

In The Matter Of:
CITY OF CAMDEN
PLANNING BOARD

CITY OF CAMDEN PLANNING BOARD
April 9, 2026

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PLANNING BOARD
CITY OF CAMDEN

- - - -

Thursday, April 9, 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
ERIN CREAN
IAN LEONARD
COUNCILMAN FALIO LEYBA MARTINEZ
DEREK DAVIS
BRENDA FRACTION

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

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DEMBO, BROWN & BURNS, LLP
ROBERT HUNTER, PE, BOARD ENGINEER
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1 VICE-CHAIRMAN LEE: The meeting will come
2 to order. Good evening. By the direction of the
3 Planning Board Chairman Jose DeJesus, Jr., the City
4 of Camden, there will be a regularly scheduled
5 meeting held on Thursday, April 9, 2026 at 6:00 p.m.

6 Since the City of Camden remains under a
7 Declaration of a Health Emergency related to the
8 COVID-19 virus. While City Hall is open, this
9 regularly scheduled meeting will be conducted as a
10 virtual meeting via a remote conferencing platform,
11 TEAMS. Instructions on accessing the virtual regular
12 scheduled meeting can be found on the City of
13 Camden's website. Reading of the Opening Statement,
14 please.

15 MS. MILLER: Good evening all. Adequate
16 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 2026 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 April 2, 2026.

4 VICE-CHAIRMAN LEE: Roll call, please.

5 MS. MILLER: Jose DeJesus. Steven Lee.

6 VICE-CHAIRMAN LEE: Here.

7 MS. MILLER: Mayor Carstarphen. Director
8 Walker. Mr. Leonard.

9 MR. LEONARD: Here.

10 MS. MILLER: Councilman Martinez.

11 COUNCILMAN MARTINEZ: Present.

12 MS. MILLER: Ms. Crean.

13 MS. CREAN: Present.

14 MS. MILLER: Mr. Thomas. Mr. Davis.

15 MR. DAVIS: Here.

16 MS. MILLER: Ms. Fraction. You can hear
17 me but we can't hear you. You have to unmute
18 yourself. Kyle, are we going to take it that she's
19 here since she's right there? Or do you need her to
20 say, here?

21 MR. EINGORN: I mean, we can -- for the
22 record, let it be known that Ms. Fraction is present
23 and accounted for except that --

24 MS. FRACTION: Can you hear me now?

25 MS. MILLER: Yes, ma'am. I need you to

1 say here.

2 MS. FRACTION: Here.

3 VICE-CHAIRMAN LEE: Moving right along,
4 approval of the Planning Board Public Hearing Minutes
5 dated January 8, 2026 and March 12, 2026.

6 MS. MILLER: Can I get a motion, please?

7 MR. LEONARD: So moved.

8 VICE-CHAIRMAN LEE: Second.

9 MS. MILLER: I'm going to take it as
10 Mr. Lee did the second move and Mr. Leonard did the
11 first?

12 VICE-CHAIRMAN LEE: Yes.

13 MR. LEONARD: That's correct.

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

15 VICE-CHAIRMAN LEE: Yes.

16 MS. MILLER: Mr. Leonard.

17 MR. LEONARD: Yes.

18 MS. MILLER: Councilman Martinez.

19 COUNCILMAN MARTINEZ: Yes.

20 MS. MILLER: Erin Crean.

21 MS. CREAN: Yes.

22 MS. MILLER: Mr. Davis.

23 MR. DAVIS: Yes.

24 MS. MILLER: Brenda Fraction.

25 MS. FRACTION: Yes.

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

3 VICE-CHAIRMAN LEE: At this time, we'll
4 have the swearing in of all professionals and
5 planning staff.

6 MR. EINGORN: Good evening. Would the
7 Board professionals please raise your right hand.

8 - - -

9 ROBERT HUNTER, P.E., having first been
10 duly sworn/affirmed, was examined and testified as
11 follows:

12 - - -

13 MS. MILLER: There's no Planning
14 Director's Report this evening.

15 VICE-CHAIRMAN LEE: Okay. For obvious
16 reasons, yes. Okay. Moving right along with the New
17 Business.

18 Certificate of Appropriateness, Lisa
19 Parziale, 3002 Tuckahoe Road. The applicant is
20 proposing exterior work at said property located
21 within the Fairview Historic District. Is there
22 anyone here who has an interest in this matter?

23 MS. MILLER: Vice-Chair, excuse me.
24 Mr. Eingorn, are we going to group them and vote on
25 them in a group instead of each individual as we

1 normally do?

2 MR. EINGORN: Yes. Let's take these
3 together all of these. Items 'A 'through 'F'
4 Certificates of Appropriateness have been
5 reviewed and were before the Historic Preservation
6 Committee. Ms. Crean is shaking her head because
7 she's part of that committee. I'm assuming you don't
8 have anything to add to any of these briefly?

9 MS. CREAN: No.

10 MR. EINGORN: Bob, any thing from you?

11 MS. CREAN: They were all approved by the
12 HPC.

13 MR. EINGORN: Sorry. I couldn't hear
14 you.

15 MS. CREAN: I said, they were all
16 approved by the HPC.

17 MR. EINGORN: I didn't mean to talk over
18 you. My apologies. Bob, anything on these?

19 MS. MILLER: No. Mr. Hunter wouldn't.
20 He doesn't attend that meeting.

21 MR. HUNTER: No.

22 MR. EINGORN: Okay. I don't know if
23 maybe reviewed them. Great. So I would recommend
24 the adoption and approval of these Certificates of
25 Appropriateness. If we can have a motion for that

1 and the Board can vote.

2 MS. CREAN: So moved.

3 VICE-CHAIRMAN LEE: Are you talking
4 'A' to 'F'?

5 MR. EINGORN: Yes, sir. All Items
6 'A' through 'F.'

7 VICE-CHAIRMAN LEE: Is there a motion?

8 MS. CREAN: I move.

9 MS. MILLER: I have one motion. I need a
10 second.

11 MR. LEONARD: Second.

12 MS. MILLER: Thank you. So I'm taking
13 Mr. Leonard for the second.

14 MR. LEONARD: Yes.

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

16 VICE-CHAIRMAN LEE: Yes.

17 MS. MILLER: Mr. Leonard.

18 MR. LEONARD: Yes.

19 MS. MILLER: Councilman Martinez.

20 COUNCILMAN MARTINEZ: Yes.

21 MS. MILLER: Ms. Crean.

22 MS. CREAN: Yes.

23 MS. MILLER: Mr. Davis.

24 MR. DAVIS: Yes.

25 MS. MILLER: Ms. Fraction.

1 MS. FRACTION: Yes.

2 MS. MILLER: Motion carried to approve
3 'A' to 'F,' Certificates of Appropriateness. Thank
4 you all.

5 MR. EINGORN: Before we get to 'G'
6 through 'I,' Mr. Sheehan, are you only here for the
7 Camden Transformation Partners adjournment?

8 MR. SHEEHAN: Yes.

9 MR. EINGORN: So why don't we take that
10 now so we can get you out of here and home.

11 MR. SHEEHAN: Thank you.

12 MR. EINGORN: Mr. Sheehan represents the
13 application, Camden Transformation Partners, LLC.
14 They have requested an adjournment to the May 9th,
15 2026 meeting; is that correct?

16 MR. SHEEHAN: May 9th or May 14th?

17 MR. EINGORN: Let's double check that.

18 MS. MILLER: It's actually May 14th.

19 MR. EINGORN: May 14th. That's my
20 apology. I was wrong there. Let this be known that
21 the Board will grant an adjournment to Camden
22 Transformation Partners for May 14th. This will be
23 the notice of that adjournment. There will be no
24 further public notice whether by certified mail,
25 personal service or publication.

1 MR. SHEEHAN: And that hearing will be
2 conducted by TEAMS in the same manner as it is being
3 heard tonight. And you can join that meeting in the
4 same manner.

5 MR. EINGORN: And it'll be listed on the
6 agenda as --

7 MS. MILLER: On the website as well.

8 MR. SHEEHAN: Thank you very much.

9 Before you move on, Mr. Chair, if I may,
10 I want to express my condolences to the Board on the
11 passing of Dr. Williams. I want to express my
12 condolences to the Board and staff, everybody who
13 works in the planning office. As you know, I've
14 worked with Dr. Williams a lot over the last
15 15 years.

16 He was a kind and generous man. He
17 always treated me and everybody who came before him,
18 with the utmost respect. And I had the utmost
19 respect for him. And I think he'll be missed by
20 everybody who worked with him in the City and all of
21 us who worked on behalf of developers who came before
22 him. I'm very sorry for your loss. He will be
23 missed.

24 MS. MILLER: Thank you.

25 MS. CREAN: Before we move on to Item

1 'G,' the sign variance. I apologize for not knowing
2 this beforehand. But I'm going to have to recuse
3 myself. I see that my cousin is representing
4 Camden Prep. So I'm going to turn my camera off now
5 and recuse myself from this application.

6 MS. MILLER: Thank you.

7 MR. EINGORN: Okay.

8 VICE-CHAIRMAN LEE: Item 'G,' sign
9 variance Camden Prep, Inc, 1575 Mt. Ephraim Avenue,
10 Block 433, Lot 3. The applicant is requesting a sign
11 variance to permit the installation of ten mounted
12 signs; various sizes. Should be, of various sizes.
13 Okay. Is there anyone here that has an interest in
14 this item?

15 MR. SICILIANO: Good evening,
16 Mr. Chairman. Salvatore Siciliano and Jennifer
17 McPeak on behalf of the applicant Camden Prep,
18 Incorporated. We should have two witnesses who are
19 here before the Board. I did see earlier Margo
20 Scavone from FASTSIGNS. And then there should also
21 be Mr. Ashwin Narla representing Camden Prep.

22 MR. NARLA: Yes, I'm here.

23 MS. SCAVONE: And I am present.

24 VICE-CHAIRMAN LEE: The witnesses, they
25 need to be sworn in, do they?

1 MR. EINGORN: Are you ready to take
2 testimony? Would you like your witnesses to be
3 sworn?

4 MR. SICILIANO: Yes, Mr. Eingorn, if we
5 could, please.

6 MR. EINGORN: Absolutely. If the
7 witnesses could raise their right hands, please.

8 - - -

9 ASHWIN NARLA; MARGO SCAVONE, having first
10 been duly sworn/affirmed, was examined and testified
11 as follows:

12 - - -

13 MR. EINGORN: If you could state your
14 names and addresses for the record, please.

15 MR. NARLA: My name is Ashwin Narla.
16 I work at 650 Copewood Street in Camden, New Jersey.

17 MS. SCAVONE: My name is Margo Scavone.
18 And I am the FASTSIGNS owner at 1701 Welsh Road,
19 Philadelphia, PA.

20 MR. EINGORN: Thank you.

21 MR. SICILIANO: Mr. Chairman, good
22 evening, again. I would also like to join with my
23 colleague, Mr. Sheehan, expressing condolences to the
24 Board of the passing of Dr. Williams. I know he was
25 a pillar in the community for many years and his

1 passing will have a profound affect on this Board.
2 So, again, please express our condolences on behalf
3 of my client, as well as my co-counsel.

4 MS. MILLER: Thank you.

5 MR. SICILIANO: If we could, we have two
6 witnesses. If I can just do a brief introductory
7 statement. This application should be familiar to
8 many members of the Board, if not, a recollection.
9 The applicant was before you in 2017 for preliminary
10 and final site plan approval. This is the Camden
11 Prep Academy on Mt. Ephraim Avenue. We're coming
12 back before you for a sign variance application.

13 Technically, this is for ten signs. In
14 actuality, there's four new signs and then six signs
15 are going to be replaced, modernized in some fashion.
16 I'll take testimony from Mr. Narla. And then my
17 co-counsel, Ms. McPeak, will take testimony from
18 Ms. Scavone in terms of the dimensions of the signs.

19

20 MR. EINGORN: Thank you.

21 MR. SICILIANO: You'll hear testimony
22 that this was in regard to a marketing effort from
23 the school to be more broadening, more part of the
24 community.

25 So with that, if I could, Mr. Narla, I

1 know you've stated your full name and address. For
2 the benefit of the Board members, could you provide
3 some background with regard to your role at the
4 school, what's your title, what's your job, what do
5 you do there exactly?

6 MR. NARLA: Hi everyone. Just apologies
7 in advance. I have a young one-year old sitting
8 behind me. So if you hear that, it's just a process
9 of modern parenting.

10 My name is Ashwin Narla. I'm the
11 director of regional school support at Camden
12 Prep. My role at the school is to help support all
13 five of our schools, two elementary, two middle, and
14 a high school with actions of the community
15 supporting with various systems. That's my current
16 role.

17 The initiative here is, we have been in
18 the community now for close of over a decade, and we
19 are looking to -- we have updated our logo for our
20 families as we are now in 2026. And so we're looking
21 to update the existing signs and including four
22 additional signs to help really bolster our signage
23 and update cap for where we are in the community and
24 make sure our families know that we are consistently
25 investing in the community.

1 MR. SICILIANO: Mr. Narla, explain to the
2 Board members, could you give them some insight in
3 terms of this marketing campaign; what it is designed
4 to do in terms of the signage, vertical signs,
5 horizontal signs and placement of them and how they
6 are strategically assorted in this particular amount
7 of how they're paired together?

8 MR. NARLA: Yes. Absolutely. Really
9 what we're doing here is, we had a brand Camden Prep
10 when we first came into Camden. And now over a
11 number of years, we have been done a brand refresh.
12 And we want to implement that at the signage at our
13 entrances and on the facing of the building facing
14 Mt. Ephraim.

15 And specifically in that work, typically,
16 the signs on Mt. Ephraim, for example, when a family
17 is walking in, you'll see just one sign, one vertical
18 sign. With this new brand refresh, making sure that
19 we're feeling welcome; getting the feedback from our
20 families about, oh, you know, especially new families
21 to us: Oh, I didn't know that this was a school
22 building.

23 We have just updated so that we have
24 vertical signage, as well as horizontal signage. We
25 really want to create that wayfinding word so

1 families feel this is a school; it's welcoming; it's
2 doors open. We want to be able to have that. So
3 when we have our fall performances or spring
4 performances, it's really about building a community
5 school and welcoming families to our building.

6 MR. SICILIANO: Mr. Narla, if you could,
7 so the goal would be to this re-branding, this
8 marketing campaign, if there's an approval given from
9 the Board tonight, this would be timed with a fall
10 admission cycle?

11 MR. NARLA: That's correct.

12 MR. SICILIANO: So the hope would be to
13 receive the approval tonight and then sometime in the
14 summer, the new signs would be put in place?

15 MR. NARLA: Yes, that would be the
16 hope.

17 MR. SICILIANO: Okay. Mr. Chairman, I
18 don't have any additional questions for Mr. Narla.
19 That's an overview. I don't know if any members of
20 the Board have questions for him.

21 VICE-CHAIRMAN LEE: I was just about to
22 ask the Board members. Any Board members have any
23 questions for the gentleman regarding this
24 application? At this time, I guess, we'll open it up
25 to the public.

1 MS. MILLER: I'm sorry.

2 MR. EINGORN: Wait.

3 MS. MILLER: Mr. Lee. Councilman
4 Martinez has a question. He has his hand up.

5 VICE-CHAIRMAN LEE: Oh, okay. I'm sorry.
6 I'm sorry, Councilman. I didn't see you. I didn't
7 see your hand.

8 COUNCILMAN MARTINEZ: No worries.

9 I just want to clarify. From the plans
10 that we got, so all of the signs, none of them are
11 going to be lit signs, correct? It's just this mesh,
12 nothing with lighting on it?

13 MR. NARLA: That's correct.

14 MR. SICILIANO: Our next witness will go
15 through the specifics of the sign. So we have
16 some -- we'll do some screen-sharing. Hopefully,
17 we'll be able to show you the schematic and some
18 visual of the sign. But to answer your question, no,
19 nothing is going to be illuminated.

20 MR. EINGORN: Just for the record. We
21 have not opened to the public yet. The applicant has
22 not finished its case in chief. We'll wait for them
23 to conclude that.

24 VICE-CHAIRMAN LEE: Absolutely.

25 MR. EINGORN: Thank you, Counsel.

1 MR. SICILIANO: Thank you. Then I'll
2 turn it over to co-counsel, Ms. McPeak.

3 MS. McPEAK: Good evening. Ms. Scavone,
4 can you hear me?

5 MS. SCAVONE: Yes.

6 MS. McPEAK: Can everybody hear me?

7 MR. EINGORN: Yes.

8 THE BOARD: Ayes.

9 MS. McPEAK: Before we get started, are
10 we able to share our screen to show the schematics or
11 does everyone have them available?

12 MS. MILLER: You can share you screen.

13 MS. McPEAK: Thank you.

14 VICE-CHAIRMAN LEE: You can share your
15 screen, yes.

16 MS. McPEAK: Ms. Scavone, are you seeing
17 the overview --

18 MS. SCAVONE: Yes.

19 MS. McPEAK: -- on the property?

20 Ms. Scavone, for the benefit of the
21 Board, can you give them your credentials as to this
22 property and this project?

23 MS. SCAVONE: So thank you so much Board
24 members for being here tonight. My relationship with
25 Camden Prep is almost a decade long. We started

1 supporting the school with interior signage back in
2 2017. And we have had a relationship ever since on
3 three campuses.

4 MS. McPEAK: Ms. Scavone, turning to the
5 illustrations of your signs that are proposed, there
6 are ten signs proposed all together; is that correct?

7 MS. SCAVONE: This is correct.

8 MS. McPEAK: But four of those are part
9 of pairs that already exist, if I'm not mistaken?

10 MS. SCAVONE: Yes. If you look at the
11 overhead map, you'll see on Mt. Ephraim Avenue,
12 there's a 1B and a 1A. Those are replacement signs
13 for what is currently there now. And these
14 replacement signs reflect the new logo and identity
15 of Camden Prep and Uncommon Schools.

16 MS. McPEAK: Ms. Scavone, if we could
17 start with 1A and 1B, can you explain to us the
18 makeup, the coloring and the mounting of these signs
19 that will get --

20 MS. SCAVONE: So what you see at the top
21 right corner is the current situation on Mt. Ephraim
22 Avenue. And we will be looking to replace the old
23 signage with these new signs that reflect the current
24 brand of Uncommon Schools Camden Prep. The materials
25 are made for outdoor use. They're aluminum and

1 acrylic; made for outdoor use. And they are
2 mechanically fastened to masonry surface.

3 MS. McPEAK: Okay. And are these signs
4 intended for outdoor use as they're going to be used?

5 MS. SCAVONE: Yes. So you'll see the
6 code classifications for wind and snow loads below
7 the illustration of the sign. So that is how they
8 are going to be fabricated and that is up to code.

9 MS. McPEAK: Thank you, Ms. Scavone. If
10 I would turn your attention to 2A and 2B.

11 Ms. Scavone, it's your understanding that
12 these are also just replacement signs, replacing
13 signs that are currently on the property at Camden
14 Prep?

15 MS. SCAVONE: Yes.

16 MS. McPEAK: So to explain this in more
17 detail, the top image is what we have currently.
18 The image below is what the proposed design is going
19 to be. It's a very slight change. And then there's
20 a third sign because the brand needs to -- will only
21 allow the full logo with the disclaimers on each
22 side. So we have to have the full logo in
23 accompaniment with Uncommon Schools and Camden Prep
24 on either side as part of the brand standard.

25 MS. McPEAK: And that third sign, the one

1 up top, which is kind of closing the arch on the
2 doorway, that's No. 3 in your illustrations, correct?

3 MS. SCAVONE: Yes.

4 MS. McPEAK: And can you explain to the
5 Board the makeup of theses signs as well, if they're
6 different in any way from the signs previously used?

7 MS. SCAVONE: The only differences is the
8 way they will be mechanically fastened to the canopy
9 and structure. The hardware will be different
10 because it is -- we're going metal-to-metal.

11 MS. McPEAK: Thank you. And we just
12 covered 2A, 2B and 3, correct?

13 MS. SCAVONE: Correct.

14 MS. McPEAK: Moving on to four, four
15 itself is replacing something that currently exists,
16 correct?

17 MS. SCAVONE: Yes. This will be the same
18 size as what is there. It's just a slight design
19 change. As you'll notice, there's no bow tie at the
20 top.

21 MS. McPEAK: Thank you. Are these going
22 to be fastened to the metal in the same capacity they
23 are now?

24 MS. SCAVONE: Exactly.

25 MS. McPEAK: If I can turn your attention

1 to No. 5 then in your drawings, this seems to appear
2 that it's going to be directly next to No. 4?

3 MS. SCAVONE: Yes. So this will be,
4 again, mechanically-fastened to the masonry surface
5 adjacent to the canopy entrance.

6 MS. McPEAK: And Ms. Scavone, it's your
7 understanding that this is a new sign; not replacing
8 something that already exists?

9 MS. SCAVONE: Yes. This is a new sign to
10 complete to brand messaging, the full logo for the
11 Uncommon Schools Camden Prep. It should be located
12 adjacent to the Camden Prep vertical sign.

13 MS. McPEAK: Thank you. If I can turn
14 your attention to No. 6, this is a new sign that
15 we're proposing to have put on the building; is that
16 correct?

17 MS. SCAVONE: Yes.

18 MS. McPEAK: And can you explain to the
19 Board the type and the intention of this sign as
20 well?

21 MS. SCAVONE: Yes. So this sign is
22 actually, it's a banner. The content can be changed
23 so the messaging can be changed very easily. The
24 permanent structure is the frame only. It gives the
25 school flexibility to change the messaging if they

1 want to provide school messaging or messaging out to
2 the community.

3 MS. McPEAK: So the inner banner is
4 interchangeable?

5 MS. SCAVONE: Yes.

6 MS. McPEAK: And is the graphic shown in
7 your plan, what Camden Prep intends to put up first?

8 MS. SCAVONE: That is -- this is just
9 flexible. This is just an idea, a concept. It could
10 be really anything in there. So this was one of the
11 early iterations just to show the example but it
12 could be any messaging.

13 MS. McPEAK: Thank you. Turning your
14 attention to No. 7 then, it looks as though in your
15 drawings that this is once again just a replacement
16 of a sign that already exists?

17 MS. SCAVONE: Correct.

18 MS. McPEAK: And can you, for the Board's
19 benefit, explain the slight changes that we're
20 proposing here?

21 MS. SCAVONE: The size of the actual sign
22 is the same. It's just, we're getting rid of that
23 notched bow tie top.

24 MS. McPEAK: Thank you. And the
25 fastening of the sign as well?

1 MS. SCAVONE: So, again, that's going to
2 be mounted to a metal fixture, canopy with brackets
3 as you see in the mounting detail.

4 MS. McPEAK: Thank you, Ms. Scavone.

5 Turning your attention to your last
6 illustration No. 8 which is really sign No. 10, that
7 is a newly proposed sign, correct?

8 MS. SCAVONE: Yes. So this actually, it
9 is adjacent to No. 7. It's just the photo doesn't
10 show No. 7 and 8 together.

11 MS. McPEAK: Okay. So they are
12 complementary to one another?

13 MS. SCAVONE: Yes.

14 MS. McPEAK: It's just shown separately?

15 MS. SCAVONE: Yes.

16 MS. McPEAK: Can you explain this sign
17 and the way it will be affixed and fastened to the
18 building?

19 MS. SCAVONE: Yes. So this -- again,
20 this sign is mechanically-affixed to the building via
21 cleats and bolts through masonry.

22 MS. McPEAK: Thank you, Ms. Scavone.

23 Mr. Chairman, at this time, that is the
24 extent of my questioning of Ms. Scavone. Do the
25 Board members have any questions for her?

1 VICE-CHAIRMAN LEE: Thank you. Board
2 members, any questions?

3 MR. EINGORN: This is Kyle Eingorn, the
4 Board solicitor. Can you just give us an idea of
5 what the condition of the existing signs is?

6 MS. SCAVONE: They're approximately about
7 ten years old. And they are in good condition.
8 However, the surface is starting to chalk a little
9 bit. So my recommendation would be that when we
10 replace these signs, that the existing signage that
11 we take down will be recycled responsibly.

12 MR. EINGORN: Great. So is it the
13 applicant's position that the replacement of the
14 signs, the addition of the signs, will create a more
15 desirable visual impact? Is that the position?

16 MR. SICILIANO: Yes.

17 MR. EINGORN: Understood. I have no
18 further questions.

19 VICE-CHAIRMAN LEE: Thank you. Anyone
20 from the public have any questions for the applicant?
21 Angela, do you see anybody out there?

22 MS. MILLER: No, I do not. No hands up.

23 VICE-CHAIRMAN LEE: Thank you.

24 MS. MILLER: A motion is in order?

25 VICE-CHAIRMAN LEE: Yes, a motion is in

1 order. The applicant is requesting a sign variance
2 to permit the installation of --

3 MS. MILLER: I'm sorry?

4 VICE-CHAIRMAN LEE: Is there a motion?

5 COUNCILMAN MARTINEZ: Motion.

6 MR. LEONARD: Second.

7 MS. MILLER: I'm sorry. Who was the one
8 who made the first motion?

9 MR. EINGORN: Councilman Martinez.

10 MS. MILLER: Okay. I couldn't hear him.
11 Thank you. And the second was Ian Leonard?

12 MR. LEONARD: That's correct.

13 MS. MILLER: Okay. Roll call. Mr. Lee.

14 VICE-CHAIRMAN LEE: Yes.

15 MS. MILLER: Mr. Leonard.

16 MR. LEONARD: Yes.

17 MS. MILLER: Councilman Martinez.

18 COUNCILMAN MARTINEZ: Yes.

19 MS. MILLER: Ms. Crean recused.

20 Mr. Davis.

21 MR. DAVIS: Yes.

22 MS. MILLER: Ms. Fraction.

23 MS. FRACTION: Yes.

24 MS. MILLER: Motion carried to approve.

25 Thank you.

1 MR. SICILIANO: Thank you very much.
2 Have the good night.

3 MS. MILLER: Have a good evening. Take
4 care.

5 MR. EINGORN: Have a nice night.

6 MR. NARLA: Thank you so much.

7 VICE-CHAIRMAN LEE: Okay. Preliminary
8 and Final Site Plan, Finger One, LLC, Subaru, 250
9 Memorial Avenue, Block 1464, Lot(s) 4 & 5. The
10 applicant is proposing off-street corporate vehicle
11 storage. As defined by the Amendment to Gateway
12 Redevelopment Plan approved January 2, 2026.

13 Are there anyone interested in this
14 particular item?

15 MR. LETIZIA: Yes, Mr. Chairman. Tom
16 Letizia, attorney with the Troutman Law Firm
17 representing Finger One, LLC.

18 VICE-CHAIRMAN LEE: Do you have
19 witnesses?

20 MR. LETIZIA: Yes. I have one witness
21 and that is, Kyle MacGeorge from Langan Engineering.
22 I think he's in the third row below.

23 MR. EINGORN: Would you like him to be
24 sworn?

25 MR. LETIZIA: Yes. Please.

1 MR. EINGORN: Would you raise your right
2 hand, please, Mr. MacGeorge.

3 - - -

4 KYLE MACGEORGE, P.E., having first been
5 duly sworn/affirmed, was examined and testified as
6 follows:

7 - - -

8 MR. EINGORN: Please state your name and
9 address for the record, please.

10 MR. MACGEORGE: Kyle MacGeorge with
11 Langan Engineering Environmental Services. Our
12 address is 1818 Market Street, Suite 3300 in
13 Philadelphia PA,

14 MR. EINGORN: Counsel, are you seeking to
15 add Mr. MacGeorge accepted as a professional in
16 engineering?

17 MR. LETIZIA: Yes, Mr. Eingorn.

18 MR. EINGORN: Great. Mr. MacGeorge, do
19 you want to give us a brief summary of your
20 credentials so that we can have you accepted?

21 MR. MACGEORGE: Sure. I'm licensed in
22 the State of New Jersey as well as Pennsylvania.
23 I've been working as a professional engineer for
24 19-plus years. I have testified in front of several
25 other boards including this one many times.

1 MR. LETIZIA: I offer Mr. MacGeorge as an
2 expert in civil engineering.

3 MR. EINGORN: Mr. Lee, I would suggest
4 that the Board accept Mr. MacGeorge as an expert in
5 civil engineering.

6 VICE-CHAIRMAN LEE: Okay. Very well.

7 MR. LETIZIA: Very good. I'm just going
8 to provide a little bit of background and then I'll
9 turn it over to Mr. MacGeorge.

10 So Finger One, LLC is a wholly-owned
11 affiliate of Subaru of America, Inc. which owns the
12 lots that are the subject of tonight's hearing. And
13 Mr. Eingorn, just for the record, notice was
14 published in the official newspaper and mailed to
15 owners within 200 feet as required by law. And we
16 did submit an affidavit to Ms. Miller confirming
17 same. So I believe the Board does have
18 jurisdiction to proceed. Hopefully, you had a chance
19 to review the information.

20 MR. EINGORN: My office did review the
21 notice. And my understanding is, it was acceptable.

22 MR. LETIZIA: Thank you.

23 The subject property is identified as
24 Lots 4 & 5 in Block 1464 on the City tax map. From
25 above, the lots appear to form the shape of a finger;

1 hence, the owner is called Finger One.

2 While the property addresses are 250
3 Memorial Avenue and 1350 Admiral Wilson Boulevard.
4 The property is situated directly across the street
5 from Subaru's headquarters located at 1 Subaru Drive.
6 The property is within the OLI, Office Light
7 Industrial Zone, the Gateway Redevelopment Plan area.
8 And has been designated for redevelopment consistent
9 with the plan for over 20 years. However, no
10 redevelopment has occurred.

11 The property has a history of
12 environmental contamination and is currently
13 undergoing remediation. Subaru through its
14 affiliate, Finger One, acquired the property in
15 April of last year from the Campbell Soup Company.
16 In December of 2025, the City adopted Ordinance
17 MC-466 which amended the Redevelopment Plan to allow
18 the development of an off-street corporate vehicle
19 storage lot as a permitted use on the subject
20 property. And this Board actually provided a
21 recommendation for adoption of that ordinance back in
22 last year.

23 The application that you are reviewing
24 this evening, is to develop a parking lot for
25 Subaru's fleet vehicle storage. The vehicles

1 located on the proposed lot will be new vehicles
2 which will be managed by Subaru staff and used for
3 corporate events and promotions. The lot will be
4 secure and it will not be used for general parking.
5 The use is in conformance with the amended
6 Redevelopment Plan. And there are no variances or
7 waivers requested.

8 Mr. Hunter from Remington & Vernick, in
9 his review letter, did flag a potential lighting
10 illumination waiver that would be required. But as
11 we will confirm in our testimony, Subaru will revise
12 its lighting plan to comply with the City Ordinance.
13 So there will be no need for a design waiver.

14 Speaking of Mr. Hunter's review letter
15 dated April 1, 2026, I'm happy to report that we do
16 not have any major issues as to his comments or
17 recommendations. And we will be ready to address and
18 provide testimony on all the items as requested. So
19 unless the Board has any questions for me, I'll turn
20 it over to Mr. MacGeorge.

21 MR. MACGEORGE: Just to provide the
22 visual of the site plan that Mr. Letizia just
23 described. So this is the lot, Finger One. And what
24 is proposed as described is a 159-space parking lot
25 which, as noted, would be for Subaru vehicular

1 storage vehicles. This lot would be secured with a
2 fence around the perimeter and a gated access with a
3 card reader. So the only access to this would be
4 through this main entrance by employees that have
5 access for that with a secured card.

6 The site will be lit as noted per the
7 parking lot standards, as well as security cameras
8 provided from a security prospective. One other item
9 of note, is that their project is within the flood
10 hazard area and the application for a flood hazard
11 approval has been submitted and is under a final
12 review with the New Jersey DEP so we'd be happy to
13 provide that approval once we have it to the Board
14 Engineer.

15 So with that, I can -- I think
16 Mr. Letizia covered most of the information so I
17 don't want to take up to much of the Board's time.
18 If there are any specific questions about the site
19 plan, I'd be happy to do that. Otherwise, we can
20 jump to the review by Mr. Hunter.

21 MR. LETIZIA: Why don't you refer to
22 Mr. Hunter's letter or we can have Mr. Hunter go
23 through it; however you want to do it, Mr. Chairman,

24 MR. HUNTER: I can jump in at this point
25 if it's all right with the Board.

1 So my review letter has been received by
2 the applicant. We actually had a nice discussion
3 this afternoon about the letter and the comments.
4 Fortunately, this type of project is pretty straight
5 forward. There's really no structure on-site, so
6 we're dealing with a parking lot which is pretty
7 straightforward.

8 Try to keep things as clean and as
9 concise as possible. Mr. MacGeorge, if you can -- if
10 I start going through the letter, if you want to just
11 provide testimony where required or if you have any
12 concerns about my comments, just raise them at that
13 time and we can move through this pretty quickly.

14 Under Item 3 of my letter, Performance
15 Standards, Section A is Streets. Do you have any
16 issues or concerns with either of those comments?

17 MR. MACGEORGE: We have no issues.

18 MR. HUNTER: Excellent.

19 Then the parking section, we've requested
20 some testimony. I believe Items 1, 3, 5 and 6. And
21 you may have touched on some of these items. But if
22 you can just address our concerns and provide some
23 information to the Board.

24 MR. MACGEORGE: Absolutely. So parking
25 Item No. 1, as noted in the letter and as stated

1 previously that this parking lot will be used only
2 for corporate-owned motor vehicles for corporate
3 events and promotions. The lot will not be used for
4 parking of motor vehicles of the employees, guests or
5 clients or customers. So that statement in your
6 letter is correct.

7 MR. HUNTER: Item 3 regarding electric
8 vehicles?

9 MR. MACGEORGE: Yes, Item 3, per the
10 state ordinance for a lot of this parking -- a lot of
11 this size for 159 spaces, we will be required to have
12 four percent of those have EV charging spaces which
13 results in seven spaces. We do have seven EV
14 charging spaces located on this lot, so we are
15 compliant with that requirement.

16 MR. HUNTER: Excellent. Item No. 4
17 requests testimony regarding vehicles being unloaded
18 and loaded on the site.

19 MR. MACGEORGE: Yes. So the intention
20 for loading and unloading vehicles, it would
21 occasional basically approximately two times a month
22 when vehicles would be delivered from a car carrier.
23 The intent of the car carrier would be to pull up
24 along Memorial Drive and unload there. And then the
25 cars would be then driven into the site. It's worth

1 noting that Memorial Drive is a 40-foot wide
2 curb-to-curb road.

3 So there's ample room for temporary
4 parking on the side without blocking traffic for
5 that; as well as, Memorial Avenue is not highly
6 trafficked compared to the middle of the day.
7 All of the traffic happens early in the morning or
8 when people are basically coming in either to Subaru
9 or to Campbells, etc. Or in the evening when
10 everybody leaves and that's not the time when this
11 type of delivery would happen. Again, it would be
12 occasional; not in the middle of the day. So during
13 that time, Memorial Avenue is not very occupied.

14 MR. HUNTER: We've addressed Item 5 as
15 far as the number of parking spaces. You know, based
16 on the use that you guys are proposing, that Subaru
17 is proposing, I feel that -- I'm sure you wouldn't
18 design a site that's not -- doesn't have adequate
19 parking for your needs.

20 MR. MACGEORGE: That's correct.

21 MR. HUNTER: Item 6, testimony should be
22 provided of any employees or patrons that will use
23 the site. I believe that you have addressed that as
24 well. But just to confirm what I heard was, that
25 this will be used by Subaru employees only. And

1 it'll be gated and keyed so that there's no public
2 use for the parking lot.

3 MR. MACGEORGE: That's correct. And then
4 the pedestrian approach from the main headquarters
5 building to this site for any of those employees,
6 would be along the public sidewalks along 11th
7 Street, Memorial Drive and across the signalized
8 intersection. So those sidewalks are all in place
9 already.

10 Also worth noting, that there would be no
11 particular motivation for them to try to cross
12 Memorial not at that signalized intersection because
13 the headquarters building is fully fenced as well.
14 So you can't just walk directly into that property.
15 So the safe path along the perimeter is really the
16 only path.

17 MR. HUNTER: Very good. So that moves us
18 to Section C, Stormwater Collection and Management
19 System. For the record, our review finds the
20 proposed development in conformance, for the most
21 part, with the current stormwater regulations.

22 Some of the items here are technical in
23 nature and need to be provided prior to conformance.
24 But do you have any questions, concerns, objections
25 to any of the comments or requests that we've made in

1 Section C?

2 MR. MACGEORGE: No. We have no issue
3 with any of the comments in Section C and we will
4 comply with all of them.

5 MR. HUNTER: Excellent. Section D is
6 Grading. For the most part, we're satisfied with
7 your grading the way it's proposed. Do you have
8 any questions, concerns for Section D, Grading?

9 MR. MACGEORGE: Similarly, we have no
10 questions or concerns and we will comply.

11 MR. HUNTER: Great. Section E is
12 Utilities. Pretty much the same situation. Do you
13 have any questions or concerns about the requirements
14 we requested for Section E of Utilities?

15 MR. MACGEORGE: No. We have no concerns
16 on those comments as well. And we will work with
17 those with you.

18 MR. HUNTER: Fantastic. Section F,
19 Construction Details. Same, do you have any issues
20 with Section F, construction details?

21 MR. MACGEORGE: No issue but I did just
22 want to state for the record that F-2, the comment
23 about the note regarding wayfinding signage being
24 proposed, I wanted to just put on the record that
25 there is no wayfinding sign proposed in that and it

1 will be removed from the drawing.

2 MR. HUNTER: Perfect. Thank you.

3 Planting Design. We've requested some
4 testimony with regard to planting design. If you can
5 address Item 1. And then once you're done addressing
6 Item 1 with testimony, if you have any problems with
7 Item 2, please let us know.

8 MR. MACGEORGE: Sure. So really with
9 Item 1, the Landscaping Plan was prepared, really was
10 intended to meet the intent of the requirements of
11 the Redevelopment Plan. We wanted to note that
12 Subaru has coordinated the planting design very
13 closely with the River Birch Project. And actually
14 beyond that, they've also agreed to actually install
15 the landscaping associated with the River Birch Trail
16 Project as part of it so that it's all
17 completely installed and coordinated.

18 The type of landscaping that's shown on
19 the project is really proposed and preferred due
20 security concerns with this being an off-site lot.
21 We have to avoid all landscaping that could
22 potentially be used for someone to scale the fence
23 and get into the property that shouldn't be. Also,
24 the potential for creating hiding places. So really
25 the intent of the landscaping is more of a low-lying

1 design which is consistent with much of the
2 landscaping in the area and the landscaping on the
3 main site.

4 Intended to create an environment that's
5 resilient for the urban environment; minimal
6 maintenance. And the use of taller in the perennial
7 grasses that are proposed, and the perennials will
8 provide some of the glare protection, a reduction
9 that was requested in the comment. So this isn't --
10 we have grasses. This is not going to be like a
11 manicured lawn. It's a low-level but high grasses.

12 So we do request that the landscaping
13 plan be considered as it is because there's lots of
14 reasons for why it was proposed that way. And it was
15 also coordinated with the City and the various
16 partners on-site. I think that sort of plays into
17 your comment about No. 2, evergreen trees.

18 Again, we prefer not to use evergreen if
19 possible just because of, you know, potential that
20 being a potential hiding location. There has been a
21 history on this particular property of folks kind of
22 hiding in low-lying bushes and setting up
23 encampments. So we're really trying to prevent that.

24 MR. HUNTER: Understood. Understood.
25 Thank you.

1 Lighting. There was reference earlier to
2 discrepancy in their lighting plan. I believe that
3 Mr. Letizia has addressed this. But if you could
4 just touch on the testimony request and confirm if
5 there's any issues or concerns with our comments.

6 MR. MACGEORGE: Sure. So Item 2, there's
7 a request about whether the lighting is being
8 consistent with the lights within the area. We can
9 confirm that the pole heights, the luminaries, etc.
10 are entirely consistent with the various lighting
11 luminaire. In fact, it's the same pole that's
12 specified on the main headquarters' campus
13 immediately across the street.

14 As noted, we are going to work with the
15 lighting consultant to reduce the lighting levels so
16 we will not be requesting a variance from the
17 ordinance. But the specifications of those poles and
18 fixtures will be the same; just a reduced level.

19 There was another comment about matching
20 within the poles within the streets around the
21 perimeter. The comment noted brushed finish. We did
22 confirm that the poles within the area are not
23 aluminum-brushed finish. They're actually black so
24 the pedestrian poles that are all surrounding the
25 site within the City property are all black. And the

1 poles on our site will be black so it will be
2 consistent which I think it needs to be added to the
3 comment.

4 MR. HUNTER: It does. Thank you.

5 Moving on to Traffic. You provided some
6 testimony with regard to the use of the property,
7 deliveries. Is there anything else with regard to
8 the traffic impacts, the proposed use that you'd like
9 to put on the record?

10 MR. MACGEORGE: Yes. Just that it's not
11 going to be a traffic generator. This lot, again,
12 it's for vehicular storage. This is not increasing
13 the number of employees on the campus. So it's going
14 to be minimal use, occasional vehicles in and out but
15 certainly not a traffic generator or provide any
16 imposition on the surrounding network.

17 MR. HUNTER: Excellent. All right.
18 Environmental Impacts. Really there's no action
19 necessary for that. Trash receptacles on-site?

20 MR. MACGEORGE: So no trash receptacles
21 are proposed again because it's going to be a very
22 limited number of people there. Just one person at a
23 time on occasion.

24 MR. HUNTER: So employees will take trash
25 with them. Perfect.

1 MR. MACGEORGE: Yes.

2 MR. HUNTER: Signage.

3 MR. MACGEORGE: Yes. And then confirming
4 and this is the reason I mentioned it before.

5 There's no additional signage. Plus part of the
6 application beyond what you see on the plan, just the
7 regulatory stop sign at the entrance and that's it.
8 No further signage.

9 MR. HUNTER: And then finally, Section M,
10 Miscellaneous, the applicant should provide testimony
11 of any accessory buildings necessary?

12 MR. MACGEORGE: Yes. There's no
13 accessory buildings proposed such as guard houses at
14 this time. As I noted, the security will be handled
15 with card readers. And only what you see on the plan
16 is what's proposed.

17 MR. HUNTER: And should that change,
18 you'll be back to the Board for an amended site plan,
19 correct?

20 MR. MACGEORGE: Yes. Understood.

21 MR. HUNTER: Any other questions or
22 concerns under miscellaneous?

23 MR. MACGEORGE: No. No other questions
24 or concerns.

25 MR. HUNTER: So Mr. Lee, aside from

1 administrative items, that's the end of our letter.
2 I feel that the applicant, based on his testimony,
3 has addressed our concerns. And through a
4 pre-application meeting, we've worked with them and
5 understand the intended use of the property. So as
6 long as they're going to comply with our letter,
7 we're satisfied.

8 VICE-CHAIRMAN LEE: Great. I might have
9 missed something. Forgive me if I did. Perhaps you
10 guys already touched base on this. Did you guys talk
11 about security cameras in the area; some kind of
12 camera?

13 MR. MACGEORGE: Yes. So the Subaru
14 campus has security cameras on their main campus.
15 And the intent will be to have cameras located on
16 this parking lot as well.

17 MR. HUNTER: Okay. Great. I didn't know
18 if I missed it or what. Okay. Great. Satisfied.

19 Any questions from the Board on this
20 matter?

21 MR. EINGORN: This is Kyle Eingorn, Board
22 solicitor. Page 8 of the Remington & Vernick's
23 letter lists Outside Agency Approvals. Other than
24 those noted, are you aware of any other required
25 approvals?

1 MR. MACGEORGE: We are not. We have the
2 same interpretation.

3 MR. EINGORN: Okay. Great. Thank you.
4 No further questions.

5 VICE-CHAIRMAN LEE: Thank you.

6 Angela, do you see anybody in the public
7 that might want to speak on this?

8 MS. MILLER: No, sir. Let me flip to the
9 next page and see. Hold on. I'm on page 1. No, I
10 don't anyone with their hand up.

11 VICE-CHAIRMAN LEE: Thank you. So we
12 need a motion and I move to grant a variance. I need
13 a second.

14 MR. EINGORN: Wait.

15 VICE-CHAIRMAN LEE: Not the variance.
16 I'm sorry.

17 MR. EINGORN: There's no variance.

18 VICE-CHAIRMAN LEE: I used the wrong
19 word. I used to be on the zoning board way back.

20 MR. EINGORN: Yes.

21 VICE-CHAIRMAN LEE: I need to approve the
22 application for the vehicle storage lot.

23 MR. EINGORN: For preliminary and final
24 site plan approval subject to compliance with the
25 Remington & Vernick letter dated April 1, 2026?

1 VICE-CHAIRMAN LEE: Yes.

2 MR. EINGORN: Very good. Is there a
3 second?

4 MS. CREAN: Yes, I'll second.

5 MR. HUNTER: Mr. Eingorn, can I just --
6 we just want to be clear. With our letter, we listed
7 no variances but one waiver and it has been through
8 testimony of the applicant that the waiver will be
9 removed. Or, Kyle, do you want to work towards
10 compliance? I don't know how you guys want to phrase
11 that.

12 MR. LETIZIA: I think what we can say is
13 that we will revise the lighting plan to be in
14 compliance with the City's lighting ordinance.

15 MR. EINGORN: Right. Isn't that what the
16 letter calls for?

17 MR. HUNTER: That's what we requested.
18 Kyle, we just -- we listed the waiver because as
19 proposed now, it did require the waiver. But if
20 they're going to revise the plan, then we don't need
21 it. So no variances; no waivers.

22 MR. EINGORN: Right.

23 MR. HUNTER: Fantastic.

24 MR. EINGORN: I think the motion is
25 fine. Did we get a second?

1 MS. CREAN: Yes. Second.

2 VICE-CHAIRMAN LEE: Roll call. We did?

3 MS. MILLER: Yes, Ms. Crean seconded it.

4 Mr. Lee.

5 VICE-CHAIRMAN LEE: Yes.

6 MS. MILLER: Mr. Leonard.

7 MR. LEONARD: Yes.

8 MS. MILLER: Councilman Martinez.

9 COUNCILMAN MARTINEZ: Yes.

10 MS. MILLER: Ms. Crean.

11 MS. CREAN: Yes.

12 MS. MILLER: Mr. Davis.

13 MR. DAVIS: Yes.

14 MS. MILLER: Ms. Fraction.

15 MS. FRACTION: Yes.

16 MS. MILLER: Motion carried to approve.

17 Thank you.

18 MR. LETIZIA: Thank you.

19 VICE-CHAIRMAN LEE: Courtesy Review Knox
20 Metals, minor subdivision. Consolidation --

21 MS. MILLER: Mr. Lee, you have the wrong
22 application. That is not on tonight. You have the
23 wrong agenda. So we're up to No. 7 for Adoption Of
24 The Following Resolutions. You took it off the
25 wrong --

1 VICE-CHAIRMAN LEE: Okay. We did that
2 already. I'm sorry.

3 UNIDENTIFIED SPEAKER: I'm sorry. I saw
4 it early but did you guys already do No. 2 or B,
5 Certificate of Appropriateness for Ingrid French?

6 MS. MILLER: Yes. That was approved.

7 UNIDENTIFIED SPEAKER: I might have
8 missed it. Thank you.

9 MS. MILLER: No problem. Mr. Lee, I'm
10 sorry. I apologize. Adoption Of The Following
11 Resolutions. Do we normally have the attorney
12 handling this or I can handle this? It doesn't
13 matter.

14 MR. EINGORN: I can take it. So we have
15 two Resolutions: March 2026, Site Plan Waiver which
16 was approved for Benson Investments, LLC at 606
17 Benson Street. And then the continuance for
18 Preliminary and Final Major Subdivision and Site Plan
19 Approval for the Camden Transformation Partners, LLC.
20 Do we have a motion to adopt?

21 MS. CREAN: Actually, can we do those
22 separate? I need to recuse myself from the Camden
23 Partnership one.

24 MR. EINGORN: Okay. I mean, that's fine.
25 It's just a continuance. That's fine. So why don't

1 we do a motion to adopt the Benson Investment Site
2 Plan Waiver Resolution.

3 MR. LEONARD: So moved.

4 MS. CREAN: Second.

5 MS. MILLER: Mr. Lee.

6 VICE-CHAIRMAN LEE: Yes.

7 MS. MILLER: Mr. Leonard.

8 MR. LEONARD: Yes.

9 MS. MILLER: Councilman Martinez.

10 COUNCILMAN MARTINEZ: Yes.

11 MS. MILLER: Mr. Davis.

12 MR. DAVIS: Yes.

13 MS. MILLER: Ms. Fraction.

14 MS. FRACTION: Yes.

15 MS. MILLER: Motion carried to approve.

16 Thank you.

17 MR. EINGORN: And then we need a motion
18 to adopt the second of the Resolutions for the
19 continuance of Camden Transformation Partners, LLC.
20 Do we have a motion?

21 MS. FRACTION: Motion.

22 MS. MILLER: I'm sorry. I got Ms.
23 Fraction. Who is the second?

24 MR. DAVIS: I'll second.

25 MS. MILLER: Thank you. Roll call.

1 MS. MILLER: Mr. Lee.

2 VICE-CHAIRMAN LEE: Yes.

3 MS. MILLER: Mr. Leonard.

4 MR. LEONARD: Yes.

5 MS. MILLER: Councilman Martinez.

6 COUNCILMAN MARTINEZ: Yes.

7 MS. MILLER: Ms. Crean.

8 MS. CREAN: I recuse.

9 MS. MILLER: Abstain?

10 MS. CREAN: Yes.

11 MS. MILLER: Mr. Davis.

12 MR. DAVIS: Yes.

13 MS. MILLER: Ms. Fraction.

14 MS. FRACTION: Yes.

15 MS. MILLER: Motion carried to approve.

16 Thank you.

17 VICE-CHAIRMAN LEE: Motion to adjourn?

18 MR. LEONARD: So moved.

19 VICE-CHAIRMAN LEE: Second.

20 MS. MILLER: Roll call. Mr. Lee. Can I
21 get a response?

22 VICE-CHAIRMAN LEE: Yes. I said yes.

23 MS. MILLER: Mr. Leonard.

24 MR. LEONARD: Yes.

25 MS. MILLER: Councilman Martinez.

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COUNCILMAN MARTINEZ: Yes.

MS. MILLER: Ms. Crean.

MS. CREAN: Yes.

MS. MILLER: Mr. Davis.

MR. DAVIS: Yes.

MS. MILLER: Ms. Fraction.

MS. FRACTION: Yes.

MS. MILLER: Motion carried to adjourn.

Thank you all and have a good evening.

MR. EINGORN: Thanks everybody. Good seeing you.

VICE-CHAIRMAN LEE: Thank you.

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(Meeting concluded at 7:01 p.m.)

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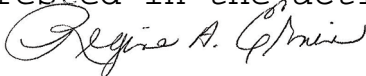
CERTIFICATION

I HEREBY CERTIFY that I am a Certified Court Reporter and Notary Public.

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

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

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



Regine A. Ervin, CCR
Certified Court Reporter
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