

In The Matter Of:
CITY OF CAMDEN
PLANNING BOARD

CITY OF CAMDEN PLANNING BOARD
October 9, 2025

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PLANNING BOARD
CITY OF CAMDEN

- - - -

Thursday, October 9, 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 6:11 p.m.

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

JOSE DEJESUS, CHAIRMAN
STEVEN LEE, VICE-CHAIRMAN
DIRECTOR WALKER
COUNCILWOMAN JANNETTE 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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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 renote 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 - - -

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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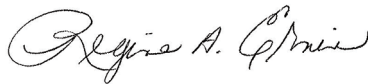
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2
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