

In The Matter Of:
CITY OF CAMDEN
PLANNING BOARD

City of Camden Planning Board
November 17, 2025

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PLANNING BOARD
CITY OF CAMDEN

- - - -

Monday, November 17, 2025

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

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

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

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

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

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1 VICE-CHAIRMAN LEE: The meeting shall now
2 come to order. By the direction of the Planning
3 Board Chairman Jose DeJesus, Jr. of the City of
4 Camden, there will be a regularly scheduled Planning
5 Board meeting held on Monday, November 17, 2025 at
6 6:00 p.m.

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

17 MS. MILLER: Okay. Good evening.
18 Adequate notice of this meeting has been provided in
19 accordance with the Open Public Meeting Act. The
20 Camden City Planning Board adopted a Resolution
21 approving the schedule of regular meetings to be held
22 during the year of 2025 by, one, posting a copy
23 thereof on the bulletin boards reserved for such
24 purpose in the Office of City Clerk, City Hall, first
25 floor, Camden, New Jersey; two, transmitting a copy

1 thereof to the Courier Post and to the Philadelphia
2 Inquirer. These newspapers have been designated by
3 this Board to receive same, and filing a copy thereof
4 with the City Clerk, City of Camden, New Jersey. The
5 subject meeting was publicized on November 10, 2025.

6 VICE-CHAIRMAN LEE: Roll call, please.

7 MS. MILLER: Jose DeJesus. Steven Lee.

8 VICE-CHAIRMAN LEE: Here.

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

11 DIRECTOR WALKER: Present.

12 MS. MILLER: Mr. Leonard.

13 MR. LEONARD: Here.

14 MS. MILLER: Councilwoman Ramos.

15 COUNCILWOMAN RAMOS: Present.

16 MS. MILLER: Ms. Crean.

17 MS. CREAN: Present.

18 MS. MILLER: Mr. Thomas. Mr. Davis.
19 Ms. Fraction.

20 MS. MILLER: Motion carried to approve.

21 MS. FRACTION: Here.

22 DR. WILLAAMS: Just for the record,
23 Angela, Ms. Fraction is on the call.

24 MS. MILLER: Okay. Thank you. Hi
25 Ms. Fraction.

1 MS. FRACTION: Hi. Can you hear me?

2 MS. MILLER: Yes, ma'am.

3 VICE-CHAIRMAN LEE: At this time, we'll
4 have the approval of Planning Board Public Hearing
5 Meeting Minutes dated October 9, 2025. Is there a
6 motion to approve the minutes for October 9, 2025?

7 DIRECTOR WALKER: Motion.

8 MR. LEONARD: Second.

9 DR. WILLIAMS: Second by Mr. Leonard.

10 VICE-CHAIRMAN LEE: Roll call, please.

11 MS. MILLER: Mr. Lee.

12 VICE-CHAIRMAN LEE: Yes.

13 MS. MILLER: Director Walker.

14 DIRECTOR WALKER: Yes.

15 MS. MILLER: Mr. Leonard.

16 MR. LEONARD: Yes.

17 MS. MILLER: Councilwoman Ramos.

18 COUNCILWOMAN RAMOS: Yes.

19 MS. MILLER: Ms. Crean.

20 MS. CREAN: Yes.

21 MS. MILLER: Ms. Fraction.

22 MS. FRACTION: Yes.

23 MS. MILLER: Motion carried to approve.

24 Thank you.

25 VICE-CHAIRMAN LEE: Thank you.

1 At this time, we have swearing in of all
2 professionals and planning staff.

3 MR. BERNSTEIN: The testimony that you're
4 about to give is the truth, the whole truth and
5 nothing but the truth, so help you God?

6 MS. MOORE: I do.

7 DR. WILLIAMS: I affirm.

8 MR. BERNSTEIN: We will ask you to state
9 your name, spell your last name, your credentials and
10 by whom you're employed when we get to your hearing
11 in the matter in question. I guess I'm the Board
12 attorney tonight, Dr. Williams?

13 DR. WILLIAMS: I believe you are, sir.

14 MR. BERNSTEIN: That means I'm like Dena,
15 I get to stay the entire meeting.

16 DR. WILLIAMS: That's correct.
17 Mr. Vice-Chair.

18 VICE-CHAIRMAN LEE: Yes.

19 New Business: Certificate of -- No.1,
20 we only have, I believe, four items that we're going
21 to be hearing tonight. The rest, our attorney will
22 elaborate on the reasons why they're not going to be
23 heard tonight.

24 DR. WILLIAMS: Angela, would you indicate
25 to the public what's going to be heard tonight,

1 please?

2 MS. MILLER: Okay. So we're going to
3 hear, 'A,' 'C,' 'E' and 'I.'

4 DR. WILLIAMS: Thank you.

5 Mr. Vice-Chair, if I may, before you move
6 it to the agenda. Just a short Planning Director's
7 Report. I don't know if it's on the agenda but I
8 just want to point out real quickly. Just a reminder
9 to all Board members regarding the League of
10 Municipalities, the next three days, Tuesday,
11 Wednesday and Thursday, there are a number of courses
12 that are being offered for those who are going to be
13 in attendance regarding Planning and Zoning Board
14 items and matters. And some that may be directly
15 related to one of the Boards in terms of some of the
16 offerings.

17 Number 2, in terms of RFP for Board
18 professionals, the reports that are coming out or the
19 proposals that come out from that process, results in
20 R&V as being the primary Board Engineer. Mr.
21 Bernstein, who is on this call tonight, will be our
22 conflict attorney. And the conflict engineer would
23 be Grant Engineering. This year we have had very few
24 proposals. As a matter of fact, just two or three
25 for the Board professionals.

1 So we want to just announce that tonight
2 that Jim Burns who is on the call as well, his firm.
3 So the slate remains pretty much the same with the
4 exception of the conflict engineer. And once, again,
5 that will be Grant Engineering for the conflict
6 engineer for the Board for the year 2026. And Mr.
7 Vice-Chair, that ends my report for this evening.

8 MS. MILLER: Doctor, one more
9 thing.

10 DR. WILLIAMS: Yes.

11 MS. MILLER: You got to remind them about
12 the stormwater training that everybody didn't turn
13 in.

14 DR. WILLIAMS: Right. To the members
15 that have not completed the video presentations about
16 40, 45 minutes, please in your spare time, complete
17 that training. You're just watching the video and
18 then signing the form to verify that you have
19 reviewed the actual video. The stormwater training
20 is tied to a SM-4 Stormwater Permit requirements and
21 it's not really an option. It's mandatory. So
22 please when you get a moment, please review that
23 video, sign the bottom of the form and return that to
24 us for our files. Thank you. That ends my report.

25 MS. MILLER: Thank you. Mr. Lee?

1 MR. BURNS: Doctor Williams, can you hear
2 me?

3 DR. WILLIAMS: I can hear you, sir.

4 MR. BURNS: For some reason my camera is
5 not working. I apologize. Just real quick, I need
6 to be off -- I have a hard stop a little after seven.
7 So I'm hoping given the fact that Eric is going to be
8 covering the Cooper which will be the last thing we
9 can do, we should make that time for me. I just
10 wanted to remind you of that.

11 DR. WILLIAMS: I just want to recognize
12 the fact that Mr. Lee, our vice-chair, some how is
13 not on the call.

14 MS. MILLER: Let me see if I can reach
15 out to him.

16 DR. WILLIAMS: Okay.

17 MR. BERNSTEIN: You still have a quorum.

18 DR. WILLIAMS: We still have a quorum?

19 MR. BERNSTEIN: We had six without him --
20 six with him. Six with him so it's fine without him.

21 MR. BURNS: Because we have five. Eric
22 is right.

23 DR. WILLIAMS: Through our Board counsel,
24 Ms. Crean, could you take the helm at this point and
25 move us to the agenda? We're now currently under New

1 Business and we're on Item A.

2 MS. CREAN: I can be, but my camera is
3 not working. I hope that that's okay.

4 MR. BURNS: That's okay. We're having
5 the same problem for some reason. Go ahead, Erin.

6 MS. CREAN: Okay. So we are on 'A,'
7 Certificate of Appropriateness, Yvette Lincoln, 1516
8 Minnesota Road. The applicant is proposing exterior
9 work at said property located within the Fairview
10 Historic District. Doctor Williams?

11 MR. BURNS: Anybody present on that?

12 DR. WILLIAMS: Yes. That person was on
13 the call. I am Dr. Ed Williams for the record,
14 Department of Planning & Development. Also member
15 and secretary of the HPC. We did review this matter
16 at our current HPC meeting of which Ms. Crean also
17 was in attendance. And we have approved the proposed
18 work, the exterior work, for 1516 Minnesota Road
19 under Ms. Yvette Lincoln.

20 MS. MILLER: We need a motion?

21 DR. WILLIAMS: We want to open up to the
22 public before we do that.

23 MR. BURNS: Do we have a motion to open
24 to the public?

25 DIRECTOR WALKER: Motion.

1 MR. BURNS: Can I get a second?

2 COUNCILWOMAN RAMOS: Second.

3 MR. BURNS: All in favor?

4 THE BOARD: Yays.

5 MR. BURNS: So now we're in public
6 session. Anybody from the public that would like to
7 speak on this application? Anybody there,
8 Dr. Williams?

9 DR. WILLIAMS: No, sir. Nobody here.
10 I need a motion to close.

11 MR. BERNSTEIN: Jim, I thought I saw
12 Ms. Lincoln.

13 DR. WILLIAMS: Ms. Lincoln, are you on
14 the call?

15 MS. LINCOLN: Yes, sir, I'm here.

16 DR. WILLIAMS: Oh, I'm sorry.

17 MS. LINCOLN: That's okay.

18 DR. WILLIAMS: Do you have any objections
19 to the approval of your C of A for 1516 Minnesota
20 Road?

21 MS. LINCOLN: No, sir.

22 DR. WILLIAMS: I want to thank you so
23 much.

24 MS. LINCOLN: Thank you.

25 MR. BURNS: With that we just need a

1 motion to close public.

2 DIRECTOR WALKER: Motion.

3 MS. CREAN: Second.

4 MR. BURNS: All in favor?

5 THE BOARD: Yays.

6 MR. BURNS: We're back. We just need a
7 motion to approve this application.

8 MS. CREAN: So moved.

9 DIRECTOR WALKER: Second.

10 MS. MILLER: Wait a minute. I'm a little
11 lost here. What application are we now approving
12 because I thought we did that first?

13 DR. WILLIAMS: We're still on 1516
14 Minnesota Road. What the counselor did was, open and
15 close to the public. Now this third move is to
16 approve the application; is that correct, Mr. Burns?

17 MR. BURNS: Yes. We have a motion and a
18 second. I just need a roll-call vote to approve.

19 MS. MILLER: Okay. Because you lost me
20 now and I need to know who is the first and the
21 second of this portion here.

22 DR. WILLIAMS: Director Walker had it
23 first. Who motioned and second?

24 MR. BURNS: Actually, it was Erin who
25 motioned first and Director Walker who was the

1 second.

2 DR. WILLIAMS: Okay. There you go.

3 MS. MILLER: Thank you so much. Sorry
4 for the confusion. Okay.

5 MR. BURNS: We just need a vote.

6 DR. WILLIAMS: Roll call.

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

8 DIRECTOR WALKER: Yes.

9 MS. MILLER: Mr. Leonard.

10 MR. LEONARD: Yes.

11 MS. MILLER: Councilwoman Ramos.

12 COUNCILWOMAN RAMOS: Yes.

13 MS. MILLER: Ms. Crean.

14 MS. CREAN: Yes.

15 MS. MILLER: Ms. Fraction.

16 MS. FRACTION: Yes.

17 MS. MILLER: Motion carried to approve.

18 Thank you.

19 MS. CREAN: Okay. Moving on. Are we
20 doing 'B' or no?

21 MR. BURNS: 'B' has been carried to
22 December 11th.

23 MS. CREAN: Oh, okay.

24 MR. BURNS: That's when they'll be heard.
25 And Cooper is going to be moved to the end. So we're

1 going to go now to the amended site final site plan
2 regarding Mt. Sinai Church which is 'D.' And they
3 are also going to be carried to December 11th and
4 they will be required to provide new notice. So they
5 are off as well to December 11th and they will be
6 required to provide new notice.

7 MS. CREAN: Okay. So moving on to 'E':
8 An ordinance amending the Gateway Redevelopment Plan
9 for review and consideration by the Planning Board
10 regarding Block 1465, Lots 4 & 5.

11 MR. BURNS: Who will be presenting on
12 that, Dr. Williams?

13 DR. WILLIAMS: Will the applicant please
14 identify themselves, please.

15 MR. LETIZIA: Good evening, Tom Letizia,
16 attorney representing Subaru of America, Inc. I am
17 also having problems with video but I hope you can
18 hear me.

19 MR. BURNS: We can hear you, Tom.

20 MR. LETIZIA: Okay. Hi Jim.

21 MR. BURNS: Hi.

22 MR. LETIZIA: Also with me are
23 representatives of Langan Engineers, our professional
24 engineer Kyle MacGeorge and our planner, Sean
25 Moronski. I think you see Sean now. So in any

1 event, this is a proposed ordinance amendment to the
2 redevelopment, the Gateway Redevelopment Plan of the
3 city. The property that is being changed in terms
4 of zoning is a 1.9 acre parcel that is across the
5 street from the Subaru office headquarters.

6 The property looks like a finger so many
7 people refer to it as a finger tract. It is located
8 at 1350 Admiral Wilson Blvd. and 250 Memorial Avenue.
9 The property is surrounded by roadways. Subaru
10 through an affiliate known as Finger 1, LLC, acquired
11 the property from Campbell's in April of this year.
12 And Subaru has come up with a plan to redevelop the
13 property for an off-street vehicle storage use that
14 will accommodate corporate vehicles of the company.
15 It's not intended to be a parking area for employees
16 or overflow or visitor parking. Again, it's just for
17 corporate vehicles.

18 The current zoning of the property is OLI
19 or Office Light Manufacture or Light Industrial.
20 Parking areas are permitted as an accessory use in
21 the zone. But because this property is not adjacent
22 to the Subaru headquarters, the lot will be
23 considered as a principal permitted use. So,
24 therefore, what this amendment to the Redevelopment
25 Plan seeks to achieve is, permitting corporate

1 vehicle storage as a principal permitted use in the
2 zone. And then there's also some minor tweaking of
3 landscaping and fencing regulations related to this
4 particular property.

5 The amendment only applies to the
6 property that I just described. It does not apply to
7 any other properties under the Redevelopment Plan.
8 So the amendment is limited in nature in terms of
9 zoning. Under the Plan, the purpose is to, you know,
10 beautify the area, redevelop land that has been
11 contaminated. This is one of those properties. It
12 does have environmental contamination.

13 Some of you may know that this property
14 was once the home of the Sears Tire and Battery
15 operation. Those structures were demolished by the
16 prior owner. However, there's still some
17 contamination that needs to be remediated as Subaru
18 has agreed to take on that obligation. And so one of
19 the main benefits of this amendment is the
20 remediation of the property as part of the
21 redevelopment of the site.

22 So with that, obviously, we're available
23 for questions. And, again, Mr. MacGeorge and
24 Mr. Moronski, can also answer questions related to
25 this amendment. As you know, the Planning Board's

1 role here is to review the proposed ordinance for
2 consistency with the Master Plan. And the
3 Redevelopment Amendment. And then provide its
4 determination to the City Council. The City Council
5 introduced this ordinance last month. And subject to
6 the Planning Board's determination, it is scheduled
7 for second reading in December by Council. So with
8 that, I'll turn it back to the Board.

9 MR. BURNS: Doctor Williams, I know that
10 an executive summary was provided with the
11 application which all the members have which lays out
12 a lot of what counsel just indicated on the record
13 with his introductory statement. Has your office had
14 a chance to review this proposal?

15 DR. WILLIAMS: Yes, I've reviewed. To
16 the Planning Board members, I've reviewed the
17 proposal and the actual -- that includes the actual
18 amendment to the Gateway Redevelopment Plan. And I
19 find the amendment to be consistent with the City's
20 Master Plan, as well as being consistent with its
21 Master Plan reexamination reports. And would
22 recommend the same from this Board to counsel for the
23 second reading in December.

24 MR. BURNS: Very good.

25 MS. CREAN: Are there any questions? Do

1 we open up to the public first or the Board questions
2 first?

3 MR. BURNS: If the Board has any
4 questions, it would best to have the Board ask them
5 of the applicant.

6 MS. CREAN: Yes. Okay. Are there any
7 questions from the Board?

8 MR. BURNS: I know the Board is familiar
9 with this project. And I know it's -- as I
10 indicated, the submission laid out a very good
11 summary of what's being proposed here and the purpose
12 and consistency with the Master Plan. And it's
13 always incumbent upon our planning division to review
14 it. It's Dr. Williams' office. I know he's done a
15 thorough review.

16 Really our purview is to listen to the
17 testimony, make that determination of consistency,
18 and then recommend the adoption of the ordinance if
19 that's the Board's charge, to recommend adoption of
20 the ordinance with a finding of consistency with the
21 Master Plan. So that's where we are. If the Board
22 has no questions given your familiarity with this, we
23 can open it to the public for any public comment.

24 MS. CREAN: Okay.

25 MR. BURNS: Normally with an ordinance

1 amendment we don't have to open to the public but I
2 know it's always the policy of the Board to allow
3 members of the public to comment.

4 MS. CREAN: Okay.

5 MR. BURNS: As we always discuss, public
6 comment is usually done before City Council but it
7 has always been our policy to allow people to speak
8 if they choose to on an ordinance amendment or
9 change.

10 MS. CREAN: Is there anyone from the
11 public that wishes to speak?

12 DR. WILLIAMS: I'm scanning the list and
13 don't see any hands up for this matter.

14 MR. BURNS: Since no public is present to
15 speak on the application, we can bring it back to the
16 Board. The motion would be to approve the proposed
17 amendment to the Gateway Redevelopment Plan for Block
18 1465, Lots 4 & 5 with a finding of consistency with
19 the Master Plan.

20 VICE-CHAIRMAN LEE: So moved as stated.

21 MR. BURNS: Thank you. That was Director
22 Walker. Do I have a second?

23 VICE-CHAIRMAN LEE: No. That was
24 Mr. Lee.

25 MR. BURNS: Oh, Mr. Lee. You're back.

1 MS. CREAN: Oh, Mr. Lee. I'm giving the
2 reigns back to you.

3 VICE-CHAIRMAN LEE: No, no, continue. I
4 had to call in because I got blacked out here. I got
5 blacked out.

6 MR. BURNS: That's okay, Erin. You can
7 finish this application. So that was a motion
8 provided by Mr. Lee.

9 MS. CREAN: Yes.

10 MR. BURNS: Do I have a second?

11 DIRECTOR WALKER: Second.

12 MR. BURNS: Thank you, Director Walker.
13 Roll-call vote, Angela.

14 MS. MILLER: Mr. Lee.

15 VICE-CHAIRMAN LEE: Yes.

16 MS. MILLER: Director Walker.

17 DIRECTOR WALKER: Yes.

18 MS. MILLER: Mr. Leonard.

19 MR. LEONARD: Yes.

20 MS. MILLER: Councilwoman Ramos.

21 COUNCILWOMAN RAMOS: Yes.

22 MS. MILLER: Ms. Crean.

23 MS. CREAN: Yes.

24 MS. MILLER: Ms. Fraction.

25 MS. FRACTION: Yes.

1 MS. MILLER: Motion carried to approve.
2 Thank you.

3 MR. LETIZIA: Thank you very much.
4 Have a good evening.

5 DR. WILLIAMS: Thank you.

6 VICE-CHAIRMAN LEE: Ms. Crean, do you
7 want to continue or do you want me to take over;
8 which one?

9 MS. CREAN: Oh, no. You can take over.
10 How about it?

11 VICE-CHAIRMAN LEE: Courtesy Review
12 Agenda Item Letter 'I.' Courtesy review of Camden
13 County Multi-Agency Service Center at 1220 Broadway,
14 Block 337, Lot 106, Zone District LI-1. New
15 construction of a Service Center Facility for
16 unhoused individuals.

17 Is there anybody here interested in this
18 item or who would like to speak on it?

19 MR. BURNS: Doctor Williams, while we're
20 waiting for everybody to get available for that
21 application, was it already noted that Items 'F,'
22 'G,' and 'H,' are going to be carried to the December
23 meeting without new notice?

24 DR. WILLIAMS: That's correct.

25 MR. BURNS: Okay. Very good. So they'll

1 be carried without new notice. Thank you.

2 DR. WILLIAMS: So I see Robert on. You
3 want to lead this charge here, sir, or Mr. Lex?
4 You're muted, sir.

5 VICE-CHAIRMAN LEE: Go ahead. Can you
6 hear me now?

7 DR. WILLIAMS: Yes, we can hear you, Mr.
8 Lee. I'm referring to the applicant for the
9 conceptual review.

10 VICE-CHAIRMAN LEE: Okay. I'm sorry.

11 DR. WILLIAMS: You're still muted. I see
12 Jennifer. Can you unmute yourself, ma'am?

13 MS. BONACCORSI: Yes.

14 DR. WILLIAMS: There you go.

15 MS. BONACCORSI: Can you hear me?

16 DR. WILLIAMS: We can hear you.

17 MS. BONACCORSI: Okay. I can start. So
18 basically, you know, the Camden County Multi-Agency
19 Center is a facility that would be located at 1220
20 Broadway. And it is where unhoused individuals can
21 receive services from various agencies with a goal
22 to, you know, navigate them towards the right
23 resources for either finding shelter or affordable
24 housing in the future.

25 And some of the examples of the services

1 that they would receive there could be meeting with
2 someone from the Board of Social Services or a
3 counselor for a drug addiction. And the as well as a
4 place where they could do -- there's like laundry
5 facilities, things like that. So I don't know if
6 Jim, our architect, from USA Architects is also on
7 the meeting. If there's anything that he would like
8 to add, as well as our engineer from Marathon
9 Consulting.

10 DR. WILLIAMS: If possible, could you
11 show some of the PDF's that were perceived so that
12 the Board members can get a visual as to what's being
13 proposed there, please?

14 MS. BONACCORSI: Jim, are you able to do
15 that, Jim McAuliffe?

16 MR. McAULIFFE: I could do that, yes.

17 MS. BONACCORSI: Thank you.

18 MR. BURNS: And while he's doing that,
19 Jennifer, this is a county project in working with
20 the City; is that correct?

21 MS. BONACCORSI: Yes, that's correct.

22 MR. BURNS: So just explain that
23 relationship. This is a Courtesy Review. So the
24 Board, really their job is to listen and make any
25 recommendations, but we don't really have any power

1 to approve this application. We're here to listen to
2 what it is and make any recommendations that we may
3 feel is appropriate. But if you can explain the
4 relationship between the City and the County as it
5 relates to this project that would be appreciated.

6 MS. BONACCORSI: Well, also Jim Lex is on
7 the call. Jim, do you want to speak to that question
8 regarding the property and the County?

9 MR. BURNS: Let me swear everybody in who
10 will be testifying. So Jennifer is going to be sworn
11 in. Who else is going to testify?

12 MR. LEX: Mr. Burns, it's Jim Lex.

13 MS. BONACCORSI: Jim Lex from the
14 Improvement Authority.

15 - - -

16 JAMES MCAULIFFE, R.A.; JENNIFER
17 BONACCORSI; JIM LEX, having first been duly
18 sworn/affirmed, was examined and testified as
19 follows:

20 - - -

21 MR. BURNS: If we could, Dr. Williams, I
22 know you gave some testimony already. I don't know
23 if you were sworn before I got on. But do you
24 swear/affirm all the testimony you gave on tonight's
25 meeting is the truth, the whole truth and nothing by

1 the truth.

2 DR. WILLIAMS: I affirm.

3 MR. BURNS: Thank you. Go ahead.

4 MR. LEX: To Jim Burns, to answer your
5 question, the land is owned by the City. The
6 building improvements will be owned by the County.
7 As you can see here from the rendering that Jim is
8 showing, it'll have support services in there for the
9 unhoused. So it's a partnership between the City and
10 the County with a third-party vendor managing the
11 facility. So it's clearly a partnership in that
12 neighborhood. I think that answers your question.

13 MR. BURNS: Yes, thank you.

14 DR. WILLIAMS: Just for the record, if I
15 may, Dr. Williams, Planning and Development
16 Department, City of Camden. I just want to put on
17 the record that I was involved on the design
18 committee for a number of meetings. And not just
19 design the esthetics and the massing of the building
20 but also was privy to some of the programming that's
21 going to be proposed within the building.

22 I think what's important for the Planning
23 Board's understanding of this project is, this is not
24 a facility to house homeless people. This is a
25 service center to provide much-needed service staples

1 to those who are experiencing homeless. Just as a
2 point of fact, on the other life as a pastor, we give
3 a lot of food out and we service a lot of folks at
4 the Joseph's House on Atlantic Avenue. That's a
5 different situation where they have beds for those
6 who are homeless.

7 This facility is different from this one
8 in that there's no bedding for this facility. There
9 will be no overnight stays here at all. It's just a
10 service facility. And I think that the County with
11 its consultants, have done a great job in programming
12 the facility, as well as being sensitive to the
13 design of the building and the spacing. So kudos to
14 the County and CCI in that regard.

15 MR. LEX: Thank you, Dr. Williams. And I
16 should note that the County is in the process of
17 building, again, it's 60 units of supportive housing
18 in Lakeland --

19 MS. BONACCORSI: Yes.

20 MR. LEX: -- in Gloucester Township. So,
21 yeah, this is part of that whole like myriad of
22 trying to - I'll use my words - attack homelessness
23 as much as possible in and around area and in the
24 City. So this is a program that helps folks kind of,
25 as Jen mentioned, get back on their feet, get the

1 services that they need. And as Dr. Williams said,
2 there's no housing in here. There will be set hours
3 set from the morning to the evening but nothing --
4 there's no long-term living in this facility. It's
5 just to support them.

6 MR. BURNS: If you could, what's your
7 hours of operation?

8 MR. LEX: To be determined, sir. I don't
9 have a -- definitively know of that. But I wouldn't
10 say -- on record I would say it's between seven and
11 seven. It could be shorter than that period of time.
12 But there won't be services after night. It's going
13 to be just simply a -- I don't know if it's nine to
14 five traditionally. But I think it's going to be a
15 little longer. But mainly during the day to capture
16 the folks during the day to get the support they
17 need.

18 MR. BURNS: And if you could, explain to
19 the Board what services you're offering on-site?

20 MR. LEX: Good question. Rob Jakubowski
21 could. He's the director of community development.
22 He knows better than I. In the meetings that I've
23 attended, it's folks to get their drivers license; to
24 get, you know, if they need to collect Social
25 Security; if they need to talk to any mental health

1 facilities. So what the space is going to allow for
2 is hoteling. So as you come in, there will be staff
3 that's there during business hours, but there will be
4 different support staff to come in to provide other
5 services. Is that fair to say, Jen? I think that's
6 from how I kind of remembered it.

7 MS. BONACCORSI: Yes.

8 MR. BURNS: It's important that the Board
9 understand the services. And you have a floor plan
10 up. So maybe you can just blow that up a little bit
11 so we can see it and explain the floor plan and what
12 services are being offered through the specific parts
13 of the building.

14 MR. LEX: Jim, do you want to do that?

15 MR. McAULIFFE: Yes, I can do that.

16 MR. LEX: Thank you.

17 MR. McAULIFFE: My name is Jim McAuliffe.
18 I'm an architect licensed in New Jersey. I'm with
19 USA Architects and I'm representing the project for
20 the firm. This what I've zoomed-in here as the rear
21 of the building which is where the services will be
22 accessed for the most part. You have a multi-purpose
23 room which can be for meetings. It's served by the
24 kitchen, the warming kitchen. They'll have this
25 hallway.

1 This is the lobby where people will come
2 in. There's a row of bathrooms that they can use as
3 well as a laundry room over here to get laundry
4 services. And as I slide this over toward the front
5 of the building, you can see the hoteling offices
6 that James mentioned. Everything on this side of the
7 building is mostly going to be administrative use
8 with helping the people who come here. So they'll be
9 escorted as needed in this part of the building.

10 MR. BURNS: What does hoteling mean?
11 What is a hoteling office?

12 MR. MCAULIFFE: It's like a sit-down with
13 them, with people just to come in. Go ahead, Jen.

14 MS. BONACCORSI: It would be an office
15 where we might have -- like it might be shared by two
16 different service agents. Maybe there's an office
17 like for someone from the Board of Social Services
18 would be there to meet with people and they may use
19 Office No. 1 one time when they are there or No. 2
20 depending on who else is there to offer services.
21 Sometimes they contract with --

22 MR. MCAULIFFE: They're not -- they're
23 basically not assigned offices. That's what it is.

24 MR. BURNS: And I just wanted that
25 explained because when you hear hotel, oh, people

1 might staying there.

2 MR. MCAULIFFE: No, no. It's a flex
3 office.

4 MS. BONACCORSI: No. They don't even get
5 to stay in the office. It's mostly just that they
6 share the office.

7 MR. JACKUBOWSKI: If I can interrupt.
8 This is Rob Jakubowski. I'm able to call in. I
9 don't know if you need me to be sworn in if I can be
10 able to answer questions.

11 MR. BURNS: Yes, certainly.

12 - - -

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

16 - - -

17 MR. BURNS: And you full name again?

18 MR. JAKUBOWSKI: Robert Jakubowski.

19 J-A-K-U-B-O-W-S-K-I.

20 MR. BURNS: And what's your position with
21 the applicant?

22 MR. JAKUBOWSKI: I'm the Director of
23 Community Development for the County of Camden.

24 MR. BURNS: Wonderful. So we've heard --
25 we're trying to give the Board a sense of what

1 services are being offered here because, you know,
2 the concern always is, is it overnight; is it
3 staying; are you housing? So that's been cleared up.
4 The testimony so far --

5 MR. JAKUBOWSKI: I've heard the
6 testimony. If I can make clarification?

7 MR. BURNS: Yes.

8 MR. JAKUBOWSKI: Though there's no
9 overnight beds, there will not be. This will likely
10 serve as City's Code Blue solution. The City is the
11 only spot in Camden County in Camden County with a
12 legal obligation to provide Code Blue services. And
13 the County contracted with multiple vendors across
14 the City. This should be able to handle the bulk of
15 all Code Blue. So there will be people there in the
16 winter in the nighttime but there will be no beds.
17 It'll be seating only.

18 MR. BURNS: Thank you for that
19 clarification.

20 VICE-CHAIRMAN LEE: My question, I didn't
21 hear this; I'm assuming you don't. Is there a
22 substance abuse component to your program or your
23 initiative? Because I haven't heard anything as such
24 thus far so I'm assuming that there's not, right?

25 MR. JAKUBOWSKI: It will not be a

1 treatment facility. As Jim was explaining, there
2 will be one main operator and then we'll have many
3 sub-operators that will report to the main operator.
4 Usually with those with hoteling offices. The intent
5 is to have some treatment providers. But only those
6 who will get them into treatment facilities in other
7 locations.

8 VICE-CHAIRMAN LEE: I got you.

9 MR. JAKUBOWSKI: This is a gateway to
10 other services and with the primary goal to get
11 people into housing. And also to prevent people from
12 losing their housing.

13 VICE-CHAIRMAN LEE: That answers my
14 question. Anymore questions from the Board?

15 MR. BURNS: Will there be food on-site.
16 Will there be a kitchen?

17 MR. JAKUBOWSKI: There is a warming
18 kitchen. We will be having food brought in. It's
19 not yet determined if there will be one meal or two
20 meals a day. But we want to make it clear that, you
21 know, whether it's food, whether it's a shower,
22 whether it's the laundry, you can't just come and use
23 those services if you are not participating in
24 improving your own situation.

25 So if this week your goal is to get an

1 ID, you have to work towards getting an ID. If your
2 goal is to get your resume done or start getting a
3 job, you have to be doing that. You can't just come,
4 hang out and get the low-level services.

5 VICE-CHAIRMAN LEE: Got you.

6 COUNCILWOMAN RAMOS: So I have a
7 question. My understanding now is we have some Code
8 Blue already, shelters in place. You have Joseph's
9 House. I believe there's a couple of others
10 throughout the City of Camden. Are you saying that
11 this is a multi-service agency that now is going to
12 incorporate it as a Code Blue facility as well?
13 Meaning, I guess my question is, is there a
14 designated space in this facility for just cots or
15 whatever it is you're going to provide in order to
16 have these people there?

17 MR. JAKUBOWSKI: Yes. So the
18 multi-purpose room you see to the lower right of the
19 screen, can seat about 85 people. There will not be
20 cots. There will be seats. Right now the City has
21 been unable to accommodate families. So should there
22 be a need for families with young children, we're
23 going to utilize some of the hoteling offices for
24 them for the safety of the children. But, again,
25 there will be no beds or cots. It'll just be

1 seating.

2 COUNCILWOMAN RAMOS: Okay. Thank you.

3 VICE-CHAIRMAN LEE: So basically it
4 sounds like you're going to let these folks come in
5 like over night and stay there until the morning time
6 until maybe six in the morning and they'd have to
7 leave? Is that what it is or?

8 MR. JAKUBOWSKI: That's currently how
9 Code Blue shelters work whether they're at any of the
10 sites now that the City has. The City just will not
11 need to be able to do the procurement for all
12 those anymore. Currently Metro has to handle the
13 transportation for them. So this is going to
14 minimize the needs for all of that for the City.

15 MR. BURNS: The general services you're
16 providing are during the day. People can come in if
17 they're part of the program, shower, do their
18 laundry, grab a bite to eat, sit down with people and
19 obtain services like you indicated, ID, start the
20 process for housing. The Code Blue would occur at
21 night during off-hours as an emergency use only,
22 correct?

23 MR. JAKUBOWSKI: Correct.

24 MR. BURNS: Thank you.

25 VICE-CHAIRMAN LEE: Anymore questions

1 from the Board before we move forward? If not, we'll
2 move to the public if there are any folks that want
3 to ask a question regarding this application from the
4 public, you may do so now.

5 DR. WILLIAMS: Mr. Vice-Chair, I'm
6 currently scanning the list of attendees and I don't
7 see any hands up for this matter, sir.

8 VICE-CHAIRMAN LEE: Okay. Thank you. At
9 this point, we'll just move forward and entertainment
10 a motion.

11 DR. WILLIAMS: There's no motion needed,
12 Mr. Vice-Chair, for this matter here. And this is a
13 Courtesy Review Only. And I want to thank --

14 VICE-CHAIRMAN LEE: Oh, that's right.

15 DR. WILLIAMS: -- the department head for
16 Community Development, CCIA and the architect for
17 being part of the call today. We really appreciate
18 it. And we will be also moving forward and helping
19 you with this construction as well. So thank you so
20 much.

21 MR. JAKUBOWSKI: Thank you,
22 Dr. Williams.

23 MR. BURNS: Thank you, Dr. Williams.

24 MS. BONACCORSI: Thank you.

25 VICE-CHAIRMAN LEE: That's it for the

1 items ladies and gentlemen. So the adoption of the
2 following resolutions, Mr. Burns do you want to
3 handle that?

4 DR. WILLIAMS: I think there's one item,
5 Mr. Vice-Chair, Cooper Hospital.

6 MS. MILLER: Correct.

7 MR. BERNSTEIN: We didn't want Eric to
8 come for nothing.

9 VICE-CHAIRMAN LEE: I got you.

10 MR. BERNSTEIN: It won't be for nothing.
11 It'll on Cooper's time.

12 MR. BURNS: Exactly, counsel.

13 VICE-CHAIRMAN LEE: That's Item 'C.'

14 MS. MOORE: Eric or Dena.

15 MR. BURNS: At this time, I'm going to
16 turn the meeting over to Mr. Bernstein. He's going
17 to finish up. At that time, Mr. Chairman, he can ask
18 for a motion to approve the resolutions at the end of
19 the meeting. So at this time given my conflict, I'm
20 going to leave you all. Have a wonderful
21 Thanksgiving and I'll see you in December.

22 VICE-CHAIRMAN LEE: Okay. Great. Thank
23 you.

24 Preliminary and final site plan Cooper
25 Health System, Sheridan Pavilion, 3 Cooper Plaza,

1 Block 1443, Lot 6. The applicant is proposing to
2 place air handling units and a cooling system on the
3 ground behind the Sheridan Pavilion on the property
4 and construct an approximately 26-by-36 pad and place
5 the equipment on the pad. Obviously, there's
6 somebody that's interested in talking about this?

7 MR. SHEEHAN: Yes, Mr. Vice-Chair. This
8 is Kevin Sheehan from Parker McKay. We're the
9 attorneys for the applicant, Cooper Health System.
10 I believe I am sharing screen; is that correct?

11 MR. BERNSTEIN: Yes.

12 MR. SHEEHAN: You all can see it?

13 MS. MOORE: Yes.

14 MR. SHEEHAN: Okay. Great.

15 So this application is minor site plan
16 approval for an existing Cooper office building at 3
17 Cooper Plaza. The purpose is to permit it to place
18 some air handling and cooling system on the ground in
19 the rear of the site. Just to quickly orient you to
20 the property, it's outlined here in yellow.

21 Haddon Avenue is running left to right on
22 the screen with Martin Luther King Blvd. on the
23 lefthand side. Cooper Hospital would be at the
24 bottom. The yellow is 3 Cooper Plaza in the front.
25 And the building in the back is the parking garage.

1 To the left is MD Anderson. There's a driveway that
2 runs up to the side of the property here.

3 Eric we can call that A-1. It's the
4 aerial site plan that was submitted with the
5 application.

6 (Whereupon Exhibit No. A-1, Aerial Site
7 Plan, was marked for identification.)

8 MR. SHEEHAN: And then A-2, this is a
9 photo of the area in question.

10 (Whereupon Exhibit No. A-2, Photograph
11 Screen Graph, October 27, 2025 was marked for
12 identification.)

13 MR. SHEEHAN: This is the driveway that
14 runs from Haddon Avenue back to the parking garage.
15 And this area here is the area that we are proposing
16 to place the equipment on the ground. A-3, this is
17 the site plan.

18 (Whereupon Exhibit No. A-3, Site Plan
19 Sheet, was marked for identification.)

20 MR. BERNSTEIN: Hold on. I know we're
21 trying to make Dena's time frame, Kevin. A-2 is the
22 picture of the issue in question?

23 MR. SHEEHAN: Yes, sir.

24 MR. BERNSTEIN: Who took the picture and
25 when?

1 MR. SHEEHAN: I took the picture. It's a
2 screen graph from Google Earth when we filed the
3 application. I'll find that out later.

4 MR. BERNSTEIN: No problem. That will be
5 A-2, A-3?

6 MR. SHEEHAN: A-3 is the site plan sheet
7 that was filed with the application. And the screen
8 graph was from October 27th.

9 MR. BERNSTEIN: When was that again?

10 MR. SHEEHAN: October 27th was the area
11 in question then A-2.

12 So it's a pretty straightforward
13 application. With me is Jen O'Shea from Cooper and
14 Matt Walsh from PS&S Engineers. So if the Board
15 prefers, we can go right to Ms. Johnson's letter.

16 MR. BERNSTEIN: All parties were here at
17 the beginning of the Board meeting when I was
18 swearing people in before Jim was re-swearing people
19 in.

20 - - -

21 MATTHEW WALSH, P.E.; JENNIFER O'SHEA,
22 NCIDQ, having first been duly sworn/affirmed, was
23 examined and testified as follows:

24 - - -

25 MR. BERNSTEIN: Dena, you may proceed.

1 MS. MOORE: I'll go right ahead.

2 I'm referring to Remington & Vernick's
3 letter dated November 10th, 2025. Starting on page
4 2, Area & Bulk Requirements. It looks like for
5 maximum area, what's required is 25 percent of the
6 rear yard or 750 square feet. What is proposed is
7 936 square feet. You would require a variance for
8 the maximum area; is that correct?

9 MR. SHEEHAN: That's correct.

10 MR. MOORE: Maximum area coverage for
11 accessory use.

12 MR. SHEEHAN: Right.

13 MS. MOORE: Moving ahead to the
14 Performance Standards: Per Section 870-189C,
15 accessory uses/structures shall not occupy more than
16 25 percent of the rear yard requirements or a maximum
17 of 750 square feet. You mentioned that you would
18 need that variance.

19 MR. SHEEHAN: That's correct. That's the
20 area shaded here.

21 MS. MOORE: Any proposed signage for the
22 improvements shall be in accordance with Section
23 870-253. Confirming testimony should be provided
24 that no signage is proposed; is that correct?

25 MR. SHEEHAN: That's correct, right,

1 Jen?

2 MS. O'SHEA: That's correct.

3 MS. MOORE: Drawings of the chillers
4 equipment should be provided, if available. And that
5 was provided to me, I believe, just last week after
6 the letter was submitted.

7 MR. SHEEHAN: Yes. We can mark this A-4
8 and this is the equipment here.

9 (Whereupon Exhibit No. Drawing, was
10 marked for identification.)

11 MS. MOORE: No lighting plan has been
12 provided. Testimony should be provided as to whether
13 any changes to the lighting on-site would be proposed
14 a part of the improvements.

15 MR. SHEEHAN: Matt, any lighting?

16 MR. WALSH: No light changes are
17 proposed.

18 MS. MOORE: Testimony should be provided
19 regarding the existing improvements to be demolished
20 to accommodate the proposed improvements.

21 MR. SHEEHAN: Jim, I think you were going
22 to talk about that?

23 MR. WALSH: There's a small sidewalk
24 that's going to get removed and replaced with the
25 concrete pad where the improvements are going to be

1 mounted.

2 MR. BERNSTEIN: How much sidewalk?

3 MR. WALSH: 558 square feet of sidewalk
4 is coming out.

5 MS. O'SHEA: And it should be noted that
6 that sidewalk is currently used for access into the
7 building. And it would no longer need to be access
8 into the building. We're changing from the inside of
9 the building what the use is. And that will not be
10 an entry point for our patients anymore.

11 MR. SHEEHAN: So this is the sidewalk
12 that's coming out here on A-3.

13 MS. MOORE: The applicant should note
14 that the proposed improvements are classified as a
15 minor site plan as defined by the City's ordinance,
16 Therefore, the title o the cover sheet of the
17 submitted site plan should be revised to indicate
18 minor site plan.

19 MR. WALSH: Not a problem. We can change
20 that.

21 MS. MOORE: Spot elevations should be
22 provided at the two-foot area between the concrete
23 pad and landscaping. You'll add that?

24 MR. WALSH: Yes. No problem.

25 MS. MOORE: The applicant should confirm

1 that there are no changes to the existing utilities
2 with the proposed improvements.

3 MR. WALSH: Correct. No changes.

4 MS. MOORE: The project should be
5 reviewed and approved by the Acting City Engineer and
6 City Fire Chief with written verification provided to
7 our office. I believe I did receive written
8 confirmation from the City Fire Chief; is that
9 correct?

10 MR. SHEEHAN: I haven't seen it.

11 MS. MOORE: Not yet. Okay. I'm sorry.
12 He issued probably four or five of the --

13 MR. SHEEHAN: He was busy this week.

14 MS. MOORE: She was busy. Okay. It
15 wasn't this project. So then I'll look forward to
16 getting something from the Acting City Engineer and
17 the City Fire Chief.

18 MS. MOORE: The engineer's certification
19 should be removed from the signature block on the
20 Cover Sheet. You can just have the signature line
21 without the certification.

22 MR. WALSH: We will make that change.

23 MS. MOORE: And then the applicant and
24 owner are reminded that site safety is their
25 responsibility. The plan should note the Site Safety

1 Note that's listed here in the letter. You'll add
2 that to the plans?

3 MR. WALSH: Yes. No problem.

4 MS. MOORE: I have the Summary of
5 Variances and Waivers. You have no waivers and just
6 the maximum area coverage for accessory use for a
7 variance. That's correct?

8 MR. SHEEHAN: That's correct.

9 MR. WALSH: That's correct.

10 MS. MOORE: And you're aware of the
11 Approval Process as listed on pages 3 and 4. If you
12 have any questions, you can contact my office.

13 MR. SHEEHAN: Yes.

14 MR. WALSH: No problem.

15 MS. MOORE: That concludes my review.

16 VICE-CHAIRMAN LEE: Thank you. Any
17 questions from the Board?

18 VICE-CHAIRMAN LEE: Any questions from
19 the public?

20 DR. WILLIAMS: Mr. Vice-Chair, I'm
21 screening the list of attendees and I don't see any
22 hands up at this moment. Okay?

23 MR. BERNSTEIN: Sorry Mr. Vice-Chairman,
24 Mr. Sheehan, we're going to get some testimony on the
25 variance?

1 MR. SHEEHAN: Yes. Matt, the area that
2 is shown on A-3 which is in the gray here, is the
3 area that we're proposing for the equipment, right?

4 MR. WALSH: That's correct. And just to
5 touch on that, the area of the sidewalk that's coming
6 out is 558 square feet. The new area of the pad is
7 936 square feet. So it's 26-by-36. So that's a
8 difference of 378 square feet which does not meet the
9 standard for any kind of stormwater management or
10 anything like that. It's a De Minimus change.

11 MR. SHEEHAN: So the question is not
12 really stormwater management, Matt, but the size of
13 the area of the concrete pad where we're replacing
14 equipment, is that the minimum size that's needed in
15 order to accommodate the equipment on the --

16 MR. WALSH: Yes, it is.

17 MR. SHEEHAN: And that will allow it to
18 be serviced and protected by the fence, correct?

19 MR. WALSH: That's correct.

20 MR. SHEEHAN: And given its location in
21 the rear of the site as shown on A-2 between the
22 building and the parking garage in the rear, it's not
23 going to have an negative impact on any of the
24 adjoining properties, correct?

25 MR. WALSH: No. You won't see it. It'll

1 be surrounded by a 6-foot fence and we're proposing
2 some evergreens and shrubs around it to screen it
3 from view.

4 MR. SHEEHAN: It's not a primary use,
5 right? It's an accessory use?

6 MR. WALSH: Correct.

7 MR. SHEEHAN: Any other questions?

8 MR. BERNSTEIN: Mr. Walsh, as long as
9 Mr. Sheehan has A-2 up, can you indicate to the Board
10 what portion of the sidewalk is going to depart?

11 MR. SHEEHAN: So this part here. So this
12 is the sidewalk coming along the drive aisle.

13 MR. WALSH: So if you can see where the
14 crosswalk is and then you have the ADA ramp, that
15 portion going from that main sidewalk going out
16 toward Haddon Avenue, to the left towards that.

17 MR. SHEEHAN: This here.

18 MR. WALSH: That'll be the portion of the
19 sidewalk coming out.

20 MR. SHEEHAN: Yes. There's a doorway
21 here that -- the doorway here is coming out and this
22 sidewalk is going to be removed.

23 MR. WALSH: So essentially, everything
24 from that building corner to the left.

25 MR. BERNSTEIN: To the end of the

1 building?

2 MR. WALSH: Correct.

3 MR. SHEEHAN: Yes.

4 MR. BERNSTEIN: And I think Ms. O'Shea
5 testified previously or mentioned previously. I'll
6 leave that -- let me not confuse the issue. Thank
7 you, Mr. Walsh. We will deal with Ms. O'Shea
8 separately.

9 MR. SHEEHAN: Do you have questions for
10 Ms. O'Shea, Eric?

11 MR. BERNSTEIN: Ms. O'Shea, I believe you
12 testified briefly that this entry was going to be
13 eliminated --

14 MS. O'SHEA: That's correct.

15 MR. BERNSTEIN: -- for access to the
16 hospital? Can you indicate for the record where the
17 access will be now that this is being removed if you
18 know?

19 MS. O'SHEA: Sure. This is was a
20 secondary entrance into this department that is no
21 longer being operationalized. All of the patients
22 that will be seen within this area, will be entering
23 through the front of the building where the rest of
24 all of our patients are entering. And that's off of
25 Haddon Avenue. It's through the main entrance here.

1 MR. BERNSTEIN: Thank you, Ms. O'Shea.
2 Sorry, Mr. Chairman, if you have any, or if you or
3 the Board have any questions or Ms. Johnson?

4 MS. MOORE: I have none.

5 VICE-CHAIRMAN LEE: Again, any questions
6 from the Board? I don't hear any. I guess we can
7 move forward with a motion. Is there a motion?

8 MR. BERNSTEIN: Any additional
9 testimony, Mr. Sheehan?

10 MR. SHEEHAN: No. No additional
11 testimony.

12 VICE-CHAIRMAN LEE: Do I hear a motion to
13 approve Cooper Health System's effort to construct a
14 pad 26 by 36 and a place the equipment on the
15 pad?

16 MS. CREAN: So moved.

17 COUNCILWOMAN RAMOS: Second.

18 MR. BERNSTEIN: Who made the motion and
19 who made the second, Angela?

20 MS. MILLER: The first one was Ms. Crean
21 and second was Councilwoman Ramos.

22 MR. BERNSTEIN: Thank you.

23 MS. MILLER: No problem. Roll call.
24 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: Councilwoman Ramos.

6 COUNCILWOMAN RAMOS: Yes.

7 MS. MILLER: Ms. Crean.

8 MS. CREAN: Yes.

9 MS. MILLER: Ms. Fraction.

10 MS. FRACTION: Yes.

11 MS. MILLER: Motion carried to approve.

12 Thank you.

13 MS. MOORE: Thank you. Everyone have a
14 happy and safe Thanksgiving.

15 THE BOARD: Thank you.

16 MR. BERNSTEIN: You're not getting the
17 Resolution tomorrow, Kevin.

18 MR. SHEEHAN: December. Thank you.

19 MS. MILLER: Next is the Adoption of the
20 Resolutions.

21 MR. BERNSTEIN: Mr. Chairman, since I am
22 now Mr. Burns whether I want to be or not, there are
23 two Resolutions seeking adoption. The first one is a
24 Certification of Appropriateness to be approved for
25 Chisom Achinivu, 3015 Tuckahoe Road; Tabernacle of

1 Faith, 115 N. 5th Street; Camden Board of Education,
2 1251 Collings Road; Amanda Newuwirth, 1805 Broadway;
3 and Portfolio Asset Group, LLC, 1263 S. Merrimac
4 Road. The Board can take all five of these in one
5 motion.

6 MS. MILLER: Mr. Bernstein, on the second
7 page -- the third page on the top.

8 MR. BERNSTEIN: Okay. I apologize.
9 There's two other Certifications of Appropriateness:
10 MDE Dragon, LLC, 1181 S. Octagon Road; and Francisco
11 Pena, 2863 Idaho Road. That's all what I have,
12 Ms. Miller. Those seven now can be taken as one
13 motion, Mr. Chairman.

14 VICE-CHAIRMAN LEE: Sure. Do I hear a
15 motion to approve the Resolutions?

16 MS. CREAN: So moved.

17 MR. LEONARD: Second.

18 MS. MILLER: Roll call. 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: Councilwoman Ramos.

25 COUNCILWOMAN RAMOS: Yes.

1 MS. MILLER: Ms. Crean.

2 MS. CREAN: Yes.

3 MS. MILLER: Ms. Fraction.

4 MS. FRACTION: Yes.

5 MS. MILLER: Motion carried to approve.

6 Thank you.

7 MR. BERNSTEIN: Doctor Williams, correct
8 me if I'm wrong, the East Camden Billing Company,
9 Minor Subdivision has been tabled or needs to be
10 acted upon?

11 DR. WILLIAMS: That's correct.

12 MR. BERNSTEIN: So the last item on the
13 agenda for action, Mr. Chair, is a Preliminary and
14 Final Site Plan Resolution for EMR Eastern, LLC, NS
15 Jackson 389 W. Ferry Avenue.

16 VICE-CHAIRMAN LEE: Looking on my
17 attendance --

18 MR. BERNSTEIN: Who is eligible,
19 Ms. Miller?

20 MS. MILLER: I'm sorry. That will be
21 EMR, LLC. They were approved last month. We just
22 want to do a motion.

23 MR. BERNSTEIN: Right. Who is eligible
24 to vote? Who approved the motion at the last
25 meeting?

1 MS. MILLER: That I don't have on me.

2 MR. BERNSTEIN: Mr. Chairman, we'll just
3 simply take the roll call of the members present and
4 Ms. Miller can remove anybody who, by chance, did not
5 vote to approve this Resolution at the October Board
6 meeting.

7 MS. MILLER: If I'm not mistaken, I
8 believe all did approve it. No one denied it.

9 VICE-CHAIRMAN LEE: Okay. Do we need to
10 take another roll call or just?

11 MR. BERNSTEIN: Yes. This is basically a
12 memorialization of Resolution.

13 MS. MILLER: Right. So I need a motion.

14 MS. CREAN: So moved.

15 VICE-CHAIRMAN LEE: Second.

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

17 VICE-CHAIRMAN LEE: Yes.

18 MS. MILLER: Director Walker.

19 DIRECTOR WALKER: Yes.

20 MS. MILLER: Mr. Leonard.

21 MR. LEONARD: Yes.

22 MS. MILLER: Councilwoman Ramos.

23 COUNCILWOMAN RAMOS: Yes.

24 MS. MILLER: Ms. Crean.

25 MS. CREAN: Yes.

1 MS. MILLER: Ms. Fraction.

2 MS. FRACTION: Yes.

3 MS. MILLER: Motion carried to approve.

4 Thank you.

5 VICE-CHAIRMAN LEE: Thank you all. We
6 need a motion to adjourn, right?

7 MS. MILLER: Correct.

8 MS. CREAN: I will make that motion.

9 MS. MILLER: A second, please.

10 MS. FRACTION: Second.

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

12 VICE-CHAIRMAN LEE: Yes.

13 MS. MILLER: Director Walker.

14 DIRECTOR WALKER: Yes.

15 MS. MILLER: Mr. Leonard.

16 MR. LEONARD: Yes.

17 MS. MILLER: Councilwoman Ramos.

18 COUNCILWOMAN RAMOS: Yes.

19 MS. MILLER: Ms. Crean.

20 MS. CREAN: Yes.

21 MS. MILLER: Ms. Fraction.

22 MS. FRACTION: Yes.

23 MS. MILLER: Motion carried to approve.

24 Thank you.

25 MR. BERNSTEIN: Board members, those on,

1 I wish everybody a happy Thanksgiving. If I do not
2 see you all, have a happy holiday.

3 VICE-CHAIRMAN LEE: Same to you.

4 MR. BERNSTEIN: And to Dr. Williams and
5 the Board, hope to you next year.

6 THE BOARD: Thank you.

7 - -

8 *(Meeting concluded at 7:04 p.m.)*

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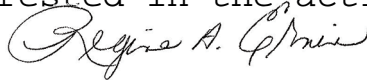
1 CERTIFICATION

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

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

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

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

18 

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