

In The Matter Of:
CITY OF CAMDEN
PLANNING BOARD

CITY OF CAMDEN PLANNING BOARD MEETING
March 12, 2026

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PLANNING BOARD
CITY OF CAMDEN

- - - -

Thursday, March 12, 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

- STEVEN LEE, VICE-CHAIRMAN
- DIRECTOR WALKER
- ERIN CREAN
- IAN LEONARD
- COUNCILMAN FALIO LEYBA MARTINEZ
- DEREK DAVIS
- BRENDA FRACTION

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

- JAMES BURNS, ESQUIRE, ATTORNEY FOR THE BOARD
- DEMBO, BROWN & BURNS, LLP
- ERIC GOLDSTEIN, ESQUIRE, CONFLICT ATTORNEY
- BRIAN HAK, ESQUIRE, CONFLICT ATTORNEY
- ROBERT HUNTER, PE, BOARD ENGINEER
- REMINGTON & VERNICK ENGINEERS

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4. Swearing in of all Professionals and Planning Staff.	5
5. Planning Director's Report	None
6. NEW BUSINESS:	
A. CAMDEN PREP, INC. 1575 Mt. Ephraim Avenue (Not Heard; Applicant Must Renotify)	6
B. BENSON INVESTMENTS, LLC 606 Benson Street	9
C. CAMDEN TRANSFORMATION PARTNERS, LLC Front & 2nd Streets, and between Centennial & Linden Streets (Adjourned to the April 9th Meeting)	6
7. ADOPTION OF RESOLUTIONS	7

1 VICE-CHAIRMAN LEE: Good evening. By
2 the direction of the Planning Board Chairman Jose
3 DeJesus, Jr., the City of Camden, there will be a
4 regularly scheduled Planning Board meeting held on
5 Thursday, March 12, 2026 at 6:00 p.m. Since the City
6 of 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 meeting can
12 be found on the City of Camden's website. Reading of
13 the Opening statement, please.

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

1 with the City Clerk, City of Camden, New Jersey. The
2 subject meeting was publicized on March 9, 2026.

3 VICE-CHAIRMAN LEE: Roll call, please.

4 MS. MILLER: Jose DeJesus. Steven Lee.

5 VICE-CHAIRMAN LEE: Here.

6 MS. MILLER: Mayor Victor Carstarphen.

7 Director Keith Walker.

8 DIRECTOR WALKER: Present.

9 MS. MILLER: Ian Leonard.

10 MR. LEONARD: Here.

11 MS. MILLER: Councilman Falio Leyba

12 Martinez. Erin Crean.

13 MS. CREAN: Present.

14 MS. MILLER: Omari Thomas. Derek Davis.

15 MR. DAVIS: Present.

16 MS. MILLER: Brenda Fraction.

17 MS. FRACTION: Present.

18 MS. MILLER: Motion carried to approve.

19 Thank you.

20 VICE-CHAIRMAN LEE: Approval of Planning
21 Board Public Hearing Minutes for February 12, 2026.

22 MS. MILLER: Any motions, please.

23 MR. LEONARD: So moved.

24 VICE-CHAIRMAN LEE: Second.

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

1 VICE-CHAIRMAN LEE: Yes.

2 MS. MILLER: Director Walker.

3 DIRECTOR WALKER: Yes.

4 MS. MILLER: Mr. Leonard.

5 MR. LEONARD: Yes.

6 MS. MILLER: Ms. Crean.

7 MS. CREAN: Yes.

8 MS. MILLER: Mr. Davis.

9 MR. DAVIS: Yes.

10 MS. MILLER: Ms. Fraction.

11 MS. FRACTION: Yes.

12 MS. MILLER: Thank you. Let me let the
13 councilman in. Thank you. Motion carried to
14 approve. Councilman.

15 COUNCILMAN MARTINEZ: Good evening.

16 MS. MILLER: Thank you.

17 VICE-CHAIRMAN LEE: Swearing in of all
18 professionals and planning staff.

19 MR. BURNS: For our professionals and
20 planning staff, would you raise your right hand,
21 please.

22 ROBERT HUNTER, P.E., having first been
23 duly sworn/affirmed, was examined and testified as
24 follows:

25 MR. BURNS: Very good, Bob.

1 VICE-CHAIRMAN LEE: I understand that New
2 Business Item 'A' and Item 'C' is a continuance. I
3 know on Item 'C.' And you haven't heard --

4 MR. BURNS: Yes.

5 VICE-CHAIRMAN LEE: Okay. So we're going
6 with Item 'B' at this point in time.

7 MR. BURNS: Mr. Chairman, I'm going to
8 put on the record that the sign variance for that
9 application for Camden Prep, they did not notice so
10 they need to renotify and they'll be resubmitting a
11 sign application. My understanding is they're
12 proceeding with the sign application.

13 And then Item 'C' regarding Camden
14 Transformation Partners, preliminary and final major
15 subdivision and site plan, we received a letter from
16 their attorney, Kevin Sheehan, dated today's date,
17 March 12, 2026, requesting that their matter be
18 adjourned to the April 9th hearing date. So we just
19 need the Board to confirm that that adjournment is
20 acceptable so we can just do a quick all-in-favor to
21 adjourn that to April 9th. All in favor to adjourn
22 that?

23 VICE-CHAIRMAN LEE: Aye.

24 MR. LEONARD: Aye.

25 DIRECTOR WALKER: Aye.

1 COUNCILMAN MARTINEZ: Aye.

2 MS. CREAN: Aye.

3 MR. DAVIS: Aye.

4 MS. FRACTION: Aye.

5 MR. BURNS: Very good. So that will be
6 adjourned to April 9th. And Mr. Chairman, we do have
7 some Resolutions that we need to adopt. And if I can
8 read them out loud?

9 VICE-CHAIRMAN LEE: Of course.

10 MR. BURNS: They are the Certificate of
11 Appropriateness for Gina Lord and Quinn DeMenna,
12 576-78 Benson Street. Alban Visha/Gezim Dudos, 1433
13 Chesapeake Road. Jose Sanchez, 2965 Merrimac Road.

14 And we also have the Courtesy Review for
15 the River Avenue and Federal Street Minor
16 Subdivision. I've prepared those Resolutions. I've
17 submitted them to the Office of Zoning and Planning
18 for review. And they are -- if you are in a position
19 to approve those tonight, we can do them all at one
20 time. So I would just need a motion and a second and
21 a roll call to approve those Resolutions.

22 MS. CREAN: So moved.

23 VICE-CHAIRMAN LEE: Second. Who made the
24 motion?

25 MR. BURNS: I believe that was Erin.

1 MS. MILLER: Yes.

2 MR. BURNS: And a second.

3 MS. MILLER: By Mr. Lee.

4 MR. BURNS: Very good.

5 MS. MILLER: Roll call.

6 MR. BURNS: And to approve the

7 Resolutions.

8 MS. MILLER: Mr. Lee.

9 VICE-CHAIRMAN LEE: Yes.

10 MS. MILLER: Mr. Leonard.

11 MR. LEONARD: Yes.

12 MS. MILLER: Director Walker.

13 DIRECTOR WALKER: Yes.

14 MS. MILLER: Councilman Martinez.

15 COUNCILMAN MARTINEZ: Yes.

16 MS. MILLER: Ms. Crean.

17 MS. CREAN: Yes.

18 MS. MILLER: Mr. Davis.

19 MR. DAVIS: Yes.

20 MS. MILLER: Ms. Fraction.

21 MS. FRACTION: Yes.

22 MS. MILLER: Motion carried to approve.

23 Thank you.

24 MR. BURNS: Very good. And with that,

25 Mr. Vice-Chair, I have a conflict on the next

1 application, Benson Investments, LLC. And we have
2 more than able counsel here. We have Mr. Hak and my
3 friend, Mr. Bernstein. So I'm going to leave at this
4 point and you're in capable hands. I will see you
5 all next month. Eric, it's good seeing you?

6 MR. BERNSTEIN: Thank you. Take care.

7 MS. MILLER: Thank you, Mr. Burns. Have
8 a good evening.

9 MR. BURNS: All right, guys. Take care.

10 MS. MILLER: You too.

11 VICE-CHAIRMAN LEE: Item 'B,' Site Plan
12 Waiver for Benson Investments, LLC, 606 Benson
13 Street, Block 1405, Lot 4. The applicant will be
14 renovating the property to convert the interior to
15 the office used by Bayada. There are no changes or
16 improvements to the site proposed. All renovations
17 are to be interior except for the replacement of some
18 windows and repainting the exterior.

19 Are there any interested parties here on
20 this matter?

21 MS. MILLER: I don't see their Board
22 Attorney, Mr. Sheehan. Do you want to give me a
23 moment and I'll reach out to him?

24 VICE-CHAIRMAN LEE: Sure.

25 MS. MILLER: Thank you. He'll be on. He

1 said he was in the 'waiting' but I don't see him. So
2 he's going to go out and come back in.

3 VICE-CHAIRMAN LEE: Okay.

4 MS. MILLER: I shared an 'invite' to him.
5 I don't see his name.

6 VICE-CHAIRMAN LEE: He may be having
7 technical activities perhaps?

8 MS. MILLER: I'm not sure. He said he
9 was in, waiting to get in. But he said he would sign
10 back out and try to get back in. I re-sent the
11 'invite' to him. There he is. Hold on a second.
12 I'll let him now.

13 VICE-CHAIRMAN LEE: Good.

14 MS. MILLER: Mr. Sheehan, you're in.

15 MR. SHEEHAN: Thank you, Angela. Is
16 Jennifer or John in?

17 MS. MILLER: I did not see them at all.

18 MR. SHEEHAN: I need to -- I don't know
19 why but we're having trouble getting in. Bear with
20 me.

21 MS. MILLER: Okay.

22 MR. SHEEHAN: I'll send this to Jim.
23 I'll get Jennifer in and we can start and I'll send
24 it to --

25 MS. MILLER: No problem.

1 MR. BERNSTEIN: While you're figuring it
2 out, Kevin, just for the Board's edification, I'm
3 going to have to leave in about ten minutes or so and
4 Mr. Hak will be here for the application.

5 MR. SHEEHAN: I'm sending you a new link.
6 Can you use it?

7 MS. MILLER: Jennifer is being admitted.

8 MR. SHEEHAN: Okay.

9 MS. MILLER: Hello, Jennifer.

10 MS. O'SHEA: Hi, how are you?

11 MS. MILLER: Good, how are you?

12 MS. O'SHEA: Good. Thanks for waiting
13 for us.

14 MS. MILLER: No problem.

15 MR. SHEEHAN: Jen, can you try to send
16 that link to John. I can't get it.

17 MS. O'SHEA: Yep. I'll do it right now.

18 MR. SHEEHAN: Thank you.

19 MS. O'SHEA: I'll text him as well.

20 MR. SHEEHAN: I just sent it to him too,
21 Jen.

22 MS. O'SHEA: Okay.

23 MR. SHEEHAN: Good evening and I
24 apologize for the mix-up. For the record, Kevin
25 Sheehan, Parker McCay, on behalf of the applicant,

1 Benson Investments, LLC. The property is Block 1405,
2 Lot 4. It's 606 Benson Street. The applicant is
3 Benson Investments, LLC which is a wholly-owned
4 subsidiary of Cooper Health System. Benson
5 Investments owns the building. They bought it in
6 about 2023.

7 It used to be a multi-family residential
8 structure, similar to the other structures on the
9 blocks on Benson Street. Most recently it has been
10 vacant for the several years. The plan is to convert
11 the structure into an office and fit-out the interior
12 for an office use. Benson Investments owns 616
13 Benson Street which received a similar site plan
14 waiver for a similar office use back in 2019.

15 The property is in the MS Support Zone
16 and the use is permitted in the MS Zone. The
17 building has been in existence for many years.
18 There's no changes to the dimensions; no exterior
19 site improvements proposed. Any nonconforming
20 conditions that might exist on the property, have
21 been there for years and are not being changed,
22 altered or exacerbated at all by the proposed use and
23 interior renovations. So for that reason, we're
24 seeking a site plan waiver.

25 Jen O'Shea is with me. We can swear her

1 in, Eric. She'll talk about the use. And then if
2 John gets on, we'll have him talk about the interior
3 fit-out. If he doesn't then Jen and I will be able
4 to figure it out.

5 MR. BERNSTEIN: Jennifer, would you raise
6 your right hand, please, since you were not on
7 earlier and Jim didn't swear you in.

8 JENNIFER O'SHEA, having first been duly
9 sworn/affirmed, was examined and testified as
10 follows:

11 MR. BERNSTEIN: State your full name and
12 spell your name for the record and by whom you are
13 employed?

14 MS. O'SHEA: Sure. My name is Jennifer
15 O'Shea, O-'-S-H-E-A. I'm the assistant
16 vice-president in planning and design and
17 construction at Cooper University Healthcare.

18 MR. BERNSTEIN: Thank you. Mr. Sheehan,
19 your witness.

20 MR. SHEEHAN: Does the Board see the
21 exterior photograph?

22 MS. O'SHEA: Yes.

23 VICE-CHAIRMAN LEE: Yes.

24 MR. SHEEHAN: So, Jen, can you talk about
25 the proposed use; who Bayada is; their relationship

1 to Cooper or at least the space in Cooper and what
2 you guys are proposing?

3 MS. O'SHEA: Sure. Cooper has a
4 partnership with Bayada Nursing. And we have some of
5 their staff members currently residing within our
6 campus today, administrative offices, if you will.
7 They currently reside in one of our ambulatory
8 buildings and we're trying to make all of our
9 ambulatory buildings more of spaces for our patients.
10 We'd like to say 'best use of space.' And so we're
11 trying to vacate offices out of there and this
12 building would be used for their office purposes
13 only.

14 MR. SHEEHAN: And is the proposal to
15 renovate the interior space; putting offices and such
16 for their use?

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

18 MR. SHEEHAN: Would they have any
19 patients, see any patients in this site?

20 MS. O'SHEA: No.

21 MR. SHEEHAN: As far as parking, you said
22 they're currently -- their folks are currently in the
23 Cooper Hospital across the street. Do they park in
24 the Cooper garage?

25 MS. O'SHEA: They do.

1 MR. SHEEHAN: And will the employees who
2 park in the space, also park in the Cooper garage?

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

4 MR. SHEEHAN: And this site is located
5 directly across the street from the Cooper garage,
6 correct?

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

8 MR. SHEEHAN: And just so the Board is
9 aware, we're doing mostly interior renovations.
10 They're going to paint the exterior similar colors to
11 what they're doing, fix this gutter here, and do some
12 changes in the back. And I'm going to ask if he's
13 here before I go on. John Hibberd, you're not on,
14 right?

15 MS. MILLER: I don't see him.

16 MR. SHEEHAN: Yeah, I don't see him.

17 So this is the front of the building
18 here. This is the rear of the building. They're
19 going to fix this window. We have filed an HPC
20 application that was scheduled for the end of last
21 month but was postponed. So it will be heard at the
22 end of March. And the Certificate of Appropriateness
23 will be back before you next month. But for the site
24 plan wavier, this will allow us to move forward with
25 trying to obtain the interior building permits.

1 So Exhibit 1 would be the exterior of the
2 front view. Exhibit 2 would be the exterior rear
3 view.

4 (Whereupon Exhibit No. 1, Exterior Front
5 View, was marked for identification.)

6 (Whereupon Exhibit No. 2, Exterior Rear
7 View, was marked for identification.)

8 MR. SHEEHAN: And then what I'm showing
9 you here is the floor plan for the site.

10 MR. SHEEHAN: So Jen, this is on the
11 lefthand side, this is the basement. That's going to
12 be unoccupied, correct?

13 MS. O'SHEA: That is correct. I just
14 called John. He's jumping on now. But, yeah, go
15 ahead. We can keep going.

16 MR. SHEEHAN: And then this second
17 layout, this is the entrance at the bottom here,
18 conference space and some open areas, a breakroom and
19 the toilet here, correct?

20 MS. O'SHEA: That's correct. So we'll be
21 laying out those open rooms with furniture systems.

22 MR. SHEEHAN: And then on the second
23 floor, a couple of offices on the front and the back
24 and, again, some open areas, printer/copy space. And
25 then the third floor, an office in the front and

1 back. Correct?

2 MS. O'SHEA: Correct.

3 MR. SHEEHAN: And those uses will all be
4 for those office uses that you had described for
5 Bayada?

6 MS. O'SHEA: Yes. I'm admitting John.

7 MR. SHEEHAN: Thank you.

8 MS. O'SHEA: You're welcome.

9 MR. SHEEHAN: So under your ordinance,
10 Section 870-43, the Zoning Ordinance permits the
11 Planning Board to grant waiver of site plan where the
12 use will not affect the existing drainage
13 circulation, relationship of the buildings to each
14 other, landscaping, buffering, lighting and other
15 considerations of site plan. And do not require
16 upgrades or additional site improvements. We're not
17 proposing any exterior site improvements. Frankly,
18 there's not room to do exterior site improvements.

19 The parking would normally be an issue
20 but because there's existing parking in the garage
21 across the street and they can stay there and park in
22 that space. We don't think that parking is needed.
23 So since the proposed interior renovations don't
24 affect the exterior site, considerations for site
25 plan, we're were requesting that the Board grant site

1 plan waiver.

2 If the Board has any questions, the
3 architect is now with us and Jennifer and I can try
4 to answer your questions.

5 VICE-CHAIRMAN LEE: Any questions from
6 the Board members? Okay. I guess not.

7 I do have a question now that I think
8 about it. There seems to be parking because I live
9 right across -- I live on Chambers Avenue. Are you
10 familiar with Chambers; right across the street?
11 And I do know that there's a parking in the rear of
12 those buildings. And I want to ask, do you
13 anticipate having parking in the rear? Because most
14 of those houses along that stretch there along Benson
15 Street, they do have parking in the rear of the
16 building.

17 MS. O'SHEA: We will not be permitting
18 anyone from the team to park there. Because I think
19 that would be an inequity in letting one person park
20 there. Because I think it's really just one space.
21 I actually reside in one of those buildings along
22 Benson Street.

23 VICE-CHAIRMAN LEE: Oh great.

24 MS. O'SHEA: So I am aware that a few of
25 them have the parking. And it is quite difficult to

1 make sure that, you know, if it's provided to
2 someone, usually as a senior person and then there's
3 a little bit of uncomfortableness about that. So we
4 typically don't use those spaces.

5 VICE-CHAIRMAN LEE: I got you. Thank you
6 so much for that information. Any other questions
7 from the Board?

8 MS. MILLER: I don't see anybody with
9 their hand up in the audience.

10 VICE-CHAIRMAN LEE: So there's no
11 questions from the public either then?

12 MS. MILLER: You got to ask them, though.
13 Make sure that you ask. Normally, we would ask
14 Dr. Williams. Doctor Williams, do you see anybody in
15 the public? How do we ascertain that whether or not
16 there's somebody in the public?

17 MS. MILLER: I would be able to see if
18 they want to get in or if they're on the screen. I
19 don't see anyone.

20 VICE-CHAIRMAN LEE: So you don't see
21 anyone. Okay.

22 MS. MILLER: So open it -- just ask if
23 there's anybody in the public,

24 VICE-CHAIRMAN LEE: Anybody in the public
25 have an interest in asking any questions about this

1 particular application?

2 MR. BERNSTEIN: You're not calling
3 Mr. Hibberd, Mr. Sheehan?

4 MR. SHEEHAN: No. Unless the Board has
5 questions that Mr. Hibberd needs to answer.

6 MR. HIBBERD: I'm available.

7 MR. BERNSTEIN: I guess not.

8 MS. MILLER: I don't see anyone.

9 VICE-CHAIRMAN LEE: Okay. But they're
10 not done their testimony yet so we go back to them,
11 the applicant.

12 MR. SHEEHAN: We have completed our
13 testimony, Mr. Chairman. If you have questions,
14 we can address them.

15 VICE-CHAIRMAN LEE: Hearing that there's
16 no questions or seeing that there's no questions, I
17 guess we'll entertain a motion. I will --

18 MS. CREAN: I move to --

19 VICE-CHAIRMAN LEE: I'm sorry.

20 MS. CREAN: I was just going to say, I
21 move to approve the site plan waiver.

22 VICE-CHAIRMAN LEE: Second. Roll call.

23 MS. MILLER: Mr. Lee.

24 VICE-CHAIRMAN LEE: Yes.

25 MS. MILLER: Director Walker. Did we

1 lose him?

2 MR. SHEEHAN: You may have.

3 MS. MILLER: Okay. Moving on.

4 Mr. Leonard.

5 MR. LEONARD: Yes.

6 MS. MILLER: Councilman Martinez.

7 COUNCILMAN MARTINEZ: Yes.

8 MS. MILLER: Ms. Crean.

9 MS. CREAN: Yes.

10 MS. MILLER: Mr. Davis.

11 MR. DAVIS: Yes.

12 MS. MILLER: Ms. Fraction.

13 MS. FRACTION: Yes.

14 MS. MILLER: Motion carried to approve.

15 Thank you.

16 MR. SHEEHAN: Thank you.

17 MS. O'SHEA: Thank you.

18 MR. SHEEHAN: Sorry about that mix-up.

19 VICE-CHAIRMAN LEE: That's okay.

20 MS. MILLER: So before we leave, we just
21 need a motion to adjourn.

22 MR. SHEEHAN: Excuse me, Angela.

23 MS. MILLER: Yes.

24 MR. SHEEHAN: Obviously since I wasn't
25 able to get in early, did make the announcement that

1 the Camden Transformation Partners' application
2 is being carried to April?

3 MS. MILLER: April. Yes, sir.

4 MR. SHEEHAN: Thank you.

5 MS. MILLER: We just need a motion to
6 adjourn.

7 VICE-CHAIRMAN LEE: So moved.

8 MS. CREAN: Second.

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

10 VICE-CHAIRMAN LEE: Yes.

11 MS. MILLER: Director Walker.

12 DIRECTOR WALKER: Yes.

13 MS. MILLER: Mr. Leonard.

14 MR. LEONARD: Yes.

15 MS. MILLER: Councilman Martinez.

16 COUNCILMAN MARTINEZ: Yes.

17 MS. MILLER: Ms. Crean.

18 MS. CREAN: Yes.

19 MS. MILLER: Mr. Davis.

20 MR. DAVIS: Yes.

21 MS. MILLER: Ms. Fraction.

22 MS. FRACTION: Yes.

23 MS. MILLER: Motion carried to adjourn.

24 Thank you so much all. Have a great evening.

25 - - -*(Meeting concluded at 6:27 p.m.)*

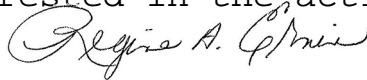
1 CERTIFICATION

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

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

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

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

18 

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25 means, unless under the direction, control and/or
supervision of the certifying reporter.)

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