

In The Matter Of:
CITY OF CAMDEN
PLANNING BOARD

CITY OF CAMDEN PLANNING BOARD MEETING
January 8, 2026

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PLANNING BOARD
CITY OF CAMDEN

- - - -

Thursday, January 8, 2026

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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

- JOSE DEJESUS, CHAIRMAN
- STEVEN LEE, VICE-CHAIRMAN
- IAN LEONARD
- COUNCILWOMAN JANNETTE RAMOS
- ERIN CREAN
- DEREK DAVIS

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

- ANGELA MILLER, PLANNING BOARD SECRETARY
- JAMES BURNS, ESQUIRE, ATTORNEY FOR THE BOARD
- DEMBO, BROWN & BURNS, LLP
- ROBERT HUNTER, P.E., 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, January
5 8, 2026 at 6:00 p.m. Since the City of Camden
6 remains under a declaration of a Health Emergency
7 related to the COVID-19 virus, City Hall is open.
8 Therefore, this regular scheduled meeting will be
9 conducted as a virtual meeting via remote
10 conferencing platform, TEAMS. Instructions on
11 accessing this virtual regular scheduled meeting can
12 be found on the City of Camden's website. All right,
13 Angela, please read the opening statement.

14 MS. MILLER: Can you hear me?

15 CHAIRMAN DEJESUS: Yes.

16 MS. MILLER: Good evening. Adequate
17 notice of this meeting has been provided in
18 accordance with the Open Public Meeting Act. The
19 Camden City Planning Board adopted a Resolution
20 approving the schedule of regular meetings to be held
21 during the year of 2026 by, one, posting a copy
22 thereof on the bulletin boards reserved for such
23 purpose in the Office of City Clerk, City Hall, first
24 floor, Camden, New Jersey; two, transmitting a copy
25 thereof to the Courier Post and to the Philadelphia

1 Inquirer. These newspapers have been designated by
2 this Board to receive same, and filing a copy thereof
3 with the City Clerk, City of Camden, New Jersey. The
4 subject meeting was publicized on January 5th, 2026
5 and amended on January 6, 2026

6 CHAIRMAN DEJESUS: Okay. Roll call?

7 MS. MILLER: Mr. DeJesus.

8 CHAIRMAN DEJESUS: Present.

9 MS. MILLER: Steven. Lee.

10 VICE-CHAIRMAN LEE: Here.

11 MS. MILLER: Mayor Victor Carstarphen.

12 Director Walker. Ian Leonard.

13 MR. LEONARD: Here.

14 MS. MILLER: Councilwoman Janette Ramos.

15 COUNCILWOMAN RAMOS: Present.

16 MS. MILLER: Erin Crean.

17 MS. CREAN: Present.

18 MS. MILLER: Omari Thomas. Derek Davis.

19 Brenda Fraction. Thank you.

20 CHAIRMAN DEJESUS: Approval of Planning
21 Board Public Hearing Meeting Minutes December 11,
22 2025. I need a motion to approve such meeting
23 minutes.

24 VICE-CHAIRMAN LEE: So moved.

25 COUNCILWOMAN RAMOS: Second.

1 CHAIRMAN DEJESUS: Roll Call.

2 MS. MILLER: Jose DeJesus.

3 CHAIRMAN DEJESUS: Yes.

4 MS. MILLER: Steven Lee.

5 VICE-CHAIRMAN LEE: Yes.

6 MS. MILLER: Ian Leonard.

7 MR. LEONARD: Yes.

8 MS. MILLER: Councilwoman Ramos.

9 COUNCILWOMAN RAMOS: Yes.

10 MS. MILLER: Erin Crean.

11 MS. MILLER: Motion carried to approve.

12 Thank you.

13 CHAIRMAN DEJESUS: Okay. Swearing in of
14 all professionals and planning staff.

15 MR. BURNS: For our professionals and
16 planning staff, if you could raise your right hand,
17 please.

18 - - -

19 DR. EDWARD C. WILLIAMS, PP, ASIP, CSI,
20 AHP, CZO, having first been duly affirmed, was
21 examined and testified as follows.

22 - - -

23 MR. BURNS: Very good.

24 CHAIRMAN DEJESUS: Planning Board
25 Director's Report. You're on.

1 DR. WILLIAMS: Good evening Mr. Chairman
2 and members of the Board. Just a few items. As we
3 have discussed with the Board on the last two Board
4 meetings, the recommendations that were discussed and
5 deliberated was on the Planning Board Attorney Dembo,
6 Brown & Burns, LLP. Planning Board Conflict Attorney
7 Eric M. Bernstein & Associates, LLC. Planning Board
8 Engineer R&V. And Planning Board Conflict Engineer
9 Grant Engineering & Construction Group, LLC.

10 Mr. Chair and members of the Board, these
11 are the recommendations provided to you that is
12 listed in No. 6 for Reorganization. As discussed, if
13 the members of the Board want to retain the same
14 slate for A, B & C, they can do so within the motions
15 that's guided by Counsel. And Mr. Chair, that ends
16 my report for this evening.

17 CHAIRMAN DEJESUS: Thank you, Doctor.

18 MR. BURNS: Very good.

19 CHAIRMAN DEJESUS: James?

20 MR. BURNS: Thank you, Mr. Chairman.

21 Welcome to Reorganization 2026. I need a
22 motion for the nomination for Chair of the Camden
23 City Planning Board. Do I have a motion?

24 COUNCILWOMAN RAMOS: I nominate Mr. Jose
25 DeJesus to remain as Chairman of the Board.

1 MR. BURNS: Any other nominations?

2 MS. CREAN: Second.

3 MR. BURNS: We have a second, good. So
4 can we have a roll call?

5 MS. MILLER: Okay. Jose DeJesus.

6 CHAIRMAN DEJESUS: Abstain.

7 MS. MILLER: Steven Lee.

8 VICE-CHAIRMAN LEE: Yes.

9 MS. MILLER: Mr. Leonard.

10 MR. LEONARD: Yes.

11 MS. MILLER: Councilwoman Ramos.

12 COUNCILWOMAN RAMOS: Yes.

13 MS. MILLER: Erin Crean.

14 MS. CREAN: Yes.

15 MR. BURNS: We have a majority of the
16 members present, so the motion passes. I turn it
17 back over to our Chairman, Mr. DeJesus.

18 CHAIRMAN DEJESUS: Okay. We need to set
19 up the election for the Vice-Chair, or do we just
20 keep going?

21 MR. BURNS: Yes, I would ask for a
22 nomination for Vice-Chair.

23 CHAIRMAN DEJESUS: Yes, Steve Lee.

24 MR. BURNS: Can I have a second?

25 COUNCILWOMAN RAMOS: I second the

1 nomination of Mr. Steven Lee as Vice-Chair.

2 MR. BURNS: Thank you, Councilwoman.

3 Roll call, please.

4 MS. MILLER: Jose DeJesus.

5 CHAIRMAN DEJESUS: Yes, Mr. Lee.

6 MS. MILLER: Mr. Leonard.

7 MR. LEONARD: Yes.

8 MS. MILLER: Councilwoman Ramos.

9 COUNCILWOMAN RAMOS: Yes.

10 MS. MILLER: Erin Crean.

11 MS. CREAN: Yes.

12 MS. MILLER: Motion carried to approve

13 Mr. Steven Lee. Thank you.

14 VICE-CHAIRMAN LEE: Thank you as

15 Vice-Chair.

16 MR. BURNS: Do we have a nomination for

17 Secretary?

18 CHAIRMAN DEJESUS: Yes, Angela Miller.

19 MR. BURNS: I think only one person

20 really wants it. Do we have a nomination?

21 CHAIRMAN DEJESUS: I'm recommending

22 Angela Miller.

23 MS. CREAN: Second.

24 MS. MILLER: Thank you, guys.

25 MR. BURNS: Roll call, please.

1 MS. MILLER: Jose DeJesus.

2 CHAIRMAN DEJESUS: Yes.

3 MS. MILLER: Steven Lee.

4 VICE-CHAIRMAN LEE: Yes.

5 MS. MILLER: Mr. Leonard.

6 MR. LEONARD: Yes.

7 MS. MILLER: Councilwoman Ramos.

8 COUNCILWOMAN RAMOS: Yes, absolutely.

9 MS. MILLER: Erin Crean.

10 MS. CREAN: Yes.

11 MS. MILLER: Motion carried to approve.

12 Thank you.

13 CHAIRMAN DEJESUS: Okay. Appointment of
14 the Planning Board Attorney. I believe Dr. Williams
15 recommended the above group as it has been presented
16 on A, B and C, D. I just need a motion to approve
17 those specific groups.

18 DR. WILLIAMS: Mr. Chair?

19 CHAIRMAN DEJESUS: Yes.

20 DR. WILLIAMS: Just for the record,
21 D, E, F & G.

22 CHAIRMAN DEJESUS: No -- yeah, those are?
23 But then what? I'm saying the names of the people
24 for those specific positions are labeled above.
25 That's what I'm trying to get across.

1 MR. BURNS: We need -- yes. So we would
2 need nominations for each position.

3 DR. WILLIAMS: Okay.

4 MR. BURNS: So we need a nomination for
5 Board Attorney and Conflict Attorney first.

6 CHAIRMAN DEJESUS: Anyone want to make a
7 motion, please?

8 MS. CREAN: Yes. I make a motion to
9 retain Dembo, Brown & Burns for the Planning Board
10 Attorney and Eric Bernstein & Associates as Conflict.

11 COUNCILWOMAN RAMOS: I second that.
12 Councilwoman Ramos.

13 MR. BURNS: Thank you, roll call.

14 CHAIRMAN DEJESUS: Second.

15 MR. BURNS: Roll call.

16 MS. MILLER: Jose DeJesus.

17 CHAIRMAN DEJESUS: Absolutely yes.

18 MS. MILLER: Steven Lee.

19 VICE-CHAIRMAN LEE: Yes.

20 MS. MILLER: Mr. Leonard

21 MR. LEONARD: Yes.

22 MS. MILLER: Councilwoman Ramos.

23 COUNCILWOMAN RAMOS: Yes.

24 MS. MILLER: Erin Crean.

25 MS. CREAN: Yes.

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

3 MR. BURNS: Thank you. And I look
4 forward to another wonderful year.

5 CHAIRMAN DEJESUS: That's two of us.

6 COURT REPORTER: Excuse me, Angela, it's
7 Regine. I had trouble logging in. I just joined.

8 MS. MILLER: Okay. Dr. Williams?

9 DR. WILLIAMS: I hear.

10 MS. MILLER: Okay.

11 CHAIRMAN DEJESUS: Next is nomination of
12 Planning Board Engineer. Do you want to make a
13 motion? Go ahead.

14 MS. CREAN: Sure. I make a motion to
15 retain the Planning Board Engineer Remington &
16 Vernick Engineers and as Conflict Engineer, Grant
17 Engineering & Construction Group.

18 VICE-CHAIRMAN LEE: Second.

19 CHAIRMAN DEJESUS: Ms. Ramos seconded it.
20 Roll call.

21 COUNCILWOMAN RAMOS: No, I don't think
22 I seconded it, unless you want me to. I think it was
23 delayed.

24 MR. BURNS: Yes, that's correct,
25 Councilwoman Ramos.

1 MS. MILLER: Thank you.

2 CHAIRMAN DEJESUS: I can't see her so I
3 can't tell you.

4 MS. MILLER: Okay. Mr. DeJesus.

5 CHAIRMAN DEJESUS: Yes.

6 MS. MILLER: Steven Lee.

7 VICE-CHAIRMAN LEE: Yes.

8 MS. MILLER: Mr. Leonard.

9 MR. LEONARD: Yes.

10 MS. MILLER: Councilwoman Ramos.

11 COUNCILWOMAN RAMOS: Yes.

12 MS. MILLER: Erin Crean.

13 MS. CREAN: Yes.

14 MS. MILLER: Motion carried to approve.
15 Thank you so much.

16 CHAIRMAN DEJESUS: Okay. Are we done?
17 Mr. Burns, in reference to all these elections, are
18 we missing someone?

19 MR. BURNS: No. We have covered the
20 Reorganization, Mr. Chairman. And for the record,
21 Regine can obtain a copy of the recording as needed
22 to prepare the transcript. We'll have that available
23 for Regine.

24 DR. WILLIAMS: That's correct.

25 CHAIRMAN DEJESUS: All right. New

1 Business: Certificate of Appropriateness, Juanita
2 Rice, 2996 N. Congress Road. The applicant is
3 preparing exterior at said property within the
4 Fairview Historical District.

5 DR. WILLIAMS: Mr. Chair, if I may.
6 We're going to recommend that under New Business that
7 we open up the agenda to Items 'A' and 'B' to solicit
8 applicant comment and public comments as well.

9 CHAIRMAN DEJESUS: Okay. And that's what
10 we're doing. Is there someone here for Juanita Rice?

11 DR. WILLIAMS: No, sir, no see.

12 CHAIRMAN JOSE: Okay. We'll put that one
13 for last then. Go ahead, Doctor.

14 MR. BURNS: Was anybody anticipated,
15 Dr. Williams, to be there? Do you recommend the
16 applicant?

17 DR. WILLIAMS: Yes. Through the Chair,
18 just recommending approval for both New Business 'A'
19 and 'B' as the secretary and member of the HPC along
20 with Ms. Crean a member of the HPC, we both approved
21 the recommendations for C of A for Items 'A' and 'B'
22 and just defer to you to open up to the public for
23 public comment. And if the applicants are available,
24 they can concur as well.

25 MR. BURNS: Very good. So that's Juanita

1 Rice and Vaughn Carstarphen.

2 DR. WILLIAMS: That's correct.

3 CHAIRMAN DEJESUS: Let's open to the
4 public. Is there anyone there to respond, Doctor?

5 DR. WILLIAMS: No, sir.

6 CHAIRMAN DEJESUS: Since we don't hear
7 anyone and there's no one responding, I'll close the
8 public portion and I need a motion from the Board.

9 COUNCILWOMAN RAMOS: Motion Ramos.

10 MR. BURNS: Do we have a second?

11 VICE-CHAIRMAN LEE: Second.

12 CHAIRMAN DEJESUS: Roll call.

13 MS. MILLER: Mr. DeJesus.

14 CHAIRMAN DEJESUS: Yes.

15 MS. MILLER: Mr. Lee.

16 VICE-CHAIRMAN LEE: Yes.

17 MS. MILLER: Mr. Leonard.

18 MR. LEONARD: Yes.

19 MS. MILLER: Councilwoman Ramos.

20 COUNCILWOMAN RAMOS: Yes.

21 MS. MILLER: Ms. Crean.

22 MS. CREAN: Yes.

23 MS. MILLER: Motion carried to approve.

24 Thank you.

25 CHAIRMAN DEJESUS: Item 'C,' Amended

1 Final Site Plan, Mt. Sinai Holiness Church, Inc., 621
2 Kaighn Avenue, Block 322, Lots 153, 110 & 111. The
3 applicant is coming back to the Planning Board for
4 the parking lot improvements that were not approved
5 as per their prior approval plan. Anyone here,
6 Doctor, in reference to that?

7 DR. WILLIAMS: No, sir.

8 MR. BURNS: Mr. Chairman, on information
9 and belief, the applicant did not provide notice, not
10 just for this hearing but for the prior hearings. If
11 the Board recalls at our last meeting we indicated
12 that if the applicant was not prepared to present or
13 had not provided notice, that we would entertain a
14 motion to dismiss the application without prejudice;
15 simply to stop the tolling of any time on that
16 application, and allow the applicant, if they're in a
17 position to do so, to refile or have the City take
18 whatever enforcement action they may need to take as
19 it relates to this property. So I would need a
20 motion to dismiss without prejudice.

21 MS. CREAN: Motion.

22 MR. BURNS: A second?

23 COUNCILWOMAN RAMOS: Second.

24 MR. BURNS: Thank you, Councilwoman.

25 CHAIRMAN DEJESUS: Roll call.

1 MS. MILLER: Jose DeJesus.

2 CHAIRMAN DEJESUS: Yes.

3 MS. MILLER: Mr. Lee.

4 VICE-CHAIRMAN LEE: Yes.

5 MS. MILLER: Mr. Leonard.

6 MR. LEONARD: Yes.

7 MS. MILLER: Councilwoman Ramos.

8 COUNCILWOMAN RAMOS: Yes.

9 MS. MILLER: Ms. Crean.

10 MS. CREAN: Yes.

11 MS. MILLER: Motion carried to dismiss
12 without prejudice. Thank you.

13 CHAIRMAN DEJESUS: Preliminary and Final
14 Site Plan, McGuire Preservation Urban Renewal, LLC,
15 NE Rand Sewell Street, Block 1223.05, Lot 5. The
16 applicant is proposing to install a Tot Lot over an
17 existing playground and a 980 square feet maintenance
18 shed within the McGuire Gardens Park of the McGuire
19 Gardens Apartment Complex. Anyone here for that,
20 Doctor?

21 MR. SHEEHAN: Yes. Good evening,
22 Mr. Chairman. My name is Kevin Sheehan, attorney
23 with Parker McCay, and we're the attorneys for the
24 applicant. As you stated, the applicant is McGuire
25 Preservation Urban Renewal, LLC.

1 sworn/affirmed, was examined and testified as
2 follows:

3 - - -

4 MR. BURNS: Kevin, do you have an intro
5 that you'd like to do before we turn it over to our
6 engineer?

7 MR. SHEEHAN: So the design engineer is
8 Matt Walsh from PS&S. Matt can give a -- I will
9 share my screen here and Matt will give a short
10 summary of the proposal and then we can confirm that
11 we comply with the Board Engineer's review letter and
12 provide the testimony that was requested in the
13 letter. Matt, do you want to do that? Do you guys
14 see the aerial?

15 MR. WALSH: Yes.

16 MR. BURNS: We can.

17 CHAIRMAN DEJESUS: Would you mark that as
18 A-1?

19 MR. BURNS: A-1, yes, sir, Mr. Chairman.

20 (Whereupon Exhibit No. A-1, Aerial Map,
21 was marked for identification.)

22 MR. WALSH: As you can see, this is an
23 aerial rendering of our site outlined there in red.
24 So we have four frontages there on Rand Street,
25 Westminster Street, Boyd Street and Sewell Street.

1 And you can see those light white lines. They are
2 sidewalks which led to the area in the center which
3 was a former tot lot which has since been removed
4 which we are proposing under this application to
5 replace.

6 Just a quick thing regarding drainage.
7 That the site is kind of draining towards each of the
8 streets so that area in the center drains kind of
9 generally in each direction towards each street. So
10 Kevin, if you want to go to this.

11 CHAIRMAN DEJESUS: Do you want to mark
12 that as A-2?

13 MR. BURNS: That will be A-2.

14 (Whereupon Exhibit No. A-2, Color
15 Rendering of Site Plan, was marked for
16 identification.)

17 CHAIRMAN DEJESUS: I just wanted to say
18 that since the center is more of a downward slope, so
19 that the water drains down into the streets. Is that
20 what it's like?

21 MR. WALSH: Correct.

22 CHAIRMAN DEJESUS: Okay.

23 MR. WALSH: So this is Exhibit A-2 which
24 is a colored rendering of our site plan. So as you
25 can see on the right, those lighter yellow areas are

1 existing areas of concrete and sidewalks. The area
2 in the middle in blue is where our proposed tot lot
3 is going to go. That area is about 625 square feet.
4 That area will be a poured-in place rubber surface.
5 Kevin, if you would scroll down a little bit, the
6 equipment, it will look similar to that. And we
7 anticipate that equipment being for children up to
8 about seven years old. And then, Kevin, if you
9 scroll back up, the area in brown, that is our
10 proposed maintenance shed. There's one overhead door
11 and one man door into that.

12 And then we have a proposed concrete pad
13 out in front that will connect with the existing
14 concrete sidewalk on-site. That building is only
15 going to have electric to it. There's no sewer or
16 water or anything like that, so only electric.
17 There's no lighting proposed with that. We're not
18 anticipating any traffic impacts for this building.
19 There's no known environmental issues on the site.

20 And we are requesting waivers for the
21 foundation plantings and to propose landscaping
22 around the site. There are some existing street
23 trees around the property. We are removing one tree
24 so we will agree to replant that tree or come up with
25 a suitable replacement tree for the one tree that is

1 being removed.

2 MR. SHEEHAN: And we're also requesting a
3 waiver for any additional street trees, correct?

4 MR. WALSH: Correct.

5 CHAIRMAN DEJESUS: Can we go to the
6 letter of Dena?

7 DR. WILLIAMS: Mr. Chair and Members of
8 the Board, as part of the Reorganization, we have
9 Mr. Hunter that will be providing review tonight.
10 And we will discuss and make comments regarding
11 Ms. Dena Moore-Johnson at the end of the meeting.

12 CHAIRMAN DEJESUS: Thank you, Doctor.
13 Dena, are you ready?

14 MR. BURNS: It would be Mr. Bob Hunter.

15 MR. SHEEHAN: It would be Bob.

16 CHAIRMAN DEJESUS: I'm sorry.

17 MR. HUNTER: That's okay. Robert Hunter,
18 Remington & Vernick. I'll be representing the letter
19 provided by Ms. Johnson. I can -- it depends on how
20 the Board would like me to handle this. I can go
21 item-by-item or I can go Area & Bulk in general. And
22 then if there's any exceptions to our letter from the
23 Board Engineer -- I'm sorry -- the applicant's
24 attorney or professional team, they can address them
25 item-by-item at the same time. That's up to the

1 chairman and the professional staff.

2 CHAIRMAN DEJESUS: You can go in the bulk
3 format. Go ahead.

4 MR. HUNTER: Very good.

5 CHAIRMAN DEJESUS: Continue, please.

6 MR. HUNTER: Sure. Mr. Sheehan, Area and
7 Bulk Standards, we have three items there. I think
8 these are the three that we should probably address
9 in their entirety and then we can go in little more
10 generalities. But accessory structure is not
11 permitted in the front yard where the applicant
12 proposes the maintenance shed in the front yard.
13 Along Rand Street and Westminster Avenue, a variance
14 request is necessary. We've heard some testimony
15 from your professionals. Is there anything else
16 you'd like to add regarding the location of the
17 proposed structure?

18 MR. SHEEHAN: No. You can see the
19 structure is on the lower part of the site. As was
20 testified earlier, that the site drain is higher in
21 the center and drains down so it's closer to the road
22 to limit the amount of -- to make it easier to access
23 from the road.

24 MR. HUNTER: Understood. For the purpose
25 of the record, every location on this site is in the

1 front yard, correct?

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

3 MR. HUNTER: The accessory structure,
4 maximum accessory structure, 750 square feet and the
5 applicant proposes 980 square feet. A variance would
6 be necessary for this. Is there any additional
7 testimony related to the application for this?

8 MR. SHEEHAN: And, Matt, this is to store
9 the equipment for both the maintenance of this site
10 and the balance of the McGuire Gardens Community; is
11 that correct, Matt?

12 MR. WALSH: Correct.

13 MR. SHEEHAN: And if the Board may -- I
14 don't know if we were before the Zoning Board or the
15 Planning Board, but we previously had an approval for
16 a garage off-site that was approved. That is no
17 longer being constructed and this shed will replace
18 that. It's a smaller shed within the community.

19 CHAIRMAN DEJESUS: I have a question.
20 What is the height of that shed, please?

21 MR. SHEEHAN: Jim, do you have that?

22 MR. WOODS: Yes, I do. Do you have the
23 other exhibit? It had it on the --

24 MR. SHEEHAN: This one here?

25 MR. WOODS: Scroll down. I think it's on

1 the next one, the elevations.

2 MR. SHEEHAN: Is there another sheet on
3 this one? I'm sorry. There you go. Ten foot high?

4 MR. WOODS: It's ten foot. That's to the
5 roof line.

6 CHAIRMAN DEJESUS: Can you make that A-3,
7 James?

8 (Whereupon Exhibit No. A-3, was marked
9 for identification.)

10 MR. HUNTER: Just to be clear, it's 10
11 foot to the peak or 10 foot to the roof line?

12 MR. WOODS: To the roof line.

13 MR. HUNTER: Can you estimate the overall
14 height just so there's no issues in the future?

15 MR. WOODS: Roughly 12 foot.

16 MR. HUNTER: Okay.

17 MR. SHEEHAN: And we can put that on the
18 plan, compliance plan.

19 MR. HUNTER: That would be very helpful.

20 And then finally to the Area & Bulk
21 items, there's some discrepancies in the lot coverage
22 calculations. Could you provide any clarification on
23 that at this time?

24 MR. WALSH: Existing is 11.62 percent and
25 21.35 percent is proposed. So we're significantly

1 under what the maximum allowable is of 60 percent.

2 MR. HUNTER: Very good. We can clear
3 that up on the conformance compliance, correct?

4 MR. WALSH: Yes. Absolutely.

5 MR. HUNTER: Very good. Very good.
6 Okay. Performance standards, Item 'B' is streets.
7 Do you have any concerns or objections to the
8 comments in that section?

9 MR. WALSH: No.

10 MR. HUNTER: Item 'C.'

11 MR. WALSH: I don't see any road opening
12 permits.

13 MR. HUNTER: Very good.

14 Item 'C,' Stormwater Collection
15 Management Systems, Grading, Utilities, do you have
16 any objections? You did provide some testimony
17 about the existing site drainage. Do you have any
18 objections or concerns with any of the additional
19 comments in that section?

20 MR. WALSH: No. We can work with your
21 office to make sure that all of those are addressed.

22 MR. HUNTER: Excellent.

23 Section 'D,' Construction Details. Do
24 you have any concerns or objections to items in that
25 Section?

1 MR. WALSH: No. We can address those.

2 MR. HUNTER: Great.

3 Planting Design, I did hear in your
4 testimony that there are some requested waivers. Are
5 there any other objections to or concerns with
6 comments in item -- or Section 'E' Planting Design?

7 MR. WALSH: We're just requesting the
8 waivers of the street trees, the foundation plantings
9 and the overall landscape plan. We can show the
10 compensation tree or the replacement tree on our site
11 plan and identify that tree on there if those waivers
12 are to be granted.

13 MR. HUNTER: Okay. Mr. Burns, you'll
14 have that as far as the resolution?

15 MR. BURNS: Yes. And these waivers are
16 being requested due to existing conditions, correct?

17 MR. SHEEHAN: Yes.

18 MR. HUNTER: Okay.

19 Section 'F' lighting. You did provide
20 some testimony that there will be no additional
21 lighting on-site. Do you have any objections or
22 concerns with any of the remaining items in that
23 section?

24 MR. WALSH: No. We will not be providing
25 a light plan as no lighting is proposed.

1 MR. HUNTER: Okay. That's fine.

2 Traffic Report, we did request a Traffic
3 Impact Statement with the conformance plans. Can we
4 get a note on the plan or a letter just stating that
5 there won't be any additional traffic generated by
6 the proposed development?

7 MR. WALSH: We can have that note on the
8 plan.

9 MR. HUNTER: Thank you.

10 I heard the testimony regarding the
11 Environmental Impacts; that there are no
12 environmental concerns on the site. I think that
13 satisfies our comment. And then Item 'I' for
14 miscellaneous. Site visibility for vehicles along
15 Westminister Avenue. Can you confirm that it's
16 outside those site triangles?

17 MR. WALSH: Correct. We'll make sure
18 it's outside that.

19 MR. HUNTER: Okay. And we can get that
20 site triangle on the plans for conformance?

21 MR. WALSH: Sure. No problem.

22 MR. HUNTER: Great.

23 Did we get testimony as far as the
24 architectural design of the proposed shed?

25 MR. SHEEHAN: James, do you want to talk

1 about that?

2 MR. WOODS: Sure. The primary colors of
3 the area are red brick and then there's white and
4 there's beige siding. So our primary color was beige
5 on the elevation obviously for reasons of calling
6 this white wouldn't really do too well. But we added
7 the red roof and some of the red trim to speak back
8 to the red brick.

9 And then just basic white, garage door
10 and entry door into the shed. And along with the
11 white trim, picture windows. And they're only on one
12 side because that actually faces the office. So the
13 office can see in -- so someone from the office can
14 see in. But other side we didn't put windows on it
15 for privacy for the playground area. That's about
16 it.

17 MR. HUNTER: Do you have any other
18 concerns or objections to items under Section 'I'
19 miscellaneous?

20 MR. SHEEHAN: No.

21 MR. HUNTER: Okay. So we have the
22 Summary of Variances and Waivers. We have the
23 variance to allow the accessory structure in front
24 yard. Maximum area of the accessory structure. And
25 then we have waivers for the landscape plan,

1 foundation plantings, and street trees.

2 As this is an amended site plan, I assume
3 that you're familiar with the Approval Process. Our
4 office will work with you to navigate the Approval
5 Process. But do you have any issues with Section 5,
6 the Approval Process?

7 MR. SHEEHAN: No.

8 MR. HUNTER: Excellent.

9 We have not identified any Outside Agency
10 Approvals at this time, but you realize if there any
11 that are identified through the conformance process,
12 that you'll have to abide by those?

13 MR. SHEEHAN: Yes.

14 MR. HUNTER: Excellent. That's all that
15 we have, Mr Chairman.

16 CHAIRMAN DEJESUS: Thank you. We
17 appreciate your report and the effort to complete
18 it. Is there anyone on the Board that has any
19 questions related to this project? Hearing none and
20 seeing none with no one raising their hands, I'll
21 open it up to the public. Doctor, do you have anyone
22 wanting to respond to this?

23 DR. WILLIAMS: No, sir, I see no hands up
24 at this time.

25 MS. MILLER: Mr. DeJesus, before you go

1 to ask for motions, just for the record, Mr. Derek
2 Davis just joined the meeting at 6:34 p.m.

3 CHAIRMAN DEJESUS: Thank you. Whoever is
4 speaking, could you mute yourself, please.

5 Hearing none from the public and none
6 from the Board, I need a motion to accept or approve
7 this project.

8 MR. BURNS: Mr. Chairman, before we get
9 the motion, I just want to reiterate, this is an
10 application for amended approval. The applicant is
11 proposing to install a Tot Lot over an existing
12 playground and a 980 square foot maintenance shed
13 within the McGuire Gardens Park in McGuire Gardens'
14 Apartment complex.

15 If the Board is to approve this
16 application tonight, I do note some conditions or
17 comments that will be part of the Resolution. The
18 applicant is requesting a waiver of street trees,
19 waiver of foundation plantings and a waiver of
20 landscape plan due to existing conditions. However,
21 the applicant will be required to replace any trees
22 that are being removed as part of the application
23 and comply with the Remington & Vernick review
24 letter. Those would be the conditions.

25 CHAIRMAN DEJESUS: And so said, I need a

1 motion from the Board, please.

2 MS. CREAN: I move to approve with said
3 conditions.

4 CHAIRMAN DEJESUS: Thank you, Ms. Crean.

5 COUNCILWOMAN RAMOS: I second to move --
6 I motion to second to move with said conditions

7 CHAIRMAN DEJESUS: Thank you, Ms. Ramos.

8 Roll call.

9 MS. MILLER: Mr. DeJesus.

10 CHAIRMAN DEJESUS: Yes.

11 MS. MILLER: Mr. Lee.

12 VICE-CHAIRMAN LEE: Yes.

13 MS. MILLER: Mr. Leonard.

14 MR. LEONARD: Yes.

15 MS. MILLER: Councilwoman Ramos.

16 COUNCILWOMAN RAMOS: Yes.

17 MS. MILLER: Ms. Crean.

18 MS. CREAN: Yes.

19 MS. MILLER: Mr. Davis. Is Mr. Davis
20 still here, Dr. Williams?

21 DR. WILLIAMS: He's here.

22 MR. DAVIS: Yes.

23 MS. MILLER: Thank you.

24 Motion carried to approve. Thank you.

25 CHAIRMAN DEJESUS: Thank you.

1 Mr. Sheehan, I believe you're here for
2 the next item?

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

4 CHAIRMAN DEJESUS: You want to take it
5 from that point then?

6 MR. SHEEHAN: Sure. So this is an
7 applicant that the Board approved Final Site Plan
8 approval for 1435 River Road. It's Block 807, Lot
9 21, almost two years ago. The approval was for a
10 4,800 square foot building in the rear, as well as
11 some lighting. The applicant -- the property had
12 previously been used for bus parking. And truck and
13 bus parking is permitted in the zone, or pursuant to
14 the approvals.

15 The front part of the site has been
16 leased out for truck parking. The rear of the site,
17 they've been talking to various tenants over the past
18 18 months or so. Some tenants want them to build the
19 building. Some tenants do not. They have been sort
20 of ping-ponging back and forth as to whether or not
21 they should build the building for the tenants. They
22 currently have a proposed tenant who is interested in
23 having the building built. The approval would or
24 protections from the approval would expire in March
25 so we're asking for a one-year extension pursuant to

1 N.J.S.A. 40:55D-50a.

2 CHAIRMAN DEJESUS: Anybody on the Board
3 having any questions related to that subject? Nobody
4 home?

5 MR. BURNS: Mr. Chairman, I've reviewed
6 the letter. I reviewed the request and the basis for
7 the request under the applicable statute. And the
8 applicant is in a position, based upon the statute,
9 to request the extension for a period of one year as
10 requested to complete the improvements.

11 CHAIRMAN DEJESUS: Doctor Williams, do
12 you have any questions in reference to that issue or
13 no?

14 DR. WILLIAMS: I have no objections,
15 sir.

16 CHAIRMAN DEJESUS: I'll open it up to the
17 public. Do you have anyone wanting to respond to
18 that?

19 DR. WILLIAMS: Mr. Chair, I don't see any
20 hands raised regarding this matter.

21 CHAIRMAN DEJESUS: And then I close the
22 public portion and bring it back to the Board to make
23 a motion to approve or disapprove.

24 MS. CREAN: I move to approve the
25 extension.

1 COUNCILWOMAN RAMOS: I second to approve
2 the extension.

3 CHAIRMAN DEJESUS: Roll call, Angela.

4 MS. MILLER: Mr. DeJesus.

5 CHAIRMAN DEJESUS: Yes.

6 MS. MILLER: Mr. Lee.

7 VICE-CHAIRMAN LEE: Yes.

8 MS. MILLER: Mr. Leonard.

9 MR. LEONARD: Yes.

10 MS. MILLER: Councilwoman Ramos.

11 COUNCILWOMAN RAMOS: Yes.

12 MS. MILLER: Ms. Crean.

13 MS. CREAN: Yes.

14 MS. MILLER: Mr. Davis.

15 MR. DAVIS: Yes.

16 MS. MILLER: Motion carried to approve.

17 Thank you.

18 MR. SHEEHAN: Thank you.

19 CHAIRMAN DEJESUS: Adoption of the
20 Following Resolutions. Jim, do you want to take
21 that?

22 MR. BURNS: Yes, sir. Thank you,
23 Mr. Chairman. We have a number of Certificates of
24 Appropriateness Resolutions to approve: Richard
25 Cummings; Diocese of Camden; Jose Nunez Abreu; Ama

1 Maymouna; Michael Sheppard; Raven Home Investments,
2 LLC. We also have two sign variances that have
3 Resolutions to be approved, Anqi Qiu and AutoZone
4 Northeast, LLC.

5 And then we also approved a Minor
6 Subdivision for East Camden Building Company, and
7 a Preliminary and Final Site Plan for Walnut Property
8 Acquisition, LLC which is the Coriell Institute for
9 Medical Research. Those are the Resolutions that
10 have been submitted to your secretary for approval
11 tonight.

12 CHAIRMAN DEJESUS: Does anybody on the
13 Board have any questions related to this adoption?
14 Hearing none, is there anyone out there in the
15 public, Doctor?

16 DR. WILLIAMS: No, sir.

17 CHAIRMAN DEJESUS: Closing the public
18 portion, I need a motion to approve all the
19 Resolutions that were mentioned by Mr. Burns.

20 VICE-CHAIRMAN LEE: So moved.

21 MS. CREAN: Second.

22 MS. MILLER: Roll call. Mr. DeJesus.

23 CHAIRMAN DEJESUS: Yes.

24 MS. MILLER: Mr. Lee.

25 VICE-CHAIRMAN LEE: Yes.

1 MS. MILLER: Mr. Leonard.

2 MR. LEONARD: Yes.

3 MS. MILLER: Councilwoman Ramos.

4 COUNCILWOMAN RAMOS: Yes.

5 MS. MILLER: Ms. Crean.

6 MS. CREAN: Yes.

7 MS. MILLER: Mr. Davis.

8 MR. DAVIS: Yes.

9 MS. MILLER: Motion carried to approve.

10 Thank you.

11 CHAIRMAN DEJESUS: Thank you. If there
12 is nothing else on the agenda, Doctor, do you have
13 anything else that you want to add?

14 DR. WILLIAMS: No. I just wanted to make
15 a formal announcement to the Board members that
16 Ms. Dena Moore-Johnson has moved from R&V to Grant
17 Engineering. And I just wanted her to know and I
18 don't know if she's still on here, but I wanted her
19 to know and share my appreciation to her for her
20 20-plus years in working with this Board. Over my 40
21 years in working -- it's been 40 years almost,
22 working with this Board, there have been three people
23 that I've worked with from R&V, Gary Jamison, Fred
24 Hunter and Dena Moore-Johnson.

25 And I wanted to tell her if she was on

1 here, that I appreciated her, her time with us, her
2 professionalism, and just her responsiveness over the
3 years. And I just wanted to give her some kudos for
4 just the time that she spent with us. I don't meet
5 too many people with the professionalism and just the
6 kindness that she shared with us as a Board and
7 giving her time with us even after hours. I just
8 wanted her to know that it was greatly appreciated
9 and that it will not be forgotten. So if she was on
10 this platform tonight, I would share these words with
11 her as well.

12 I just wanted to make you aware that
13 she's moved over to Grant Engineering, our Conflict
14 Engineer and we still have Mr. Robert Hunter who has
15 taken her place and we will continue to forge ahead.
16 But I wanted her to know that and I wanted you all,
17 as a Board, to recognize our appreciation to her for
18 the many years that she has spent with us.

19 Mr. Chair, that is all I really have to
20 say.

21 CHAIRMAN DEJESUS: Thank you, Doctor. If
22 you can, I would appreciate if you could put that in
23 writing and send it to her from all of us to say
24 thank you for what you just explained.

25 DR. WILLIAMS: I will.

1 CHAIRMAN DEJESUS: Thank you. With that,
2 and if there's nothing else, there is an adjournment
3 in order.

4 MS. CREAN: So moved.

5 COUNCILWOMAN RAMOS: Second.

6 CHAIRMAN DEJESUS: Roll call.

7 MS. MILLER: Mr. DeJesus.

8 CHAIRMAN DEJESUS: Yes.

9 MS. MILLER: Mr. Lee.

10 VICE-CHAIRMAN LEE: Yes.

11 MS. MILLER: Mr. Leonard.

12 MR. LEONARD: Yes.

13 MS. MILLER: Councilwoman Ramos.

14 COUNCILWOMAN RAMOS: Yes.

15 MS. MILLER: Ms. Crean.

16 MS. CREAN: Yes.

17 MS. MILLER: Mr. Davis.

18 MR. DAVIS: Yes.

19 MS. MILLER: Motion carried to approve
20 and have a good night everyone.

21 - - -

22 **(Meeting concluded at 6:47 p.m.)**

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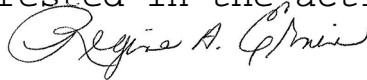
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