

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

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*CITY OF CAMDEN PLANNING BOARD*  
*October 9, 2025*

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PLANNING BOARD  
CITY OF CAMDEN

Thursday, October 9, 2025

Transcript of proceedings of the City of  
ning Board was conducted as a virtual  
a remote conferencing platform, TEAMS,  
at 6:11 p.m.

## BOARD MEMBERS PRESENT

JOSE DEJESUS, CHAIRMAN  
STEVEN LEE, VICE-CHAIRMAN  
DIRECTOR WALKER  
COUNCILWOMAN JANETTE RAMOS  
ERIN CREAN  
DEREK DAVIS

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

JAMES BURNS, ESQUIRE, ATTORNEY FOR THE BOARD  
DEMBO, BROWN & BURNS, LLP  
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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## CITY OF CAMDEN PLANNING BOARD

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1 CHAIRMAN DEJESUS: Good evening. By the  
2 direction of the Planning Board Chairman Jose  
3 DeJesus, Jr., the City of Camden, there will be a  
4 regularly scheduled meeting held on Thursday,  
5 October 9, 2025 at 6:00 p.m. Since the City of  
6 Camden remains under a Declaration of a Health  
7 Emergency related to the COVID-19 virus, City Hall is  
8 open. Therefore, this regular scheduled meeting will  
9 be conducted as a virtual meeting via remote  
10 conferencing platform, TEAMS. Instructions on  
11 accessing this virtual regular scheduled Planning  
12 Board meeting and agenda can be found on the City of  
13 Camden's website. Angela, can you read the Opening  
14 Statement?

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

1 this Board to receive same, and filing a copy thereof  
2 with the City Clerk, City of Camden, New Jersey. The  
3 subject meeting was publicized on October 3rd, 2025.

4 CHAIRMAN DeJESUS: Roll call.

5 MS. MILLER: Roll call. Jose DeJesus.

6 CHAIRMAN DEJESUS: Present.

7 MS. MILLER: Steven Lee.

8 VICE-CHAIRMAN LEE: Here.

9 MS. MILLER: Mayor Carstarphen.

10 Director Walker.

11 DIRECTOR WALKER: Present.

12 MS. MILLER: Ian Leonard. Councilwoman  
13 Jannette Ramos.

14 COUNCILWOMAN RAMOS: Present.

15 MS. MILLER: Erin Crean.

16 MS. CREAN: Present.

17 MS. MILLER: Omari Thomas. Dereck Davis.

18 MR. DAVIS: Present.

19 MS. MILLER: Brenda Fraction. Is  
20 Ms. Fraction on still or she didn't get on yet?

21 DR. WILLIAMS: She didn't get on yet.

22 MS. MILLER: Thank you.

23 CHAIRMAN DEJESUS: I need approval for  
24 Planning Board Meeting held September 11. I need a  
25 Board approval, a motion.

1                   MR. BURNS: Motion to approve the  
2 minutes.

3                   CHAIRMAN DEJESUS: The minutes, please,  
4 from last month September the 11th.

5                   COUNCILWOMAN RAMOS: Second.

6                   CHAIRMAN DEJESUS: You are first.

7                   COUNCILWOMAN RAMOS: Oh, I thought  
8 somebody else first.

9                   CHAIRMAN DEJESUS: No, not yet.

10                  MR. BURNS: You did. You're in.

11                  VICE-CHAIRMAN LEE: So moved -- second.

12                  MS. MILLER: Mr. Lee second?

13                  MR. BURNS: Yes.

14                  MS. MILLER: Thank you. Roll call.

15 Mr. DeJesus.

16                  CHAIRMAN DEJESUS: Yes.

17                  MS. MILLER: Mr. Lee.

18                  VICE-CHAIRMAN LEE: Yes.

19                  MS. MILLER: Director Walker.

20                  DIRECTOR WALKER: I have to abstain.

21 I wasn't at the last meeting.

22                  MS. MILLER: Thank you. Councilwoman  
23 Ramos.

24                  COUNCILWOMAN RAMOS: Yes.

25                  MS. MILLER: Erin Crean.

1 MS. CREAN: Yes.

2 MS. MILLER: Mr. Davis.

3 MR. DAVIS: Yes.

4 MS. MILLER: And Ms. Fraction is still  
5 on, correct?

6 MR. BURNS: That's correct.

7 MS. MILLER: Motion carried to approve.

8 Thank you.

9 CHAIRMAN DEJESUS: Swearing in of all  
10 professionals and Planning Board staff.

11 - - -

12 DR. EDWARD C. WILLIAMS, PP, ASIP, CSI,  
13 AHP, CZO; DENA MOORE JOHNSON, PE, CME, having first  
14 been duly sworn/affirmed, was examined and testified  
15 as follows:

16 - - -

17 MR. BURNS: Thank you.

18 CHAIRMAN DEJESUS: Do we have a  
19 director's report, Dr. Williams?

20 DR. WILLIAMS: Yes, Mr. Chair and Members  
21 of the Board. This will be brief. Number one, the  
22 reminder to Board members regarding the league in  
23 Atlantic City in November. For those who need to  
24 take in webinars or seminars during that time or for  
25 those new members in particular that need to take a

1        'new members' course that's being offered by the  
2        League, please make sure that if you cannot go to the  
3        League, let us know so that we can reschedule your  
4        training session for new Board members. Number  
5        two --

6                    MS. MILLER: They've already been signed  
7        up. If they can't go to the League, to the courses  
8        that are being offered this year, this month, they're  
9        already been signed up.

10                  DR. WILLIAMS: Okay. Very good.

11                  MS. MILLER: Thank you.

12                  DR. WILLIAMS: If you cannot attend for  
13        any reason, make sure the secretary is aware of that  
14        so that we can mark that accordingly. Okay?

15                  Secondly, regarding professional  
16        proposals, we have received proposals for Board  
17        Attorney, Board Engineer, as well as possible  
18        conflict. We have fewer proposals this year for  
19        review. And we're going to be recommending at next  
20        month's meeting, at a minimum, that our engineers  
21        will remain in place with the exception of the  
22        conflict engineer. We're still reviewing that  
23        proposal and that our Board Counsel and Conflict  
24        Counsel remain the same. So we'll have a formal  
25        introduction of the same for next month's meeting.

1       And Mr. Chair, that ends my report for this month.

2                   CHAIRMAN DEJESUS: Thank you, Doctor.

3                   DIRECTOR WALKER: I have a question.

4       Wasn't there a mandatory course that we have to take  
5       down for stormwater management?

6                   MS. MILLER: Yes.

7                   DR. WILLIAMS: Yes. Thank you very much  
8       for mentioning that. The third piece and I thank  
9       Director Walker for mentioning it, there is a  
10      mandatory stormwater training that all Board members  
11      must complete. It's a 45-minute video. And you can  
12      click on it from the letter that we sent out. And  
13      it's really mandatory for complying with the MS-4  
14      Stormwater Permit for the City that all members  
15      of the Zoning Board and Planning Board take in that  
16      video. I want to thank Dena for making us aware of  
17      this requirement.

18                  We had some Board members to complete it  
19       but a large majority have not. So I want to just  
20      implore you to get that taken care of preferably by  
21      Monday so that we can have a file of all the names of  
22      those that completed the training. We have Director  
23      Walker on this call as a member of the Board and he's  
24      well-aware of this MS-4 requirement. Is that  
25      correct, Director?

1                   DIRECTOR WALKER: Correct. It helps us  
2 meet the stormwater management plan set by the City  
3 Master Plan.

4                   DR. WILLIAMS: Thank you. I want to  
5 thank those members that have taken the video and  
6 watched the video. I encourage every other person on  
7 this call to take that training, 45 minutes. There's  
8 no test involved with it. Just watching the video  
9 and acknowledging that you watched it, signing the  
10 form and sending the form back to myself and/or  
11 Angela. So I would appreciate the Board following up  
12 on that. And for short, Mr. Chair, that's the end of  
13 my report for this evening.

14                   CHAIRMAN DEJESUS: You're sure. Okay.

15                   DR. WILLIAMS: This time I am.

16                   CHAIRMAN DEJESUS: Do you have anything  
17 on the Certificates of Appropriateness; any issues  
18 with any of them?

19                   DR. WILLIAMS: Thank you. Mr. Chair and  
20 Members of the Board, I'm asking for you to consider  
21 approving Items 'A' through 'G' of the New Business  
22 part of the agenda; provided that no one from the  
23 public objects to the same.

24                   CHAIRMAN DEJESUS: With that said, does  
25 anybody on the Board have any questions related to

1 any of these issues of the Certificates of  
2 Appropriateness from 'A' to 'G'? Hearing none then I  
3 open it up to the public. Doctor, do you have any  
4 one saying anything?

5 DR. WILLIAMS: No, sir, I don't see any  
6 hands up from those that are on this meeting call.

7 CHAIRMAN HANCE: With that said, I'll  
8 close the public portion and I'll appreciate a  
9 motion to accept as it is written inside your agenda.

10 COUNCILWOMAN RAMOS: I make the motion.

11 MS. CREAN: Second.

12 CHAIRMAN DEJESUS: Roll call, Angela.

13 MS. MILLER: Mr. DeJesus.

14 CHAIRMAN DEJESUS: Yes.

15 MS. MILLER: Mr. Lee.

16 VICE-CHAIRMAN LEE: Yes.

17 MS. MILLER: Director Walker.

18 DIRECTOR WALKER: Yes.

19 MS. MILLER: Councilwoman Ramos.

20 COUNCILWOMAN RAMOS: Yes.

21 MS. MILLER: Ms. Crean.

22 MS. CREAN: Yes.

23 MS. MILLER: Mr. Davis.

24 MR. DAVIS: Yes.

25 MS. MILLER: Still no Ms. Fraction,

1 right?

2 MR. BURNS: No.

3 MS. MILLER: I don't think I've seen her.

4 Okay. Motion carried to approve. Thank you.

5 CHAIRMAN DEJESUS: Minor subdivision East  
6 Camden Building Company, 126-128 N. 4th Street,  
7 Block 1027, Lot 5. The applicant is proposing to  
8 subdivide an existing 5,400 square foot lot into two  
9 lots. Anyone here for that? Doctor, do you have  
10 someone for this specific application?

11 DR. WILLIAMS: No, sir. I don't see them  
12 on the call. Angela, did we get any affidavits from  
13 them or no?

14 MS. MILLER: No.

15 DR. WILLIAMS: Okay.

16 CHAIRMAN DEJESUS: We'll leave them for  
17 last then. We'll come back to them.

18 MR. BURNS: Did they notice, Angela? Do  
19 you think they noticed?

20 MS. MILLER: I haven't received  
21 anything.

22 MR. BURNS: So I think Mr. Chairman  
23 without knowing they noticed, we should table them.

24 MS. MILLER: I don't think they got their  
25 property list in time.

1                   CHAIRMAN DEJESUS:  We're having this echo  
2 again.

3                   MR. BURNS:  Steve, if you could just mute  
4 yourself, please.

5                   CHAIRMAN DEJESUS:  I need to motion to  
6 table 'H.'

7                   MR. BURNS:  Back to the next meeting?

8                   CHAIRMAN DEJESUS:  Yes, next meeting  
9 which is in November.

10                  COUNCILWOMAN RAMOS:  I make the motion.

11                  MR. BURNS:  Provided that they provide  
12 new notice.

13                  COUNCILWOMAN RAMOS:  Yes.

14                  MR. BURNS:  So it's a motion to table  
15 provided they give new notice.  They'll have to  
16 renoteice for their November meeting.

17                  COUNCILWOMAN RAMOS:  Motion to table.

18                  MR. BURNS:  Do we have a second?

19                  MS. CREAN:  Second.

20                  MS. MILLER:  Jose DeJesus.

21                  CHAIRMAN DEJESUS:  Yes.

22                  MS. MILLER:  Mr. Lee.

23                  VICE-CHAIRMAN LEE:  Yes.

24                  MS. MILLER:  Director Walker.

25                  DIRECTOR WALKER:  Yes to table.

1 MS. MILLER: Councilwoman Ramos.

2 COUNCILWOMAN RAMOS: Yes to table.

3 MS. MILLER: Ms. Crean.

4 MS. CREAN: Yes.

5 MS. MILLER: Mr. Davis.

6 MR. DAVIS: Yes.

7 UNIDENTIFIED SPEAKER: I need to --

8 MS. MILLER: Is that Ms. Fraction?

9 DR. WILLIAMS: No.

10 MS. MILLER: Okay. Motion carried to  
11 table to next month, November's meeting date.

12 CHAIRMAN DEJESUS: Preliminary and Final  
13 Site Plan EMR Eastern, LLC, NS Jackson, 389 W. Ferry  
14 Avenue, Block 217, Lots 9.01 and Lot 12. The  
15 applicant is proposing to construct four fire tower  
16 structures with a water cannon on the top of the  
17 structures, and to add one water cannon on the  
18 existing shredder facility. And including  
19 homes/townhouses at 8,000 square feet lot where  
20 10,000 square feet is required. Is someone here for  
21 that?

22 MR. SHEEHAN: Yes. Good evening,  
23 Mr. Chairman. Kevin Sheehan for Parker McCay on  
24 behalf of the applicant EMR Eastern. To clarify that  
25 last part about the townhouses apparently, it was

1       carried over on the agenda from something else. So  
2       we're not proposing any residential townhouses as  
3       part of this project.

4                   As you said, the property is Block 217,  
5       Lot 9.01 and Lot 12. It's located -- the address  
6       that you recited is from the Tax Maps but the closest  
7       mailing address is 1251 S. Front Street located in  
8       the PRI Port-Related Industry Zoning District. The  
9       applicant operates a shredder on that property in  
10      relation to it's the manufacturing operations that  
11      are located on these properties and others and  
12      surrounding properties.

13                  They're proposing to place, as you said,  
14      four 46-foot high fire towers on the site.  
15                  Essentially, they're towers with water cannons  
16      running out through the middle of them and out the  
17      top. And the purpose is to water down any sparks that  
18      may occur during the site and improve fire safety on  
19      this site.

20                  The four new towers will be on separate  
21      footings of 9-foot-by-9-foot. And as you stated  
22      we're seeking preliminary final site plan approval  
23      for that along with the waivers and variances that  
24      are identified in Dena's report.

25                  With me are Brian Moench, the engineer;

1 Ed Sciaba from EMR; and Nick Salamone, the  
2 contractor. If we can have them sworn in we can get  
3 to Dena's report.

4 - - -

5 MR. BURNS: Gentlemen, would you raise  
6 your right hands, please.

7 | - - -

8 BRIAN MOENCH, P.E.; EDWARD SCIABA;  
9 NICHOLAS SALAMONE, having first been duly  
10 sworn/affirmed, was examined and testified as  
11 follows:

12 | Page

13 MR. BURNS: We're going to go to Dena's  
14 letter now. But if you are going to respond to  
15 anything, just identify yourself again for the  
16 record. Kevin, have these professionals been  
17 accepted by this Board in the past?

18 MR. SHEEHAN: Yes. Brian is a  
19 professional engineer in the State of New Jersey.  
20 He's handled numerous applications for EMR before  
21 this Board.

22 MR. BURNS: Yes, I thought I recognized  
23 him. So, Mr. Chairman, we can accept Brian as a  
24 professional engineer.

25 CHAIRMAN DEJESUS: All right, Dena, you

1 have the floor.

2 MS. MOORE: Okay. Good evening. Mr.  
3 Chairman, I'm referring to Remington & Vernick's  
4 letter dated October 3, 2025. Starting on page 2  
5 with the Area & Bulk Requirements. For accessory,  
6 building setbacks -- under accessory building  
7 setbacks, the maximum structure height required is  
8 10 feet; proposed is 46 feet. That would require a  
9 variance, correct?

10 MR. SHEEHAN: Yes.

11 MS. MOORE: And we can have that  
12 testimony at the end.

13 Performance Standards, Streets: The site  
14 is accessed from South Front Street with the address  
15 of 1251 South Front Street referenced in the site  
16 plan application. This address should be correctly  
17 shown on the site plan.

18 MR. SHEEHAN: Yes, we'll do that.

19 MS. MOORE: If a street opening is  
20 necessary, this application would be subject to the  
21 Street Opening Permit Ordinance of the City. The  
22 Acting City Engineer should be contacted concerning  
23 the application and fees involved. You acknowledge  
24 that?

25 MR. SHEEHAN: Yes.

1                   MS. MOORE: Testimony should be provided  
2 if the existing parking spaces are sufficient for the  
3 addition of the proposed accessory uses.

4                   MR. SHEEHAN: Brian, there's no -- the  
5 accessory uses that are proposed aren't going to  
6 generate any floor area that are going to require any  
7 additional parking spaces, correct?

8                   MR. MOENCH: That is correct. There will  
9 be no additional employees added.

10                  MS. MOORE: Okay.

11                  The applicant should provide testimony  
12 regarding ADA parking requirements and electric  
13 charging facility requirements for the site.

14                  MR. SHEEHAN: Saying there's no new  
15 parking spaces so no ADA or EV requirements?

16                  MS. MOORE: The EV is not applicable in  
17 this incidence, correct?

18                  MR. SHEEHAN: That's correct.

19                  MS. MOORE: Per Section 870-241.A,  
20 sidewalks are required along all streets. Sidewalks  
21 should be provided along the frontage of each  
22 roadway. The plans should be revised or a variance  
23 requested.

24                  MR. SHEEHAN: We're going to request that  
25 variance. There's really no street frontage except

1 for the access driveway that comes in. The frontage  
2 along Front Street is actually owned by Conrail.

3 CHAIRMAN DEJESUS: Mr. Sheehan, do you  
4 have any maps or anything to show what you're  
5 speaking about?

6 MR. SHEEHAN: Yes.

7 CHAIRMAN DEJESUS: This way we can  
8 understand what you're saying.

9 MR. SHEEHAN: Yes, that would help,  
10 wouldn't it.

11 CHAIRMAN DEJESUS: Pictures make a  
12 thousand words.

13 MR. SHEEHAN: I'll try to share. I  
14 thought I had them up and ready.

15 CHAIRMAN DEJESUS: How about your  
16 engineer?

17 MR. SHEEHAN: I told him I would do it.

18 Can you see the aerial map here?

19 CHAIRMAN DEJESUS: Yes.

20 MR. SHEEHAN: There we go. So these are  
21 the shredders in this area. The street that I was  
22 talking about, that frontage is only this small area.  
23 This area in the front here is owned by Conrail  
24 actually. So we're asking for the waiver since  
25 there's no real street frontage there.

1                   MS. MOORE: Right. The variance for the  
2 sidewalk.

3                   MR. SHEEHAN: That's correct, yes.

4                   MS. MOORE: No changes are proposed to  
5 the existing stormwater system. Testimony should be  
6 provided regarding how the existing site drains.

7                   MR. MOENCH: For the record, Brian  
8 Moench. With the accessory uses, we're not changing  
9 the impervious surfaces of the property. The  
10 property currently drains in a stormwater collection  
11 system that's self-contained on the property. That  
12 water is reused back to the processing steps of the  
13 shredding and non-ferrous cover.

14                  CHAIRMAN DEJESUS: Can you locate that on  
15 the map? Can you show that where it's at?

16                  MR. SHEEHAN: Where is that located,  
17 Brian? Are the water towers here?

18                  MR. MOENCH: So, yeah. There's a large  
19 tank here, Chairman. And then if you look over to  
20 the upper lefthand corner of that aerial photograph,  
21 you'll see a couple of other white dots. Those are  
22 also containment tanks. And down at the lower  
23 lefthand corner of the aerial image, there's another  
24 containment tank imbedded in that tree line.

25                  CHAIRMAN DEJESUS: Thank you.

1                   MS. MOORE The applicant should indicate  
2 the pre and post-development impervious and green  
3 areas on the plans to confirm the non-applicability  
4 of the NJDEP stormwater management regulations.  
5 Also, the limit of disturbance should be stated on  
6 the plans. You'll add that information?

7                   MR. SHEEHAN: Yes.

8                   MR. MOENCH: We --

9                   MS. MOORE: That was 'yes'?

10                  MR. MOENCH: Yes. Sorry.

11                  MS. MOORE: Sorry.

12                  The horizontal and vertical datum should  
13 be stated on the plans with a reference point  
14 indicated. You'll add that?

15                  MR. MOENCH: We will add that to the  
16 drawings.

17                  MS. MOORE: A spot elevation should be  
18 shown for each proposed structure. You'll add that  
19 spot elevation?

20                  MR. MOENCH: That is correct. We'll add  
21 spot elevations at the corners of the foundation.

22                  MS. MOORE: The size, material, and slope  
23 of the existing utilities in the project areas should  
24 be shown on the plans.

25                  MR. MOENCH: We will show that.

1                   MS. MOORE: The length, size and material  
2 of the proposed water line should be provided.

3                   MR. MOENCH: We will provide that.

4                   MS. MOORE: The project must be approved  
5 by both the Acting City Engineer prior to final  
6 approval with written verification provided to our  
7 office prior to final signatures on the plans. Do  
8 you acknowledge that requirement, those requirements?

9                   MR. SHEEHAN: Yes. Dena, is the Acting  
10 Engineer from your office?

11                  MS. MOORE: Yes.

12                  MR. SHEEHAN: Do I need to send new  
13 documents or?

14                  MS. MOORE: I would do everything through  
15 his City email.

16                  MR. SHEEHAN: Okay.

17                  MS. MOORE: Anthony Morici is the Acting  
18 City Engineer right now. So you can forward that  
19 information or both. I don't know if you have it  
20 already from other projects.

21                  MR. SHEEHAN: Yeah, I'm not sure. I'll  
22 get it.

23                  MS. MOORE: Or you can if you send me an  
24 email now, I'll be sure to send you his information  
25 and probably if you send it to both emails, it would

1 be easier.

2 MR. SHEEHAN: Okay.

3 MS. MOORE: So just send me an email.

4 MS. MOORE: Details of the new pump  
5 transformer and water pumps should be shown on the  
6 plans, including any concrete pads. You'll add  
7 those?

8 MR. MOENCH: We will.

9 MS. MOORE: The plans should note that  
10 all site work construction and details must conform  
11 to the standards of the City of Camden. That note  
12 specifically, you will add --

13 MR. MOENCH: We can add that note.

14 MS. MOORE: Per Section 870-244.B, a  
15 landscape plan is required, whereas no plans have  
16 been provided. The applicant proposes no landscaping  
17 plan. Plans should be revised or a waiver requested.

18 MR. SHEEHAN: We're going to request a  
19 waiver. As you can see from the site, it's not  
20 really -- it's not an appropriate place for  
21 landscaping. It would be damaged. Anything that we  
22 install should be damaged by the vehicles that come  
23 in through.

24 MS. MOORE: Per Section 870-244.D, street  
25 trees are required whereas none exist or are

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

3 MR. SHEEHAN: Again, we'll request that  
4 waiver. The only street frontage is in this area  
5 that I'm circling at the end of the drive.

6 MS. MOORE: Lighting: It appears no  
7 lighting is proposed. Testimony should be provided  
8 that the existing lighting is sufficient for the  
9 proposed use.

10 MR. SHEEHAN: Brian?

11 MR. MOENCH: The existing site lighting,  
12 there's no additional lighting being added as part of  
13 these accessory suppression towers. So the existing  
14 lighting that is on the property is sufficient for  
15 the current use.

16 MS. MOORE: Per Section 870-243.H, all  
17 outdoor lighting not essential for safety and  
18 security purposes shall be activated by automatic  
19 control devices and turned off during non-operating  
20 hours. You'll add that note to the plan?

21 MR. MOENCH: We will add that note to the  
22 plans.

23 MS. MOORE: And do you have any outdoor  
24 lighting that's not essential for safety and  
25 security?

1                   MR. MOENCH: I do not believe so. No  
2 outdoor lighting that's not essential for security or  
3 operations.

4                   MS. MOORE: Okay. All right. So you'll  
5 add the note but all of yours would be essential for  
6 safety and security; that's the testimony?

7                   MR. MOENCH: That is correct.

8                   MS. MOORE: Okay. A traffic statement  
9 letter should be prepared to discuss the trip  
10 generation, site access and circulation at the site  
11 for the proposed improvements?

12                  MR. SHEEHAN: Yes. We will provide a  
13 letter but the fire towers aren't going to generate  
14 any trips.

15                  MS. MOORE: Right, right. I understand  
16 that. But for just circulation access, we need to  
17 have some type of traffic document on file for the  
18 project.

19                  MR. SHEEHAN: Yes, we'll submit the  
20 letter, yeah.

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

25                  MR. MOENCH: Yeah, the new fire towers

1 are not creating any adverse or environmental  
2 impacts or concerns. They are actually helping --

3 MS. MOORE: Are they currently?

4 MR. MOENCH: I'm sorry?

5 MS. MOORE: Are there currently any that  
6 you're aware of? You're saying -- I'm sorry --

7 MR. MOENCH: There are not any current  
8 environmental concerns or studies or any remediation  
9 pertaining to this site.

10 MS. MOORE: But you were saying this will  
11 assist this project?

12 MR. MOENCH: Yes. Actually, it's the  
13 towers themselves are for emergency response and  
14 obviously, with past experiences, we're trying to  
15 reduce and/or eliminate with those additional  
16 emergency response equipment on-site.

17 CHAIRMAN DEJESUS: Can you designate on  
18 the map where these towers are going to be?

19 MR. SHEEHAN: Yes, I will show you that,  
20 Mr. Chairman. Can you see this site plan?

21 CHAIRMAN DEJESUS: Yes.

22 MR. SHEEHAN: So this is the large  
23 shredder that was on the righthand side of the aerial  
24 map. There's a hose that will be on the top of the  
25 shredder here. There's a tower here to the right.

1 There's a tower here to the left. Is this one here,  
2 Brian?

3 MR. MOENCH: That is correct.

4 MR. SHEEHAN: Down here in the bottom  
5 right and then up here on the left near the other  
6 piece of equipment. And if you go here, it's  
7 essentially on the shredder here, one over here, one  
8 over here, one over here. And then one up here by  
9 this piece of equipment here.

10 MR. MOENCH: Kevin, if you go back to the  
11 other exhibit quick, please.

12 MR. SHEEHAN: Yes.

13 MR. MOENCH: For clarification like Kevin  
14 just mentioned, the red dots that you see in the  
15 center of the brown circles, the brown circles  
16 represent the coverage areas of these water cannons.  
17 So you can see as Kevin referenced, we have extremely  
18 good coverage, complete coverage with the location of  
19 these towers and the location of these cannons in the  
20 areas that are of most concern.

21 MS. MOORE: I'll continue.

22 It appears that no signage is proposed.  
23 Testimony should be provided. So there's no signage  
24 proposed with this, correct?

25 MR. MOENCH: That is correct.

1                   MS. MOORE: Our office recommends a lot  
2 consolidation. But then I noticed that there is  
3 another owner too. So there would be no lot  
4 consolidation, correct?

5                   MR. MOENCH: That's correct.

6                   MS. MOORE: The plans should note that  
7 the applicant will comply with the City's Ordinance  
8 establishing standards for the submission of maps and  
9 other documents in a digital format. You'll add that  
10 note?

11                  MR. MOENCH: We will add that note.

12                  MS. MOORE: Signed and sealed structural  
13 calculations must be provided to support the proposed  
14 fire tower foundation details shown.

15                  MR. MOENCH: We will provide those  
16 calculations.

17                  MS. MOORE: The setbacks should be  
18 dimensioned on the plans. You'll add that?

19                  MR. MOENCH: We will add the setbacks.

20                  MR. MOORE: The applicant has indicated  
21 variances based on principal building requirements.  
22 The testimony should be provided.

23                  MR. SHEEHAN: We were talking about the  
24 height of the towers.

25                  MS. MOORE: No. I guess you indicated

1 additional variances on the project based on the  
2 principal building requirements. So we just focused  
3 on the accessory building requirements.

4 MR. SHEEHAN: There's no change in the  
5 principal building. I was doing the principal  
6 setback to the accessory structure. So I obviously  
7 was mistaken.

8 MS. MOORE: Okay.

9 Testimony should be provided regarding  
10 the trash recycling operation for the site. Does  
11 that change at all with the addition of these water  
12 towers?

13 MR. MOENCH: It does not.

14 MS. MOORE: No change. Okay.

15 Testimony should be provided in the  
16 current condition of the site?

17 MR. MOENCH: The current condition of the  
18 site is obviously ongoing operation for motor  
19 recycling. The addition of the accessory uses or the  
20 accessory fire towers will not alter the current  
21 condition. It will enhance it as shown by exhibit  
22 for additional fire coverage.

23 MS. MOORE: Okay.

24 Testimony should be provided regarding  
25 the permitted use for this site.

1 MR. SHEEHAN: It's an industrial zone.  
2 It's part of the demanufacturing facility that is  
3 used in conjunction with this site where vehicles are  
4 brought into the site. Vehicles are demanfacutured.  
5 The parts are pulled out and sent elsewhere and then  
6 the scrap is brought over here to recycled scrap.

7 MS. MOORE: Okay.

8                   A signed and sealed site survey of the  
9 property should be provided.

10 MR. MOENCH: We will provide that.

11 MS. MOORE: And then the applicant and  
12 owner are reminded that site safety is their  
13 responsibility. The plans should note, and I mention  
14 the site safety note, you will add this note  
15 specifically on the plans?

16 MR. MOENCH: We will.

17 MR. SHEEHAN: And Brian, as far as the  
18 height of the towers themselves, they're necessary in  
19 order to provide the coverage to provide safety  
20 around all of the areas that are shown on this site  
21 plan?

22 MR. MOENCH: That is correct.

23 MR. SHEEHAN: And if they were reduced in  
24 height, you would need more towers in order to cover  
25 the same area?

1 MR. MOENCH: That is correct. To that  
2 point, Kevin, this suppression plan was reviewed by a  
3 third-party fire expert. So this is the recommended  
4 coverage and recommended height of the tower. So  
5 you're absolutely correct. The height is very  
6 integral to what is shown on the exhibit and the  
7 proper coverage for fire protection.

8 MR. SHEEHAN: Do you know how the height,  
9 and I apologize for asking a question that I don't  
10 know the answer to, but do you know how the height  
11 relates to the existing shredder?

12 MR. MOENCH: The existing building, the  
13 motor building, if you will Kevin, if you can kind of  
14 highlight that area, I believe that existing motor  
15 building is approximately 60 feet in height. So  
16 these will be under the tallest structure height on  
17 the property.

18                   Actually, the steel framework over the  
19 top of the shredder that houses the bridge crane is  
20 approximately 70 feet in height. So there are  
21 existing structures on the property that are taller  
22 than what's being proposed with these accessory uses.

23 MS. MOORE: Okay.

24 For the Summary of Variances and Waivers,  
25 there's adjustment to my notes. So the variances are

1 both the accessory building height and sidewalks.  
2 The waivers are the landscape plan and street trees.  
3 Okay?

4 MR. SHEEHAN: Okay.

5 MS. MOORE: Are there any others that I  
6 did not note?

7 MR. SHEEHAN: Not that I'm aware.

8 MS. MOORE: Okay.

9 The Approval Process, you're aware of the  
10 Approval Process as listed on page 6. If you have  
11 any questions, you can contact my office.

12 MR. SHEEHAN: Yes.

13 MS. MOORE: And Outside Agency Approvals  
14 I have noted: Camden County Planning Board and  
15 Camden County Soil Conservation District.

16 MR. SHEEHAN: I'm not sure. The Soil  
17 Conservation --

18 MS. MOORE: The 5,000 square feet?

19 MR. SHEEHAN: Yes.

20 MS. MOORE: I wasn't sure with the  
21 foundations.

22 MR. SHEEHAN: Yes.

23 MS. MOORE: So that was a question.

24 MR. MOENCH: Yeah. We're basing on  
25 the -- we are under the 5,000 square feet.

1                   MS. MOORE: You are with the  
2 foundations?

3                   MR. MOENCH: Correct.

4                   MS. MOORE: So I'll note that as not  
5 applicable. And Camden County Planning Board,  
6 I usually note them all the time. You would just get  
7 a letter stating that from them.

8                   MR. SHEEHAN: Yes.

9                   MS. MOORE: That concludes my review.

10                  CHAIRMAN DEJESUS: Thank you, Dena.

11                  Anyone on the Board have any questions  
12 for the applicant.

13                  DIRECTOR WALKER: I just have one  
14 question. What is the additional water usage?

15                  MR. SHEEHAN: I'm sorry, Director, you  
16 broke up. I didn't hear the question.

17                  DIRECTOR WALKER: I'm sorry. Water  
18 pressure tests beings that there's going to be  
19 additional used in case of emergencies to make sure  
20 that we have enough water to pump through those  
21 cannons to suppress the fire on location?

22                  MR. MOENCH: The water supply for the  
23 water cannons will be from the water storage tanks  
24 that we currently have on the property. There are  
25 auxiliary pumps that allow us to withdraw water from

1 the Delaware River as needed to keep those tanks  
2 full. But we will be supplying our own water source  
3 to these water cannons.

4 DIRECTOR WALKER: Okay. Thank you.

5 I'd like to say thank you to EMR for  
6 being responsive to the last fire that we had and  
7 doing measures, mitigation measures, to make sure  
8 that the environment stays safe for the residents who  
9 are from that neighborhood. I like to give kudos to  
10 EMR.

11 MR. SHEEHAN: Thank you, Director.

12 CHAIRMAN DEJESUS: Is there anyone else  
13 having any response?

14 DR. WILLIAMS: There's no other persons  
15 responding with their hands up.

16 CHAIRMAN DEJESUS: Understood.

17 Therefore, I will open to the public.  
18 And, Doctor, if you have anybody, let me know.

19 DR. WILLIAMS: I'm scanning right now,  
20 sir. I don't see any hands up on this matter.

21 CHAIRMAN DEJESUS: Seeing or hearing  
22 none, therefore, I'll close the public portion and  
23 I'll seek a motion to approve or disapprove  
24 the applicant. Board members, would you come up with  
25 a motion, please?

1 DIRECTOR WALKER: Motion.

2 CHAIRMAN DEJESUS: Who is that?

3 DIRECTOR WALKER: Director Walker.

4 CHAIRMAN DEJESUS: Director Walker, what  
5 are you making a motion for?

6 DIRECTOR WALKER: I'm making a motion to  
7 approve the plan along with the waivers and  
8 variances.

9 CHAIRMAN DEJESUS: Thank you, sir. I  
10 appreciate that. And I need a second.

11 MS. CREAN: Second.

12 DR. WILLIAMS: Second by Ms. Crean.

13 CHAIRMAN DEJESUS: Roll call, Angela.

14 MS. MILLER: Mr. DeJesus.

15 CHAIRMAN DEJESUS: Yes.

16 MS. MILLER: Mr. Lee.

17 VICE-CHAIRMAN LEE: Yes.

18 MS. MILLER: Director Walker.

19 DIRECTOR WALKER: Yes.

20 MS. MILLER: Councilwoman Ramos.

21 COUNCILWOMAN RAMOS: Yes.

22 MS. MILLER: Ms. Crean.

23 MS. CREAN: Yes.

24 MS. MILLER: Mr. Davis.

25 MR. DAVIS: Yes.

1 MS. MILLER: Motion carried to approve.

2 Thank you.

3 MR. SHEEHAN: Thank you all.

4 CHAIRMAN DEJESUS: Thank you, Mr.

5 Sheehan. Good to see you again.

6 MR. SHEEHAN: You too. Just to be clear,  
7 the November meeting, is that the 17th, a Monday?

8 MR. BURNS: That is correct, yes.

9 MR. SHEEHAN: I just wanted to make sure  
10 I had that right. Thank you. Have a good night.

11 CHAIRMAN DEJESUS: 'J,' a Resolution  
12 Referring the ordinance amending the Gateway  
13 Redevelopment Plan for review. Doctor, do you have  
14 something on this?

15 DR. WILLIAMS: I do. I need to make a  
16 correction on the record as well. In noticing the  
17 agenda, Item 'J' for your hearing, the referral of  
18 the Ordinance to the Gateway Plan is definitely  
19 correct. But it's not correct on the Block and Lot  
20 numbers. Let me indicate for the record that the  
21 correct Block and Lot numbers as referred to as by  
22 counsel, is Block 1465, Lots 4 & 5. Block 1465, Lots  
23 4 & 5. Let me explain to you the nature of the  
24 referral and then counsel could recommend whatever  
25 should be done to refer it.

1                   I see you Dena. You can go.

2                   MS. MOORE: Okay. Thank you. Good  
3 night.

4                   CHAIRMAN DEJESUS: Good night, Dena.

5                   DR. WILLIAMS: Again, just to go back to  
6 the correction, the corrected Block & Lot numbers  
7 include Block 1465, Lots 4 & 5. This is the  
8 Block and Lots to the Gateway Redevelopment Plan as  
9 referred to by City Council.

10                  Let me explain briefly the nature of the  
11 referral from Council. Subaru which is the major  
12 owner within the Gateway Redevelopment Plan area  
13 within the OLI Zoning District, is simply amending  
14 the plan to allow for the expansion of their company  
15 cars of the Subaru vehicles. So they need extra land  
16 acreage to park their cars.

17                  Right now that use is not permitted on  
18 the parcel in question. This amendment would cause  
19 that piece of property which is right across the  
20 street from the Subaru Headquarters, to allow them to  
21 park extra vehicles on that parcel property. And  
22 that is the nature of the amendment to the Gateway  
23 Redevelopment Plan.

24                  In addition, I have received a copy of  
25 the report from the planner that is representing

1       Subaru. I have read the document in total. And it's  
2       a very simple document that adds an additional  
3       permitted use within that zone which is what we  
4       indicated to you during our short presentation. And  
5       I approve that amendment and I'm very satisfied with  
6       the document presented by their planner.

7                    CHAIRMAN DEJESUS: James, do you have any  
8       questions in reference to this?

9                    MR. BURNS: I do not. It's simply a  
10       referral to us and we will take appropriate steps at  
11       our next hearing when they present that amendment to  
12       the Redevelopment Plan.

13                   DR. WILLIAMS: Thank you.

14                   CHAIRMAN DEJESUS: Doctor, do you have  
15       anything else to add?

16                   DR. WILLIAMS: No. I just want to  
17       apologize for that error on the agenda. I just  
18       noticed it as we were going through the last  
19       application. We'll make sure for the next meeting  
20       that it's accurate.

21                   CHAIRMAN DEJESUS: So it'll be  
22       re-established again in November; is that what you're  
23       telling me?

24                   MR. BURNS: They're going to present  
25       their Redevelopment Plan to us in November and we

1 will take action on that investigation and the plan.  
2 So it's just an amendment to the plan as Dr. Williams  
3 indicated to add more parking for their employee  
4 vehicles. So it'll be an amendment that we'll  
5 address in November. And they'll present.

6 We'll listen to that presentation like we  
7 have with other redevelopment applications and then  
8 take a motion likely to approve depending on the  
9 testimony. And if it's to approve, it will be an  
10 approval but a finding of consistency with the City  
11 Master Plan.

12 CHAIRMAN DEJESUS: You want to take over  
13 the Adoption of the Following Resolutions?

14 MR. BURNS: Absolutely. Thank you,  
15 Mr. Chairman. This is from the September meeting.  
16 The sign variance for Villar Multiservice was  
17 dismissed without prejudice. There won't be a  
18 resolution on that. We just took action on the  
19 record since they did not appear.

20 We have the Preliminary and Final Site  
21 Plan which was approved for Cheran Rollins & Malcolm  
22 A. Still, Jr., 2907 Cleveland Avenue. That resolution  
23 is pending for your approval tonight.

24 And then we had a Conceptional Review  
25 regarding the site improvements for the Judge Robert

1       Johnson Park. That was conceptional only. We do not  
2       have to take action but I think we're all pleased  
3       with what was being presented. So the only real  
4       resolution will be that.

5                   Plus, we had the Review and Approval of a  
6       Resolution Directing the Planning Board to Conduct  
7       the Investigation related to the Condemnation  
8       Redevelopment Area and Non-Condemnation  
9       Redevelopment Area.

10                  CHAIRMAN DEJESUS: Yeah, with the block  
11       and lot numbers being wrong.

12                  MR. BURNS: Actually, that may be right.  
13       That was another matter, right, Ed?

14                  MS. MILLER: Right.

15                  MR. BURNS: So we did address that one.  
16       Those numbers just got transposed up to 'J.'

17                  MS. MILLER: Yes.

18                  CHAIRMAN DEJESUS: I understand. Okay.

19                  MR. BURNS: So those are the Resolutions  
20       to approve just the Rollins & Still and the  
21       resolution regarding the investigation for the  
22       Non-Condemnation Redevelopment Area.

23                  CHAIRMAN DEJESUS: I need a motion to,  
24       therefore, do so.

25                  DIRECTOR WALKER: I make a motion to

1 accept the Resolutions.

2 COUNCILWOMAN RAMOS: I second to accept  
3 the Resolutions.

4 CHAIRMAN DEJESUS: Roll call.

5 MS. MILLER: Jose DeJesus.

6 CHAIRMAN DEJESUS: Yes.

7 MS. MILLER: Steven Lee.

8 VICE-CHAIRMAN LEE: Yes.

9 MS. MILLER: Director Walker.

10 DIRECTOR WALKER: Yes.

11 MS. MILLER: Councilwoman Ramos.

12 COUNCILWOMAN RAMOS: Yes.

13 MS. MILLER: Erin Crean.

14 MS. CREAN: Yes.

15 MS. MILLER: Derek Davis.

16 MR. DAVIS: Yes.

17 MS. MILLER: Motion carried to approve.

18 Thank you.

19 CHAIRMAN DEJESUS: We need a motion to  
20 adjourn.

21 DIRECTOR WALKER: Motion to adjourn.

22 MS. CREAN: Second.

23 MS. MILLER: Jose DeJesus.

24 CHAIRMAN DEJESUS: Yes.

25 MS. MILLER: Mr. Lee.

1 VICE-CHAIRMAN LEE: Yes.  
2 MS. MILLER: Director Walker.  
3 DIRECTOR WALKER: Yes.  
4 MS. MILLER: Councilwoman Ramos.  
5 COUNCILWOMAN RAMOS: Yes.  
6 MS. MILLER: Ms. Crean.  
7 MS. CREAN: Yes.  
8 MS. MILLER: Mr. Davis.  
9 MR. DAVIS: Yes.  
10 MS. MILLER: Motion carried to adjourn.

11 Thank you all.

12 CHAIRMAN DEJESUS: Good night.

13 - - -

14 \*\*(Meeting concluded at 6:55 p.m.)\*\*

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

8 I FURTHER CERTIFY that the foregoing is, to  
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24 means, unless under the direction, control and/or  
25 supervision of the certifying reporter.)

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