Health System,
6 1 Cooper Plaza, Block 1402, Lot 1 requesting a site
7 plan waiver including variance and waiver relief, if
8 applicable, to permit the placement of a temporary
9 mobile MRI facility on the Cooper Health property.

10 Said resolution is subject to approval,
11 necessary approval from the City -- from the
12 applicable City departments with the ultimate
13 determination of a resolution memorializing by the
14 Board which allows the Cooper application to move
15 forward pending the outcome of the resolution. And
16 you'll send me something, Angela, so I think I
17 remember this?

18 MS. MILLER: Yes.

19 MR. BERNSTEIN: Thank you.

20 ACTING CHAIRWOMAN CREAN: Do we have a
21 motion to approve?

22 DIRECTOR WALKER: Motion.

23 MS. MILLER: Is there a second?

24 VICE-CHAIRMAN LEE: Second.

25 DR. WILLIAMS: Seconded by Mr. Lee.

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

2 VICE-CHAIRMAN LEE: Yes.

3 MS. MILLER: Director Walker.

4 DIRECTOR WALKER: Yes.

5 MS. MILLER: Mr. Leonard.

6 MR. LEONARD: Yes.

7 MS. MILLER: Ms. Crean.

8 ACTING CHAIRWOMAN CREAN: Yes.

9 MS. MILLER: Ms. Fraction.

10 MS. FRACTION: Yes.

11 MS. MILLER: Ms. Mason.

12 MS. MASON: Yes.

13 MS. MILLER: Mr. Hance.

14 MR. HANCE: Yes.

15 MS. MILLER: Thank you. Motion to

16 approve. Thank you all.

17 MR. SHEEHAN: Thank you very much.

18 MR. BERNSTEIN: Thank you all.

19 MS. MOORE: Thank you.

20 MR. BERNSTEIN: Dr. Williams, I believe
21 if I'm correct, there's no other items on the agenda?

22 MS. MILLER: That is correct.

23 DR. WILLIAMS: That's correct.

24 MR. BERNSTEIN: Therefore, the
25 appropriate motion will be a motion to adjourn.

1 MS. MOORE: I just wanted to say, thank
2 you for my reappointment. Thank you.

3 MR. BERNSTEIN: Thank you for my
4 reappointment.

5 ACTING CHAIRWOMAN CREAN: Motion to
6 adjourn.

7 VICE-CHAIRMAN LEE: Second.

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

9 VICE-CHAIRMAN LEE: Yes.

10 MS. MILLER: Director Walker.

11 DIRECTOR WALKER: Yes.

12 MS. MILLER: Mr. Leonard.

13 MR. LEONARD: Yes.

14 MS. MILLER: Ms. Crean.

15 ACTING CHAIRWOMAN CREAN: Yes.

16 MS. MILLER: Ms. Fraction.

17 MS. FRACTION: Yes.

18 MS. MILLER: Ms. Mason.

19 MS. MASON: Yes.

20 MS. MILLER: Mr. Hance.

21 MR. HANCE: Yes.

22 MS. MILLER: Motion carried to adjourn.

23 - - -

24 *(Meeting concluded at 6:45 p.m.)*

25

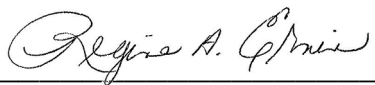
1 CERTIFICATION

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

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

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

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

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23 does not apply to any reproduction of the same by any
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(32) **Meeting - effort

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