

In The Matter Of:
CITY OF CAMDEN
PLANNING BOARD

City of Camden Planning Board
June 18, 2026

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1 PLANNING BOARD
2 CITY OF CAMDEN

3 - - - -

4 Thursday, June 18, 2026

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7 Transcript of proceedings of the City of
8 Camden Planning Board was conducted as a virtual
9 meeting via a remote conferencing platform, TEAMS,
10 commencing at 6:00 p.m.

11
12 B O A R D M E M B E R S P R E S E N T

13 JOSE DEJESUS, CHAIRMAN
14 STEVEN LEE, VICE-CHAIRMAN
15 DIRECTOR WALKER
16 COUNCILMAN FALIO LEYBA MARTINEZ
17 IAN LEONARD
18 ERIN CREAN
19 DEREK DAVIS

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

21 ANGELA MILLER, BOARD SECRETARY
22 JAMES BURNS, ESQUIRE, ATTORNEY FOR THE BOARD
23 DEMBO, BROWN & BURNS, LLP
24 ERIC BERNSTEIN, ESQUIRE, CONFLICT ATTORNEY
25 ERIC BERSTEIN & ASSOCIATES
ROBERT HUNTER, P.E, P.P., C.M.E., BOARD ENGINEER
REMINGTON & VERNICK ENGINEERS

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1 CHAIRMAN DEJESUS: Good evening. This is
2 the Camden City Planning Board meeting of June 18,
3 2026 at 6:00 p.m. We are under COVID-19 control for
4 emergency purposes but City Hall is open. This is
5 just a scheduled regular meeting. You will need to
6 see this meeting through the platform called
7 TEAMS. Instructions on accessing this virtual
8 regular scheduled Planning Board meeting and agenda
9 can be found on the City of Camden's website.
10 Opening statement, please.

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

25 CHAIRMAN DeJESUS: Roll call.

1 MS. MILLER: Jose DeJesus.

2 CHAIRMAN DEJESUS: Present.

3 MS. MILLER: Steven Lee.

4 VICE-CHAIRMAN LEE: Here.

5 MS. MILLER: Mayor Victor Carstarphen.

6 Director Keith Walker.

7 DIRECTOR WALKER: Present.

8 MS. MILLER: Ian Leonard.

9 MR. LEONARD: Here.

10 MS. MILLER: Councilman Martinez.

11 COUNCILMAN MARTINEZ: Present.

12 MS. MILLER: Erin Crean.

13 MS. CREAN: Present.

14 MS. MILLER: Mr. Omari. Derek Davis.

15 MR. DAVIS: Present.

16 MS. MILLER: And Brenda Fraction. So
17 with that being said, we're set except, Mr. Burns,
18 will you let them know about the two sign variance
19 applications?

20 MR. BURNS: Yes. With the Chair's
21 permission, I'll just swear in our professional staff
22 so we --

23 CHAIRMAN DEJESUS: Just hang on. Let me
24 get through this --

25 MR. BURNS: So if our professionals could

1 raise their right hands.

2 MS. MILLER: Thank you.

3 MR. BURNS: Oh, I'm sorry, Mr. Chairman.
4 I took your wind on the minutes. Sorry.

5 CHAIRMAN DEJESUS: Okay. Don't worry.

6 Approval of Planning Board Public Meeting
7 held May 14th. I need a motion to approve.

8 COUNCILMAN MARTINEZ: So moved.

9 MR. LEONARD: Second.

10 MS. MILLER: Sorry. The first voice I
11 didn't catch because I had my head down. Was that
12 Ian?

13 MR. LEONARD: Yes.

14 MR. BURNS: Yes.

15 MS. MILLER: Jose DeJesus.

16 CHAIRMAN DEJESUS: Yes.

17 MS. MILLER: Mr. Lee.

18 VICE-CHAIRMAN LEE: Yes.

19 MS. MILLER: Director Walker.

20 DIRECTOR WALKER: Yes.

21 MS. MILLER: Mr. Leonard.

22 MR. LEONARD: Yes.

23 MS. MILLER: Councilman Martinez.

24 COUNCILMAN MARTINEZ: Yes.

25 MS. MILLER: Ms. Crean.

1 MS. CREAN: Yes.

2 MS. MILLER: Mr. Davis.

3 MR. DAVIS: Yes.

4 MS. MILLER: Motion carried to approve.

5 Thank you.

6 CHAIRMAN DEJESUS: Swearing in of all
7 professionals and planning staff.

8 MR. BURNS: For our professionals and
9 planning staff, would you please raise your right
10 hand, please.

11 - - -

12 ROBERT HUNTER, P.E., P.P., C.M.E., having
13 first been duly sworn/affirmed, was examined and
14 testified as follows:

15 - - -

16 CHAIRMAN DEJESUS: We'll bypass the
17 Planning Director's Report. We'll move into New
18 Business.

19 MR. BURNS: Mr. Chairman, we've got two
20 sign variances that are listed, Mr. Chairman. In
21 speaking with Ms. Miller, they will not be heard
22 tonight. The applicants are required to provide the
23 10-day notice in the paper and to the people within
24 200-feet because they're requesting variances. And
25 without that notice, we don't have jurisdiction to

1 hear these applications. So both applications to my
2 understanding, did not provide the requisite notice
3 so they will be carried to the July meeting which
4 is --

5 CHAIRMAN DEJESUS: Is that A and B?

6 MS. MILLER: July 9th.

7 MR. BURNS: So they will be carried to
8 July 9th with the understanding they have to provide
9 new notice.

10 CHAIRMAN DEJESUS: I'm saying, is that A
11 and B?

12 MR. BURNS: Yes, sir, A and B.

13 CHAIRMAN DEJESUS: Now, we'll go to
14 C.

15 MR. BURNS: Mr. Chairman, I have a
16 conflict on this so I'm going to turn it over to
17 Mr. Bernstein to handle C and D.

18 CHAIRMAN DEJESUS: All right.

19 MR. BURNS: I'll be back. I'll monitor
20 and be back on to handle the rest of the hearing.

21 CHAIRMAN DEJESUS: Thank you, sir.

22 MR. BERNSTEIN: Thank you, Jim.

23 The next item, Mr. Chairman and members
24 of the Board, is Item No. C, a minor subdivision and
25 preliminary and final site plan review regarding

1 Cooper Health System/El Centro Daycare bounded by
2 Dr. Martin Luther King Blvd, 5th Street, Stevens
3 Street and West Street. The applicant is proposing
4 to swap land and permit Cooper Health System to
5 construct additional parking spaces for El Centro. I
6 believe Mr. Sheehan is here for round one.

7 CHAIRMAN DEJESUS: Mr. Sheehan, you need
8 to unmute yourself. We can't hear you.

9 MR. SHEEHAN: Angela, can you check to
10 see if you have somebody in the waiting room. My
11 engineer says she's waiting to be let in.

12 MS. BEBE: I'm here.

13 MR. SHEEHAN: Leeann?

14 MS. BEBE: Yes.

15 MR. SHEEHAN: Perfect. Great. Sorry
16 about that. Good evening, Mr. Chairman,
17 Mr. Bernstein and members of the Board, my name is
18 Kevin Sheehan. I'm an attorney with Parker McCay and
19 we're the attorneys for the applicant, Cooper Health
20 System. This is an application for minor subdivision
21 approval and preliminary and final site plan
22 approval. It's for all of Block 177 which are lots
23 42, 43, 44, 45, 46, 47, 54, 55, 56, 58, 59, 60, 61,
24 62, 63, 64 and 65.

25 It's located on the Martin Luther King

1 Blvd. between 5th Street and West Street and Stevens
2 Street to the south. Cooper owns all of the
3 properties in Block 177 with the exception of Lot 47
4 which is owned by Centro Communal Borincano which is
5 the El Centro Daycare facility is located. I'll
6 share my screen.

7 MR. SHEEHAN: Do we see a Shared Screen?

8 CHAIRMAN DEJESUS: Yes.

9 MR. BERNSTEIN: We're going to mark this
10 Exhibit A.

11 MR. SHEEHAN: Hold on. Before we do
12 that, Mr. Bernstein, I called up the wrong one. I
13 apologize.

14 MR. BERNSTEIN: Whatever one you call,
15 will be Exhibit A.

16 MR. SHEEHAN: Perfect.

17 (Whereupon Exhibit No. A-1, Aerial of
18 Block 177, was marked for identification.)

19 MR. SHEEHAN: There we go. We'll call
20 that Exhibit A and that's an aerial of Block 177.
21 You could see El Centro Daycare is in this property
22 on the righthand side of the property. They own Lot
23 47. There's a sliver that goes out to Stevens Street
24 that is located here. The proposal is -- that silver
25 cuts off Cooper's property. So what Cooper and El

1 Centro have agreed to do is, convert that sliver to
2 Cooper and Cooper will swap land that it owns and
3 construct a parking lot on -- or additional parking
4 spaces on that lot. Those additional parking spaces
5 require stormwater.

6 So the proposal is also to put in
7 stormwater on the Cooper property. And that's going
8 to be sized to accommodate future development by
9 Cooper so that they only have to do it one time.
10 So as I said, we're seeking minor subdivision for the
11 swap of the lots and then preliminary and final site
12 plan for stormwater and then there's going to be some
13 parking over top of the Cooper lot.

14 CHAIRMAN DEJESUS: Is there landscaping?

15 MR. SHEEHAN: Yes. We'll go through
16 that, sir. So before I -- can we swear in Jennifer
17 O'Shea, Leeann Bebe and Jim McPhilemy before we go to
18 the Board Engineer's Report?

19 MR. BERNSTEIN: No problem.

20 Folks, raise your right hands, please.

21 - - -

22 LEEANN BEBE, P.E.; JIM McPHILEMY,
23 JENNIFER O'SHEA, having first been duly
24 sworn/affirmed, was examined and testified as
25 follows:

1 - - -

2 MR. BERNSTEIN: Mr. Sheehan, you'll
3 indicate their qualifications at the time they are
4 called to testify.

5 MR. SHEEHAN: Great. And I had shown
6 Exhibit A-1 was the aerial. And I now have an
7 rendered site plan which we'll call A-2.

8 MR. BERNSTEIN: We'll make that A-2.

9 (Whereupon Exhibit No. A-2, Rendered Site
10 Plan, was marked for identification.)

11 MR. BERNSTEIN: This has been provided to
12 the Board previously?

13 MR. SHEEHAN: That's a rendered site
14 plan. The site plan itself has been provided to the
15 Board.

16 MR. BERNSTEIN: All right. So it's
17 colorized?

18 MR. SHEEHAN: Yes.

19 Mr. Hunter, do you want to start your
20 report?

21 MR. BERNSTEIN: Mr. Hunter, you're on
22 mute. A and B. You need to advise the Board of your
23 qualifications.

24 MR. HUNTER: I'm unmuted. Yes.
25 Qualified as the Board Engineer, you want my

1 qualifications?

2 MR. BERNSTEIN: Yes.

3 MR. HUNTER: I'm a graduate of Villanova
4 University with a Bachelor's of Civil Engineering. I
5 have practiced engineering in the State of New
6 Jersey, Pennsylvania and Delaware for the past 26
7 years. I've been licensed for 19 of those. Served
8 in many capacities in the City of Camden for the
9 Board, Zoning Board, Planning Board, as well as
10 several other communities in Camden County and also
11 throughout the State of New Jersey.

12 MR. BERNSTEIN: Thank you. Are you going
13 to rely on your June 16, 2026 report?

14 MR. HUNTER: That's correct.

15 Getting into the letter, Section 1 is
16 general information related to the applicant and the
17 site. Section 2 of the Zoning Requirements, there
18 are no variances requested. We will get
19 clarification on the ADA, proposed ADA spaces through
20 testimony. So I'll dive right into Performance
21 Standards. The items that are underlined are
22 items that we're looking for information, testimony,
23 or revisions from the applicant. So I'll start with
24 Item A, Streets. Mr. Sheehan, do you have any issues
25 with Item 1 under Streets?

1 MR. SHEEHAN: No. The streets are fine.

2 MR. HUNTER: Excellent. Section 2 under
3 Parking and Pedestrian Circulation, I believe we're
4 asking for testimony on Item 1, the need for overflow
5 parking.

6 MR. SHEEHAN: Yes. We're providing
7 parking for both. And Jennifer O'Shea from Cooper is
8 here. And we're providing, and she'll confirm, that
9 we're providing parking for both overflow for
10 El Centro as needed. New parking spots for El Centro
11 in this location here. And then the parking will
12 also be available to the Cooper campus on an as-is
13 needed basis.

14 MR. HUNTER: Excellent.

15 Item 2 is a code clarification. We, as a
16 Board, don't have the ability to waive ADA
17 requirements.

18 So moving along, do you have any issues
19 with any of the other requirements or comments in
20 Section B, parking and pedestrian circulation? I
21 believe there's a few more that require testimony.
22 Aside from Item 6, 7 and 8, do you have any issues
23 with our comments?

24 MR. SHEEHAN: No issues with the
25 comments. Leeann, can you -- I guess -- Leeann

1 hasn't spoken yet.

2 MR. HUNTER: Sure.

3 MS. BEBE: Leeann, can you identify
4 yourself and your professional credentials?

5 MS. BEBE: Sure. Leeann Bebe. I'm a
6 civil engineer licensed in New Jersey, Pennsylvania,
7 New York, Maryland. I work for PS&S. And I was the
8 engineer of record on these plans that were
9 submitted. I just wanted to give some testimony
10 regarding both the ADA, parking and the EV parking.
11 An additional van ADA space will be added to the site
12 plans per your comments. And also one of the ADA
13 spaces will be made EV as required.

14 MR. HUNTER: Excellent.

15 MR. SHEEHAN: For No. 8, we are seeking a
16 waiver for the driveway, correct?

17 MS. BEBE: Yes.

18 MR. SHEEHAN: Can you address that?
19 Where is that? Is that coming off of 5th Street?

20 MS. BEBE: No. It's coming off of Martin
21 Luther King.

22 MR. SHEEHAN: Here?

23 MS. BEBE: Yes. There's 13 proposed
24 spaces that are 90 degrees to the drive aisle. The
25 drive aisle is 18 feet. And then there's a 9-foot

1 additional space adjacent to that. So we were asking
2 for a waiver for adding the 24-foot aisle since
3 there's 27 feet there.

4 MR. HUNTER: Just a quick question.
5 There's more than 24 feet for a travelway if the need
6 arises for vehicles.

7 MS. BEBE: Yes.

8 MR. HUNTER: Perfect.

9 MS. BEBE: There's 27 feet.

10 MR. SHEEHAN: And we can comply with the
11 rest of the Section B, the parking?

12 MS. BEBE: Yes.

13 MR. HUNTER: Fantastic.

14 So Section C, Stormwater Collection and
15 Management System. Do you have any questions
16 concerns, objections to any of the items that we're
17 identifying or requesting?

18 MS. BEBE: No.

19 CHAIRMAN DEJESUS: I have a question.

20 MR. HUNTER: Sure.

21 CHAIRMAN DEJESUS: I see that you have
22 two entrances. One on Mickle Boulevard or Martin
23 Luther King whichever way you want to call it. And
24 also 5th Street.

25 MS. BEBE: Yes.

1 CHAIRMAN DEJESUS: The one on 5th Street,
2 are you saying sort of like saying, proposing parking
3 on that would be the right side of the street cause
4 it's a one-way street going down?

5 MS. BEBE: No. No parking is proposed
6 along 5th Street.

7 CHAIRMAN DEJESUS: Yeah, I know. What
8 I'm saying, because people tend to park alongside of
9 the school to let the kids out.

10 MS. BEBE: Okay.

11 MR. SHEEHAN: That's an existing
12 condition which we're not changing.

13 CHAIRMAN DEJESUS: That's what I'm trying
14 to make sure because a lot of problems come when
15 school is either in or out. And it becomes a
16 double-parking issue and that street becomes an issue
17 making that turn.

18 MR. SHEEHAN: Yes. There's no change
19 from the existing conditions proposed.

20 CHAIRMAN DEJESUS: That's it. That's the
21 only question I have.

22 MR. SHEEHAN: So then 'D' Grading,
23 Leeann, can we comply with all of those comments?

24 MS. BEBE: Yes.

25 MR. HUNTER: Section E Utilities, any

1 concerns there?

2 MS. BEBE: No, the -- we'll provide plans
3 to the City Engineer and the Fire Chief to comment
4 on. And the only utility that's currently connecting
5 into the existing utilities, is the storm down near
6 the corner of Stevens and West Street. We have a
7 storm conduit connecting from our BMP, our water
8 quality BMP that will connect into the system. But
9 that's the only underground utility connections.
10 There's no sanitary. There's no water being
11 proposed.

12 MR. HUNTER: Understood.

13 MS. MILLER: Excuse. Councilman has his
14 hand up. He has a question. Councilman, you have to
15 unmute yourself.

16 COUNCILMAN MARTINEZ: Yes. Good evening.
17 The question is, along side -- I'm looking at the map
18 now. Just trying to base your rendering. Are there
19 houses currently behind this site?

20 MR. SHEEHAN: Behind the site? I'll pull
21 a --

22 COUNCILMAN MARTINEZ: Along side --

23 CHAIRMAN DEJESUS: No. It's on the
24 opposite side. On the opposite side that's all lot.

25 MR. SHEEHAN: On Stevens Street?

1 COUNCILMAN MARTINEZ: Yes. When I'm
2 looking at the rendering, the rendering looks like
3 it's going --

4 MR. SHEEHAN: Here's the -- El Centro is
5 here, Councilman.

6 COUNCILMAN MARTINEZ: Yes.

7 MR. SHEEHAN: This is where the new
8 parking lot will be. This is Stevens Street.
9 There's no houses on Stevens across from the site.
10 Here's the one church.

11 COUNCILMAN MARTINEZ: You're saying that
12 on Stevens Street across the street from the church?

13 MR. SHEEHAN: No. Those houses are
14 demolished.

15 COUNCILMAN MARTINEZ: Okay. There's no
16 houses there?

17 MR. SHEEHAN: That's correct.

18 CHAIRMAN DEJESUS: No.

19 COUNCILMAN MARTINEZ: Thank you.

20 MR. SHEEHAN: You're welcome.

21 MR. BERNSTEIN: We're on Section F.

22 MR. HUNTER: I think we left off -- you
23 agreed with Section E, Utilities with testimony that
24 the only connection is stormwater?

25 MS. BEBE: Yes. And there will be an

1 electrical utility connection also. But no water or
2 no sewer.

3 MR. HUNTER: Okay. Section F,
4 Construction Details, any questions or concerns with
5 those items? Any reasons you can't comply?

6 MS. BEBE: No, we can comply.

7 MR. HUNTER: Fantastic.

8 Section G, Planting Design, I believe we
9 have some items identified here related to waivers.
10 Can you provide a little bit of information on those
11 items?

12 MS. BEBE: Yes. I'm not a landscape
13 architect but our --

14 MR. BERNSTEIN: Has this been previously
15 marked? I don't think so.

16 MR. SHEEHAN: It is. It's A-2 that I'm
17 sharing now.

18 MR. BERNSTEIN: Sorry about that. It's
19 just a different -- thank you.

20 MS. BEBE: I'm not a landscape architect
21 but our landscape architect who designed the plan,
22 consulted with me earlier. And I'm going based on
23 his outline. So what we're providing, we don't have
24 a complete buffer that's required on-site along the
25 parking lot between the parking and the property

1 line. But we're providing a landscaped strip
2 partially on our property and partially in the
3 right-of-way. So that's what we're providing on both
4 West Street and Stevens Street. That would be a
5 waiver.

6 MR. HUNTER: Understood. And I think
7 because it's not on the property, would the applicant
8 have an objection to maintaining that?

9 MR. SHEEHAN: No objection.

10 MR. HUNTER: Perfect.

11 MR. SHEEHAN: Any other landscaping
12 concerns? I assume the applicant would work with our
13 office to make sure that we're in compliance unless
14 we have a waiver?

15 DIRECTOR WALKER: My only question would
16 be, are the sidewalks that's shown, will they be
17 four-feet wide?

18 MS. BEBE: I believe they're wider than
19 that.

20 DIRECTOR WALKER: They're wider than
21 that?

22 MR. HUNTER: I was going to say, a
23 minimum of four feet.

24 DIRECTOR WALKER: Yes, minimum, yes.
25 Okay. Got you. That's the only question I have.

1 MS. BEBE: Okay

2 MR. SHEEHAN: Just to clarify, we are
3 seeking the waivers for 2, 3, 5 and 6.

4 MR. HUNTER: Two, 3, 5 and 6.
5 Understood.

6 MR. SHEEHAN: So landscape island,
7 deciduous shrubs.

8 MR. HUNTER: Yes.

9 MR. BERNSTEIN: You'll comply with all
10 the other?

11 MR. SHEEHAN: Yes.

12 MR. HUNTER: Moving on to Lighting.
13 We're requesting some testimony there. Any of the
14 items that aren't requiring testimony, do have any
15 objection or concerns complying?

16 MS. BEBE: No.

17 MR. SHEEHAN: That's only No. 4 so 1, 2
18 and 3 requested -- 2 and 3 are waivers we're
19 requesting and one requested testimony. Can you
20 address those comments, Leeann?

21 MS. BEBE: Yes.

22 So the lights that are being proposed are
23 directed downward and they're LED and they're
24 recessed within the aluminum housing. So they cut
25 off any glare. And they're dark-sky compliant. So I

1 believe they would meet the ordinance requirements.

2 CHAIRMAN DEJESUS: Can you show me where
3 they appear on this map that I'm looking at?

4 MR. SHEEHAN: Can you tell me and I will
5 point to them, Leeann.

6 MS. BEBE: Do you want me to pull up the
7 site plan?

8 MR. SHEEHAN: Sure.

9 CHAIRMAN DEJESUS: Yes, if you can.

10 MR. SHEEHAN: I can stop sharing. You
11 can pull it up.

12 MS. BEBE: Okay.

13 MR. HUNTER: With regard to the
14 testimony, Mr. Chairman, I believe that the testimony
15 provides the information we're looking for and those
16 pictures should comply with the Ordinance.

17 CHAIRMAN DEJESUS: That's okay. I'm just
18 trying to make sure that I can see where they're at.
19 Making sure that there's enough planned to cover the
20 entire area. That area is a little sensitive in that
21 neighborhood especially if it's near a daycare
22 center; kids coming out.

23 MR. SHEEHAN: Looking at the pole, this
24 existing lighting in the El Centro lot.

25 CHAIRMAN DEJESUS: Yes, I know.

1 MR. SHEEHAN: Comment No. 2 said no,
2 there was not.

3 MR. HUNTER: So it's not. I guess maybe
4 we thought there wasn't any shown but okay.

5 MS. BEBE: We can add the El Centro
6 lighting to the plan so that it's more clear.

7 MR. HUNTER: That would be a help.

8 MR. SHEEHAN: Did you want to share your
9 screen, Leeann?

10 MS. BEBE: Yeah, I have. I'm just paging
11 through.

12 MR. SHEEHAN: While she's doing that,
13 Bob, I. 1., there's -- no signage is proposed.

14 MR. HUNTER: Understood. Thank you for
15 the clarification.

16 MR. SHEEHAN: And then the fence is J. 1.
17 and we're proposing -- asking for the waiver for the
18 6-foot fence around the property for security
19 purposes and also to be able to keep -- maintain it
20 in a clean condition so the people -- it deters
21 people from getting over there and less likely that
22 people are going to get in and the trash.

23 MR. HUNTER: And that fencing is
24 consistent, I believe, with the property across the
25 street, the Joint Health Building?

1 MR. SHEEHAN: Right.

2 MS. BEBE: Can you see the plan?

3 MR. HUNTER: Yes.

4 CHAIRMAN DEJESUS: I can see it.

5 MR. BERNSTEIN: This is A-3.

6 MS. BEBE: This is the lighting plan that
7 was submitted with the site plan package. And the
8 lighting fixtures are marked either A or B along --

9 CHAIRMAN DEJESUS: We'll mark that as
10 Exhibit B.

11 MR. SHEEHAN: It's A-3, Mr. Chairman,

12 CHAIRMAN DEJESUS: All right.

13 MR. SHEEHAN: It's A-3, Mr. Chairman.

14 CHAIRMAN DEJESUS: All right.

15 MR. BERNSTEIN: A-3.

16 (Whereupon Exhibit No. A-3, Lighting
17 Plan, was marked for identification.)

18 MR. SHEEHAN: So there's four fixtures
19 along Stevens along the edge of the property.
20 There's one near the new El Centro parking spaces.
21 There's one in the middle to the left of the new
22 El Centro parking spaces. And it looks like there's
23 three more on the west street -- near the West Street
24 parking spaces, Leeann?

25 MS. BEBE: Yes.

1 CHAIRMAN DEJESUS: I'm going back to the
2 signage because I'm concerned about labeling the
3 entrances to the parking. Because you have three
4 entrances. Is there a reason why you're not putting
5 some form of notification of what the entrance is?

6 MR. SHEEHAN: So the El Centro has their
7 existing entrances. We wouldn't change any of the
8 signage on El Centro. When I was referring to
9 signage, I was thinking company-type signage.

10 MR. HUNTER: Cooper signage?

11 MR. SHEEHAN: Yeah.

12 CHAIRMAN DEJESUS: You have entrances on
13 Stevens Street.

14 MR. SHEEHAN: Yes.

15 CHAIRMAN DEJESUS: You have 5th Street
16 and you have West Street.

17 MR. SHEEHAN: Yes. We can -- I'm sure we
18 can put up signs on either of those entrances if you
19 would like.

20 CHAIRMAN DEJESUS: Yeah. 5th Street, yes
21 and West Street. Stevens Street, not so much --
22 I mean, Mickle Blvd. Excuse me.

23 MR. HUNTER: So what I'm hearing is, the
24 Chairman would like to have some directional or
25 wayfinding signage at the entrances?

1 CHAIRMAN DEJESUS: Of 5th Street and
2 West --

3 MR. HUNTER: 5th & West.

4 CHAIRMAN DEJESUS: You have the three --
5 those are the two entrances that is what we call
6 regular residents' streets area.

7 MR. SHEEHAN: Yes, we can put up that
8 signage.

9 MR. HUNTER: Mr. Chairman, any other
10 concerns about signage?

11 CHAIRMAN DEJESUS: No. That's fine.

12 MR. HUNTER: So fencing, any questions
13 about fencing before we move past that?

14 CHAIRMAN DEJESUS: No.

15 MR. SHEEHAN: That would be a waiver.
16 We're requesting that waiver.

17 MR. HUNTER: Understood.

18 CHAIRMAN DEJESUS: Kevin, do you know
19 what type of fencing you're putting up?

20 MR. SHEEHAN: It's 6-foot. Leeann, do
21 you want to talk about it?

22 MS. BEBE: It's a 6-foot metal decorative
23 fence.

24 CHAIRMAN DEJESUS: Fine. That's all I
25 wanted to know.

1 MS. BEBE: Okay.

2 MR. SHEEHAN: And then we can comply with
3 the rest of your comments.

4 CHAIRMAN DEJESUS: Go ahead, Robert.

5 MR. HUNTER: With regard to the block and
6 lot for the minor subdivision, I think Mr. Sheehan
7 has indicated that he can comply. Miscellaneous, any
8 testimony about phasing at this time?

9 MR. SHEEHAN: No. At this time, I don't
10 believe we're going to phase it.

11 MR. HUNTER: Okay.

12 MR. SHEEHAN: Jim McPhilemy; is that
13 correct?

14 MR. MCPHILEMY: Correct. I was going to
15 jump in there, Kevin. This will be one-phased
16 constructed and completed by the fall pending
17 approvals.

18 MR. HUNTER: And I believe that concludes
19 my letter.

20 MR. SHEEHAN: And the waivers identified
21 in the summary are correct; that we're requesting
22 those waivers.

23 CHAIRMAN DEJESUS: And there's no
24 variances?

25 MR. SHEEHAN: Correct.

1 MR. HUNTER: No variances.

2 CHAIRMAN DEJESUS: Any questions from the
3 Board? Hearing none, Angela, is there anybody
4 outside who wants to speak on this subject? Opening
5 it to the public. Angela, are you there?

6 MS. MILLER: I'm here. I was talking to
7 you the whole time. I'm sorry. I muted my mic. I
8 don't see any hands up.

9 CHAIRMAN DEJESUS: I close the public
10 portion of it. And I need a motion from the Board,
11 please.

12 COUNCILMAN MARTINEZ: Motion.

13 MS. MILLER: Who was that? I can't hear
14 you?

15 COUNCILMAN MARTINEZ: Motion, Ms. Miller.

16 CHAIRMAN DEJESUS: Yeah. But tell me
17 what the motion is that you're making?

18 COUNCILMAN MARTINEZ: Motion to move
19 forward with the Item C that we're being presented
20 here. Minor subdivision, isn't that what we're
21 pushing forward, Chairman? So this is a minor
22 subdivision and preliminary final site plan. So I'm
23 assuming you're asking for a motion for 'C'?

24 CHAIRMAN DEJESUS: Yes, I need a motion
25 to say we're approving the subdivision and

1 preliminary and final site plan for Cooper Hospital
2 System. And the waivers that are requested are going
3 to be requested to be granted. If that's your
4 motion, then we move to -- I need a second.

5 MS. CREAN: I'll second.

6 MS. MILLER: Jose DeJesus.

7 CHAIRMAN DEJESUS: Yes.

8 MS. MILLER: Mr. Lee.

9 VICE-CHAIRMAN LEE: Yes.

10 MS. MILLER: Director Walker.

11 DIRECTOR WALKER: Yes.

12 MS. MILLER: Mr. Ian Leonard.

13 MR. LEONARD: 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: Motion carried to approve.

21 Thank you.

22 CHAIRMAN DEJESUS: Thank you everybody.

23 I appreciate it, Mr. Sheehan. Thank you.

24 MR. SHEEHAN: I'm not going anywhere.

25 Mr. Chairman.

1 CHAIRMAN DEJESUS: Site Plan Waiver for
2 Broadway Camden Investments, LLC, 636-638 Benson
3 Street, Block 1406, Lots 30 & 31. The applicant is
4 proposing medical administrative offices.

5 MR. SHEEHAN: Yes. This is Broadway
6 Camden Investments. Kevin Sheehan from Parker McCay
7 on behalf of the applicant, Broadway Camden
8 Investments, LLC. It's the property at 636-638
9 Benson Street, Lots 30 & 31 in Block 1406 requesting
10 site plan waiver.

11 The applicant will be purchasing the
12 property and renovating the interior; to convert the
13 interior to office uses by Cooper Hospital staff.
14 There's no changes. No site improvements are
15 proposed and we're requesting a site plan waiver
16 which your ordinance permits if the proposed use will
17 not affect existing drainage circulation;
18 relationship of buildings to each other; landscaping,
19 buffering, lighting or other considerations of site
20 plan which we would submit they do not.

21 So with me is Jennifer O'Shea from
22 Cooper. I can have her sworn in. She can describe
23 what they're planning to do and then we can get
24 Mr. --

25 MR. BERNSTEIN: She's been previously

1 sworn in, Kevin.

2 MR. SHEEHAN: There we go.

3 So Jennifer, can you just give a short
4 description for the Board what you're looking to do
5 in these properties?

6 MS. O'SHEA: Sure. Thank you so much.

7 We would like to use these houses to
8 convert them into offices for our physicians for
9 their administrative offices only. They will not be
10 seeing patients. These physicians currently reside
11 within our hospital building. And we are looking to
12 relocate them into the residences and office space so
13 that way we can further develop the interior of the
14 hospital for a smore clinical space in seeing our
15 patients.

16 MR. SHEEHAN: And those physicians
17 currently work in the hospital?

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

19 MR. SHEEHAN: And they park in the
20 existing garage?

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

22 MR. SHEEHAN: And they'll continue to do
23 so?

24 MS. O'SHEA: Yes.

25 MR. SHEEHAN: So you don't need parking

1 on this site, correct?

2 MS. O'SHEA: Correct.

3 MR. SHEEHAN: I have no further questions
4 of Ms. O'Shea. If the Board has questions. And then
5 we can go to Mr. Hunter's letter if you'd like.

6 CHAIRMAN DEJESUS: Mr. Hunter, are you
7 ready?

8 MR. HUNTER: I am, sir.

9 MR. BERNSTEIN: This is the June 11th,
10 2026 letter, Robert?

11 MR. HUNTER: Correct.

12 MR. BERNSTEIN: Thank you.

13 MR. HUNTER: I think Mr. Sheehan and
14 Ms. O'Shea have addressed every item that I've
15 brought to the attention of the Board. After
16 reviewing the application, this is an application
17 that meets the definition of the site plan waiver.
18 I see no -- there's no -- we're not asking for
19 anything except for testimony which has been provided
20 and satisfied. Our concerns, whether this qualifies
21 for site plan waiver. So we're satisfied that the
22 waiver can be granted.

23 CHAIRMAN DEJESUS: I only have two
24 questions.

25 MR. SHEEHAN: Sure.

1 CHAIRMAN DEJESUS: And the first question
2 would be, because these are two residential homes and
3 converting them into office, did you get through
4 zoning to change the use of those two properties?

5 MR. SHEEHAN: So two issues. So there
6 is -- they're actually not residential homes.
7 They're owned by Center For Family Services. So they
8 are a home for teenage boys they currently use them.
9 They're selling them and they're no longer occupied.
10 The zoning in this section of the town is MS, Medical
11 Support Zone, which permits the office use so we
12 don't need a zoning variance for that.

13 To be transparent, there is a deed
14 restriction on 38 that limited it to residential.
15 Council introduced an ordinance to eliminate that
16 deed restriction and permit the existing zoning to
17 apply to the site at its meeting last week. And the
18 public hearing is scheduled in July. So the use of
19 this property for this use, would be contingent upon
20 the adoption of that ordinance.

21 MR. BERNSTEIN: Do you know what the
22 ordinance number is, Kevin?

23 MR. SHEEHAN: They don't have an actual
24 number. I can tell you it was Ordinance No. 8 that
25 was on the agenda last week. But they haven't

1 assigned it a number yet.

2 CHAIRMAN DEJESUS: And the second
3 question, is there going to be any signs to these
4 properties reflecting the use of those two
5 buildings?

6 MS. O'SHEA: I can speak to that, Kevin.
7 At this point in time, we do not put signage on the
8 properties that we own in an effort not to provide
9 solicitation at that those locations.

10 CHAIRMAN DEJESUS: Just asking. That's
11 all. Anything more, Robert? Do you have anything
12 else?

13 MR. HUNTER: No, I don't.

14 CHAIRMAN DEJESUS: Questions from the
15 Board? Hearing none, I'll open it up to the public.

16 MR. SHEEHAN: Councilman's hand is
17 raised.

18 COUNCILMAN MARTINEZ: My question is
19 based on, so that ordinance that you mentioned that
20 City Council had on first reading last week, is
21 actually converting the use of the property to
22 residential.

23 MR. SHEEHAN: No.

24 COUNCILMAN MARTINEZ: So what it reads is
25 that it says, in order to approve a deed terminating

1 a deed restriction on Block 1406 commonly known as
2 638 Benson that required the property, okay, to be
3 used -- I read it wrong. I'm sorry, Mr. Sheehan.

4 MR. SHEEHAN: No problem.

5 COUNCILMAN MARTINEZ: So, again, my
6 question would be based on what the Chairman asked.
7 Being the fact that what you mentioned, the use is
8 going to be different. They had kids sleeping there
9 overnight. And, now, you're going to turn it into
10 offices. Does this not require a zoning change from
11 the Zoning Department?

12 MR. SHEEHAN: So no. The current zoning
13 on Benson Street is medical support. And the support
14 for Cooper and doctors' offices and back-office
15 facilities are currently permitted in the
16 Redevelopment Plan. And if you continue reading on
17 that ordinance, it should say that the underlying
18 Medical Support Zoning applies to the property.

19 COUNCILMAN MARTINEZ: Thank you

20 MR. SHEEHAN: You're welcome.

21 CHAIRMAN DEJESUS: Angela, is there
22 anybody in the public having any questions?

23 MS. MILLER: I don't see any hands up.
24 Let me check. No, I don't see any hands up.

25 CHAIRMAN DEJESUS: We'll close the public

1 portion. And then I need a motion from the Board to
2 proceed.

3 MR. BERNSTEIN: Mr. Chairman, I would --
4 may I offer the motion for consideration for the
5 Board? This is a motion to approve the site plan
6 waiver of Broadway Camden Investments, LLC, 636-638
7 Benson Street, Block 1406, Lots 30 & 31, to allow the
8 applicants to use the two homes in question as
9 Medical Support offices without patient involvement
10 subject to the adoption of Ordinance No. 8 on the
11 Council agenda from last week. Otherwise, the
12 applicant will have to come back for a variance.

13 MR. SHEEHAN: Yes.

14 CHAIRMAN DEJESUS: Okay. I need a
15 second.

16 MR. BERNSTEIN: I can't make that
17 motion.

18 CHAIRMAN DEJESUS: I know.

19 DIRECTOR WALKER: I make a motion as
20 stated by Mr. Bernstein.

21 MS. MILLER: Thank you.

22 CHAIRMAN DEJESUS: Who seconded it?

23 COUNCILMAN MARTINEZ: Second.

24 CHAIRMAN DEJESUS: Roll call.

25 MS. MILLER: Mr. DeJesus.

1 CHAIRMAN DEJESUS: Yes.

2 MS. MILLER: Mr. Lee.

3 VICE-CHAIRMAN LEE: Yes.

4 MS. MILLER: Director Walker.

5 DIRECTOR WALKER: 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: Motion carried to approve.

15 Thank you.

16 MR. BERNSTEIN: Mr. Chairman, I will turn
17 you back to Mr. Burns.

18 CHAIRMAN DEJESUS: No problem.

19 MR. BURNS: I'm here.

20 CHAIRMAN DEJESUS: Thank you very much,
21 Mr. Bernstein.

22 MR. BERNSTEIN: I wish you all a happy
23 and healthy Father's Day, Fourth of July, and we will
24 see you, I'm assuming, in the future. Thank you.

25 MS. MILLER: Thank you, Mr. Bernstein.

1 Have a good evening.

2 DIRECTOR WALKER: Happy Father's Day.

3 CHAIRMAN DEJESUS: Preliminary and Final
4 Major Subdivision and Site Plan for Camden
5 Transformation Partners, LLC located between Front &
6 2nd Streets, and between Centennial & Linden Streets,
7 Block 62, Lots 17, 18, 19 and 20. Block 62.01,
8 Lots 1-4. And Block 62.02, Lots 24 & 25. The
9 applicant is proposing a subdivision to reconfigure
10 the existing lots into 19 total lots including 18
11 building lots and one open space lot, along with a
12 new street and two alleys. Is that you, Mr. Sheehan?

13 MR. SHEEHAN: It is, Mr. Chairman. Kevin
14 Sheehan, Parker McCay on behalf of the applicant,
15 Camden Transformation Partners, LLC.

16 Mr. Burns, before we start, I believe you
17 have two Board members who have a conflict and can we
18 just make sure we have five remaining members. I
19 believe we do.

20 MR. BURNS: That would be Ms. Crean and I
21 believe Mr. Leonard was in the 200-foot vicinity of
22 this property so they would have to recuse
23 themselves. So with those recusals, my understanding
24 is that we do have five members. So if Erin and Ian
25 can just hang on and listen and then we'll bring them

1 back on for the next few applications.

2 MR. BURNS: The floor is yours,
3 Mr. Sheehan.

4 MR. SHEEHAN: Thank you. So,
5 Mr. Chairman, this is as you have said, Block 62,
6 62.01 and 62.02. Block 62, Lots 17, 18, 19 & 20.
7 62.01, Lots 1, 2, 3 & 4. 62.02, Lots 24 & 25. It's
8 the former ABC Barrel site and also two in-fill sites
9 on Penn Street. It's located between Front and 2nd
10 Streets and Centennial and Linden Street. The
11 property is in the US University Support Zone and the
12 Downtown Redevelopment Plan. The proposal is to
13 reconfigure the existing lots into 19 lots which
14 would be 18 building lots and an open-space lot with
15 a new street and two alleys.

16 I'll have my witnesses sworn. But before
17 we go the Board's letter, Mr. Chairman, I would like
18 to have the two witnesses just talk about the process
19 and there's some modifications based on meetings with
20 the neighbors.

21 CHAIRMAN DEJESUS: Do you have any
22 pictures of what you're proposing so we can see the
23 land you're talking about?

24 MR. SHEEHAN: Of course. While we do
25 that, can we have Nick Cangelosi, Joe Raday and Josh

1 Eckert sworn in, please.

2 MR. BURNS: Very good. Gentlemen, would
3 you raise your right hands, please.

4 - - -

5 JOSEPH RADAY, P.E.; JOSH ECKERT;
6 R.A., P.P.; NICK CANGELOSI, having first been duly
7 sworn/affirmed, was examined and testified as
8 follows:

9 - - -

10 MR. BURNS: And when counsel calls you,
11 if you could, again, just reintroduce yourself and
12 your affiliation for the record.

13 MR. SHEEHAN: So we'll start with Nick
14 Cangelosi. Nick, can you identify yourself for the
15 record in relationship to the applicant and describe
16 sort of the history and how we got here?

17 MR. CANGELOSI: Sure. Nick Cangelosi,
18 vice-president of development for the Michaels
19 Organization. Corporate headquarters on the
20 Waterfront and Camden City. I've been in front of
21 this Board numerous times. And Mr. Chairman and
22 Board members, we really appreciate your time
23 tonight.

24 This particular development effort is of
25 extreme excitement for our organization. We worked

1 with the Camden Redevelopment Agency about a year and
2 a half ago when they went out to RFP to respond a
3 proposal to consider market rate fee simple townhomes
4 in the City of Camden. Again, it really speaks to
5 the progress that the City has made and thanks to the
6 mayor and councilman. I appreciate everything.

7 And the last couple of months truly
8 exemplifies collaboration with the community in terms
9 of how we got this process early on. We're meeting
10 regularly with the Cooper Grant Neighborhood
11 Association; really ensuring that the layout was
12 conducive to the desires of the neighborhood. And
13 then over the last couple of months, Rutgers
14 University, RCA and other leaders in the Cooper Grant
15 Neighborhood, we hosted a couple of community
16 meetings at Rutgers and it was incredible.

17 I mean, there were 50-plus residents, a
18 ton of engagement. And it wasn't just words. It was
19 actions. So what Josh and Pennoni will talk about
20 our various modifications that were made as a result
21 of this kind of intense community collaboration. And
22 as a result, today I'm really excited. I think
23 you're going to see a high-quality product that's
24 going to promote homeownership opportunities for the
25 residents of the City and beyond. And, again, about

1 a 6-month engagement with the community. And as a
2 result, you'll see the presentation today.

3 MR. SHEEHAN: And then next is Josh
4 Eckert. Josh, identify yourself and your
5 relationship to the application and qualify yourself
6 as an architect and planner.

7 MR. ECKERT: Sure. My name is Joshua
8 Eckert. I'm a registered architect in the State of
9 New Jersey since 2008. I'm also a professional
10 planner in the State of New Jersey since 2012. And
11 I'm based right here in Camden at 2 Cooper Street.
12 I've given testimony both architectural testimony as
13 well as professional planning testimony on a wide
14 range of projects throughout the State of New Jersey
15 primarily dealing with multi-family or single-family
16 residential housing. I'm very familiar with the
17 site. Our office and my office particularly actually
18 overlooks the site. I did a site layout on it for
19 2007 so I'm familiar with the site for quite a while.

20 With regards to my credentials, again,
21 I'm a registered architect, a University of Notre
22 Dame Bachelor of Architecture in 2003, as well as
23 Master's in architectural design urbanism in 2009.
24 Again, my licenses and credentials are in good
25 standing throughout the State of New Jersey as well.

1 MR. SHEEHAN: So, Josh, can you -- you
2 were part of the meetings with the community and you
3 confirmed the modifications to the plan that we're
4 going to make as a result of those meetings with the
5 community. Can you summarize them for the Board,
6 please?

7 MR. ECKERT: Sure. We had originally
8 submitted a site plan application and the
9 engineering, as you see on the screen, to the Board.
10 We've received comments on both the architecture as
11 well as the site plan from the neighborhood. And
12 Kevin and both, thought it would be a great idea to
13 meet with the Cooper Grant neighborhood Association;
14 work through those details with them, some as Nick
15 had mentioned already. And we put together a
16 bullet-point list of those items that are basically
17 changes from what the application was submitted as.
18 The bigger issues at this point in time, were the
19 parking along the open space that's in the middle of
20 the site.

21 So we're removing seven parking spaces on
22 the northern side of that open space and two on the
23 southern side of that open space. Primarily due
24 to -- which was a surprise to us, the residents not
25 wanting additional parking that other people could

1 potentially park in. As well as wanting a larger
2 open space in the middle there. But they didn't want
3 outsiders kind of parking in that area. So we agreed
4 that we would remove those parking spaces in that
5 location.

6 It does not actually impact or require a
7 variance to do that. We can get into the parking
8 requirements later but essentially, we need one
9 parking space per unit which are covered by the
10 one-car garages that are in the rear of the unit.
11 So each 18-units has its own parking. So we actually
12 had access parking on the site from a redevelopment
13 plan standpoint. So we're proposing eliminating
14 those.

15 As part of that, the parking issue with
16 the neighborhood, they asked if we could consider
17 designating the perpendicular parking that's on the
18 left-hand side or the west side of that open space.
19 Just basically designating those as resident-only to
20 discourage, again, nonresidents loitering in those
21 spaces. And we also discussed with the neighborhood
22 how to manage those as well, whether they should be
23 first-come, first-serve for the residents or
24 specifically assigned to specific dwelling units. We
25 haven't really kind of solved or determined a final

1 version of that. But we would consider that as
2 well.

3 Another issue is designing the actual
4 open space. When we were initially looking at the
5 open space, we thought it would be nice to have
6 benches and furniture, landscape furniture. And the
7 neighbors were concerned about homeless folks
8 congregating in that space, again, since it is a
9 public, kind of private space hidden behind the major
10 primary streets there. They didn't want folks
11 loitering in that. So we agreed that we would design
12 the open space as a passive-natural open space
13 without benches or furniture in that location.
14 Again, we haven't focused on the final design there
15 but we would work with the neighborhood groups to
16 develop what the final design of that open space is
17 going to be.

18 One other option or item that came up,
19 was who is going to be managing the open space and
20 the street network for the project. Again, the units
21 themselves are going to be for sale subdivided off so
22 they'll be private for-sale lots. And the remainder
23 of the streets would remain -- our goal is to make
24 them city-owned. So, obviously, we would need to
25 work with the City to determine what and how that

1 happens. It's kind of an outstanding question but
2 one that we had kind of worked with the Cooper Grant
3 Neighborhood Association to figure that out.

4 One recommendation was that there should
5 be a nonprofit entity created who would maintain that
6 open space in the middle so that they can raise
7 private funds for that open space. Again, these are
8 items that we discussed with the Cooper Grant
9 Neighborhood but they still are outstanding items
10 that we need to coordinate with the City.

11 Another item was that they will ask us to
12 design the street lighting and recommend that the
13 fixtures match the existing fixtures that are out
14 there. I believe that one our variances was for
15 a different kind of lighting than what is out there,
16 which they prefer that the lighting actually be
17 coordinated with what's currently out there. So we
18 agreed to do that.

19 There was also an item where on the
20 northern side of Centennial Avenue, basically the
21 residents on the northern side of the site, asked if
22 they could have access to that public street from the
23 rear of their units. So we agreed to change the
24 design of the curb so it's not a typical 6-inch
25 standard curb; have a roll curb. So if any of those

1 residents want rear access, vehicular access to the
2 back of their parcels, then that would allow that
3 better.

4 Same thing with the south side, the
5 sidewalk along the south side of Centennial, we
6 agreed to coordinate with the them, the Cooper Grant
7 folks on that south side to basically carry the brick
8 that's on the existing east side of that street and
9 bring that through the rest of the side so there
10 would be a sidewalk on that side and coordinate it
11 visually throughout the rest of the project as well.

12 A few other items that were mentioned
13 that don't really impact the overall site plan
14 approval process but one would be considered a deed
15 restriction against short term rentals for ten years.
16 Again, the goal is for these to be for sale,
17 market-rate-for-sale units. Not rentals. So they
18 were asking if we could explore that, as well as
19 recommend the restriction for the owners of the
20 proposed residential units to utilize the garages for
21 parking instead of storage. Again, that was a
22 concern of theirs that people would just put
23 their -- store stuff in their garages and not use
24 them for parking. Again, it doesn't really impact
25 the site plan but those are issues that we wanted to

1 coordinate with the neighborhood group.

2 We put this in a document and sent it to
3 Olivette Simpson or addressed it to Olivette Simpson,
4 the executive director of the Camden Redevelopment
5 Agency, who also forwarded on to the Cooper Grant
6 Neighborhood Association; that we had intended that
7 this list of changes would be picked during the
8 resolution period and not have to revise all of our
9 plans but get this in testimony on the record that we
10 would make these changes as part of a resolution
11 compliance period.

12 MR. SHEEHAN: So with that, Mr. Chairman,
13 we can go to Mr. Hunter's letter.

14 CHAIRMAN DEJESUS: Okay. Mr. Hunter?

15 MR. HUNTER: Apologies. Much like our
16 previous letters, Section 1 of our letters, General
17 Information, I've got to find the site and the
18 applicant, what the proposal is and the zoning.

19 Item 2 is Zoning Requirements. There are
20 several variances itemized and I'm sure we'll hear
21 some testimony based on some of our additional
22 comments further on in the letter.

23 Section 3 is Performance Standards. Mr.
24 Sheehan, do you want to -- based on the proposed
25 variances, do you have anyone that wants to provide

1 some testimony on that?

2 MR. SHEEHAN: Yes. Joe Raday is here.
3 We had him sworn in and qualified and then he can
4 testify, the engineer.

5 MR. BURNS: Mr. Chairman, Mr. Raday has
6 been sworn and he's been qualified as a professional
7 engineer by this Board on many occasions. I believe
8 we can accept him and his credentials.

9 CHAIRMAN DEJESUS: Yes. I have no
10 problem with that.

11 MR. RADAY: Thank you.

12 MR. SHEEHAN: Joe, can you go through the
13 Area and Bulk Requirements? We need variances for
14 lot area, lot width, building coverage, lot coverage,
15 building, front yard, side yard --

16 MR. RADAY: Front yard, rear yard and
17 side yard.

18 MR. BURNS: We've got someone talking.
19 Please mute yourself. If you're not speaking, please
20 mute yourself. Thank you.

21 MR. RADAY: Bob, on Performance Standards
22 under A, Item No. 2, the existing right-of-way, we
23 have a preexisting right-of-way of 25 feet on
24 Centennial. We're increasing that to 28 feet.

25 MR. HUNTER: Item 2: West Centennial

1 Avenue will consist of 20-foot cartway, are you
2 increasing at 28?

3 MR. RADAY: 28 feet, yes.

4 MR. HUNTER: Okay.

5 MR. RADAY: And then Item No. 3 we talked
6 about the angled parking is going to be removed.

7 MR. HUNTER: Yes.

8 MR. RADAY: Item No. 4, we're going to
9 adjust that lot line so we don't need a variance for
10 that. Item No. 5 and No. 6, the alleyways are going
11 to be public, not private. Item No. 7, I'll defer to
12 Nick on the ownership and maintenance
13 responsibilities.

14 MR. CANGELOSI: As we alluded to, the
15 ownership will be fee-simple townhomes so they're
16 going to be wholly-owned by the purchaser. There
17 will be a homeowners association established to
18 handle some of the minor maintenance and upkeep of
19 the property.

20 MR. SHEEHAN: How about the open space
21 and the stormwater, Nick?

22 MR. CANGELOSI: Yeah, the open space, the
23 goal is to convey that to the City or to the Business
24 Improvement District given the extensive amount of
25 park systems in and around the area are already

1 maintained. And what a tremendous job that the City
2 and the Business Improvement District do. Our intent
3 is to convey it to either the City or the BID.

4 MR. BURNS: Yes. And I think we
5 discussed this, Nick, just so you're aware,
6 Mr. Hunter and I have discussed the fact that the
7 stormwater management system is located under the
8 open space area. We're going to have to look into
9 that because I have a concern that the City would
10 then become responsible for stormwater maintenance
11 and that could be a very costly situation for the
12 City. I'm sure the councilman will want to address
13 that as well when appropriate. But that's something
14 that we did note.

15 So if the Board is inclined to approve it
16 tonight, I would condition any approval on the fact
17 that there would be no dedication of the open space
18 without consent of the City after thorough review by
19 the City professionals, including, you know, the
20 impacts and the costs related to maintaining the
21 stormwater management that will be located under the
22 open space.

23 MR. CANGELOSI: That's fair. That's
24 agreeable.

25 MR. HUNTER: In the event -- just real

1 quick -- in the event the City chooses not to take it
2 however that turns out, the HOA would need to cover
3 the maintenance of that basin and open space.
4 Correct?

5 MR. CANGELOSI: Yes.

6 MR. HUNTER: Fantastic. We're all on the
7 same page. Go ahead, Joe.

8 MR. RADAY: Bob, Items 8 & 9, we'll
9 comply. Item No. 10, we'll submit an updated
10 circulation plan to show that the trash truck and the
11 WB-50 will be able to transfer on or be able to get
12 through the property.

13 Item No. 11, we'll comply. Item No. 12
14 we'll comply. We understand we'll have to go to City
15 Council for the steps. They're going to be on the
16 right-of-way. Item No. 13 & 14, we'll comply.
17 Parking and loading, No. 1, we're going to comply.
18 Item No. 2, we talked about previous testimony that
19 we're at 31 spaces for the project so we comply with
20 the Redevelopment Ordinance. Item No. --

21 MR. HUNTER: I was just going to say, if
22 you want to just note the items you cannot comply
23 with or have objection to.

24 MR. RADAY: Yeah. I mean, I don't think
25 we have any objections to any of the items especially

1 the stormwater, we're going to address all the
2 stormwater.

3 MR. SHEEHAN: Joe, hold on. Before you
4 do that. B. 9. we're requesting a variance for the
5 ADA parking space, correct? We comply with the ADA
6 requirements --

7 MR. RADAY: Yes.

8 MR. SHEEHAN: -- but not the ordinance so
9 we're requesting that variance?

10 MR. RADAY: That's correct. Yes, we're
11 complying with ADA but not the ordinance.

12 MR. SHEEHAN: All the stormwater, all the
13 grading, all the utilities we'll comply with?

14 MR. RADAY: Correct.

15 MR. SHEEHAN: We're on G, Bob, on page 11
16 of 16: Architecture. Do you want testimony about
17 that?

18 MR. HUNTER: I'm sorry. Where on -- you
19 know what, Mr. Sheehan, if we could, based on the
20 concessions you made with the neighborhood group, do
21 you want to just maybe put that on the screen so
22 people can see it?

23 MR. SHEEHAN: Yes.

24 CHAIRMAN DEJESUS: Can you mark the first
25 one A, please.

1 MR. SHEEHAN: Yes. So A-1 is the
2 rendered site plan. A-2 we were referring to which
3 is a rendered site plan with the parking. And then
4 A-3 will be the elevation.

5 (Whereupon Exhibit No. A-1, Rendered Site
6 Plan, was marked for identification.)

7 (Whereupon Exhibit No. A-2, Rendered Site
8 Plan with Parking, was marked for identification.)

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

11 MR. CANGELOSI: And, Kevin, this is --
12 and before we present just the elevation, not only
13 does this elevation represent a significant amount of
14 collaboration with the residents, we also work
15 through the Camden Historic Preservation Society as
16 well to get their input. So this certainly was not
17 done in a vacuum. This is kind of the evolution of
18 various iterations to get to this. We as a company
19 are extremely excited that the way it came out with
20 all the input.

21 MR. HUNTER: So Item G, I think you've
22 testified on few of these, Item 1, we'll work through
23 dimensions with you. I'm sure you can provide us
24 with a full-size set of architectural plans that we
25 can verify.

1 MR. RADAY: Hey, Bob, going back on page
2 11, Item No. 3 about the existing contours/spot shots
3 within 50 feet of the property, we're asking for a
4 waiver for that because that would be on private
5 property. That would be on the north side of the
6 property.

7 MR. HUNTER: I'm sorry, Joe. What item
8 was that?

9 MR. SHEEHAN: Where is that?

10 MR. RADAY: It's on page 11 of 19. It's
11 Item No. 3. Your comment is: Existing contour/spot
12 shots within 50 feet of the property should be shown
13 for review specifically on the north side. So we're
14 asking for a waiver for that because that would be on
15 private property.

16 MR. BURNS: I have it as page 10 of 16
17 under Grading No. 3.

18 MR. HUNTER: Joe, I think you might
19 have --

20 MR. RADAY: I have your original letter,
21 I think.

22 MR. HUNTER: You did the draft.
23 Understood.

24 MR. RADAY: Yes.

25 MR. HUNTER: We don't have any problem

1 with that waiver.

2 MR. RADAY: Okay.

3 MR. HUNTER: So back to architectural, I
4 don't see any items in here. The problem, I believe,
5 you gave additional testimony on Item 4 beginning of
6 the hearing and related to what the sidewalks where
7 the brick will continue. There's some clarification
8 on that. We'll work through that with planning
9 compliance.

10 Item H, Construction Details. These are
11 all standard comments --

12 MR. RADAY: We'll comply with all of
13 that. Under Planting Design, Item No. 2, we're
14 asking for a waiver for that for every 40 feet only
15 because of the utilities that are out on site.

16 MR. HUNTER: So a waiver from strict
17 compliance.

18 MR. RADAY: And then also Item No. 3,
19 that waiver is not required because we're only going
20 to have nine parking spaces to the left there. So
21 we're not going to have ten anymore so that's not
22 applicable.

23 MR. HUNTER: Understood.

24 MR. RADAY: And then same with Item No.
25 4, again, we only have nine spaces so that's not

1 applicable.

2 MR. HUNTER: Okay.

3 MR. RADAY: Item No. 3 under Lighting,
4 we'll comply with all new sidewalk. And then Item
5 No. 5, we're asking a waiver for that also.

6 MR. SHEEHAN: Joe, go up to No. 4. We
7 need a variance for that because we're not using
8 high-pressure sodium lamps, correct?

9 MR. RADAY: Right. We're using LED
10 because that's what PSE&G is providing now. They're
11 not doing the sodium anymore.

12 MR. HUNTER: And going back to Mr.
13 Eckert's testimony related to the lighting, that's
14 still necessary based on the request of the
15 neighborhood group? Is that accurate?

16 MR. RADAY: Yes.

17 MR. HUNTER: Okay. Understood.

18 MR. SHEEHAN: And then 5 & 6 are waivers?

19 MR. HUNTER: Anything else I'm --

20 MR. RADAY: That's correct.

21 MR. SHEEHAN: So we're looking for 0.4
22 footcandles where 0.5 is required in No. 5. And
23 then --

24 MR. HUNTER: Six with the maximum level?

25 MR. SHEEHAN: Six exceed the maximum

1 level. And we'll work with your office to reduce it
2 where we can.

3 MR. HUNTER: Fantastic.

4 MR. RADAY: And then Item No.7, we're
5 asking for a waiver for that only because this is a
6 neighborhood area and they want it lit up. We don't
7 want it to be dark here.

8 MR. HUNTER: So you'll work with our
9 office on that item?

10 MR. RADAY: Yes.

11 MR. HUNTER: But you're requesting the
12 waiver as necessary?

13 MR. RADAY: Yes.

14 MR. HUNTER: Okay.

15 MR. BURNS: Kevin, I would ask just
16 before we get through the letter, if your planner
17 could just give a brief testimony as to the Positive
18 and Negative Criteria for the variances and why the
19 waivers can be granted.

20 MR. SHEEHAN: He'll do that.

21 MR. HUNTER: Sure. Okay. Section K,
22 Traffic.

23 MR. SHEEHAN: So Nathan Mosley is on the
24 phone if you want testimony about the traffic, Bob.

25 MR. HUNTER: Yes. Item No. 1, request

1 testimony that the on-site roadway network is
2 expected to safely and efficiently accommodate the
3 anticipated traffic volumes.

4 MR. RADAY: We show that on our vehicle
5 turning template so we'll be able to comply with
6 that. And then Item No. 2 we'll show the site
7 distance triangle on the plans. And then Item No. 3,
8 the vehicle circulation plan, we'll comply with that
9 also.

10 MR. BURNS: So you'll comply with all the
11 traffic pieces?

12 MR. RADAY: Yes.

13 MR. HUNTER: On Item 1, because there
14 wasn't a traffic included, we wanted some brief
15 testimony from the traffic engineer.

16 MR. SHEEHAN: Joe, hold no. Nathan and
17 Joe, hold on.

18 MR. HUNTER: Just to confirm.

19 MR. BURNS: Nathan, did you get sworn?

20 MR. MOSLEY: I did not get sworn, no.
21 I'm on my phone. I'm on my video right now.

22 MR. BURNS: I'm going to swear you in
23 right now, sir.

24 - - -

25 NATHAN MOSLEY, P.E., having first been

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

3 - - -

4 MR. BURNS: Identify yourself, again, for
5 the record.

6 MR. MOSLEY: For the record, again, my
7 name is Nathan Mosley. I'm a licensed professional
8 engineer here in the State of New Jersey. I'm the
9 managing partner and senior project manager with
10 Shropshire Associates. I've been doing traffic
11 engineering work for over 22 years now in the State
12 of New Jersey. And I've been qualified before this
13 Board on numerous occasions for other applications in
14 the City.

15 MR. BURNS: That's correct, Mr. Chairman,
16 he has been qualified many times by this Board. We
17 can accept the gentleman with your permission.

18 CHAIRMAN DEJESUS: Of course. Continue
19 please.

20 MR. SHEEHAN: Did you prepare a report
21 for the traffic from this site?

22 MR. MOSLEY: Yes. My office prepared a
23 report dated April 6, 2026. I don't know if you have
24 a copy of that or not, but I can give a brief
25 overview if that's enough.

1 CHAIRMAN DEJESUS: Yes, that'll do
2 fine.

3 MR. MOSLEY: Okay. Yes. So as part of
4 the report, I went out and did a field visit to see
5 the existing site and the existing area. We did
6 traffic counts in the area during typical weekday
7 morning and afternoon conditions to see what the
8 existing a.m. and p.m. peak hour volumes in those
9 areas were near the site. We did the traffic counts
10 for everything and then prepared a trip generation
11 analysis for the proposed development. From a
12 traffic prospective, it's really a pretty minimal
13 trip generation and traffic added to the existing
14 roadway network.

15 Based on the current institute of
16 transportation and engineer standards, ITE, it's
17 anticipated that the site will generate around one
18 peak hour trip in total per unit during both the a.m.
19 and p.m. peak hour. So around 18 to 20 total trips
20 during those peak-hour conditions. We added that
21 traffic to the existing roadway network surrounding
22 the site and we evaluated everything with regards to
23 levels of service and operation. Levels of service
24 are just a way for us to kind of evaluate how
25 intersections operate with regards to movements,

1 delays and capacity at those intersections.

2 Level Service A means you have minimal
3 delays, good capacity to accommodate additional trips
4 at those locations down to a Level of Service F where
5 you have a lot of delay happening, minimal available
6 capacities. Some of the larger intersections in the
7 City where you have a lot of traffic, that's what you
8 see especially with some of the signalized
9 intersections.

10 But we found was that under existing and
11 future conditions, the nearby study intersections
12 that we looked at, operate at a Level of Service A
13 during both the a.m. and p.m. peak hours. And even
14 when we add any additional traffic from the site,
15 again, we still continue to operate at a Level
16 Service A during both the a.m. and p.m. hours.

17 So with regards to the off-site traffic,
18 I don't anticipate there to be really any substantial
19 change in traffic volumes or intensities as a result
20 of the additional trips from this site. Again, very
21 minimal additional traffic during peak hour times.
22 And then as far as the roadway network and the
23 connections into the existing streets in that area,
24 the way they've been laid out and designed, I've
25 reviewed the latest plans. It is my opinion that we

1 can provide for safe and efficient access for the
2 residents of this site and for the additional traffic
3 that we'll be adding to this existing roadway
4 network.

5 MR. SHEEHAN: Any questions for
6 Mr. Mosley? Seeing none, thank you Nathan.

7 MR. MOSLEY: No problem.

8 MR. SHEEHAN: Next, Bob, we were on L. 2.
9 You had asked for testimony regarding environmental
10 impacts?

11 MR. HUNTER: Correct.

12 MR. SHEEHAN: Nick, do you want to talk
13 about that?

14 MR. CANGELOSI: Sure. Olivette is on the
15 call here. So working closely with her office, the
16 Camden Redevelopment Agency secured a grant many
17 years ago to conduct a significant amount of testing
18 and then ultimate remediation. And so this site has
19 a remedial action outcome or no further action. A
20 portion of this site is restricted for development as
21 a result of some Green Acres Program dollars as well
22 as some environmental diligence.

23 And so based on all the great work of the
24 Redevelopment Agency and their subcontractors, the
25 site is clear and ready for development.

1 We certainly can share the voluminous amount of
2 documents that the CRA commissioned and, again,
3 appreciate all the hard work that they did to prep
4 this site for future development.

5 MR. HUNTER: If we need any of that
6 information, we will reach out. I appreciate the
7 testimony.

8 MR. SHEEHAN: M. 1., the trash. Nick,
9 the trash is going to be collected individually?
10 There's not going to be an enclosure, right? They're
11 going to be individual trash collection detail?

12 MR. CANGELOSI: Correct. Very much like
13 many townhome communities that you see in the City
14 beyond the residents. They'll keep a tote in their
15 driveway usually in the garage. And then on trash
16 day, they'll wheel it out presumably Centennial and
17 then the public trash will come down there and pick
18 up. Or either out to Front Street or North 2nd. And
19 we'll work closely with the City -- Department of
20 Public Works which we have on many of other
21 communities to insure an adequate trash plan. But
22 they're the two options.

23 MR. HUNTER: I believe Item 1, I think
24 the Redevelopment Plan calls for public receptacles
25 every 200 feet. Do we need any waivers or variance

1 from that? I guess that would be a variance?

2 MR. RADAY: No, we don't need that.
3 We'll comply.

4 MR. HUNTER: Excellent.

5 Signage, can we just get some testimony
6 where the site monument sign will go?

7 MR. RADAY: There's none proposed. Sorry
8 about that.

9 MR. HUNTER: Okay. No problem. So that
10 detail will be removed from the plans, correct?

11 MR. RADAY: Yes.

12 MR. HUNTER: Excellent. Block and lots,
13 Mr. Sheehan?

14 MR. SHEEHAN: Yes, we'll comply.

15 MR. HUNTER: Fences.

16 MR. SHEEHAN: We're asking for the
17 variance for the fence. Do you want to talk about
18 that, Joe?

19 MR. RADAY: We're asking for a variance
20 for the fence just to keep everything uniform within
21 the residential area.

22 MR. SHEEHAN: Where is the fence located,
23 Joe?

24 MR. RADAY: It's along the north side.
25 It's on the north side of the project, the whole

1 length.

2 MR. HUNTER: Is that the area where we
3 were proposing roll curb based on?

4 MR. RADAY: Yes.

5 MR. SHEEHAN: We'll have to reconvene
6 with the client on that if we have to put any gates
7 in for the residents.

8 MR. HUNTER: Fair enough. But we're
9 asking for the height variance regardless.

10 MR. RADAY: Right.

11 MR. HUNTER: Okay. Very good.

12 MR. SHEEHAN: Then everything else.
13 Historic Preservation in Q, 1. & 2., we want to
14 comply. 3. Historic Preservation. We were there
15 last month and were approved by the Historic
16 Preservation. And then Joe, testimony about the
17 flood, the flood zone.

18 MR. RADAY: We looked at the flood hazard
19 line. We're not in the flood hazard area but a small
20 portion of the property is in the flood way. We
21 don't believe we need a flood hazard permit but we
22 can ask for an NFA for the area if need be.

23 MR. HUNTER: We can work with your office
24 before we go to the DEP to make sure.

25 MR. RADAY: Okay.

1 MR. HUNTER: If that request isn't
2 necessary, by all means we don't want to make you --

3 MR. RADAY: We don't believe it does. I
4 mean, we'll coordinate with your office.

5 MR. HUNTER: Understood. Appreciate it.

6 The final one is coordinating the post
7 office kiosk, the mail kiosk with the post office.
8 You guys will be fine with that?

9 MR. RADAY: Yes.

10 MR. HUNTER: So as Mr. Burns had
11 previously requested, I think we have a list of
12 variances and waivers. If we can just get some of
13 that testimony, justifications for those variances
14 and waivers.

15 MR. SHEEHAN: Yes. Josh Eckert was
16 qualified as a professional planner. Josh, did you
17 evaluate the application to determine whether or not
18 the variances and waivers can be granted in
19 accordance with the Municipal Land Use Law?

20 MR. ECKERT: I have. I would note that
21 they'll fall under a c(2) criteria or a variance.
22 Just looking as far as the testimony goes, just
23 looking at the variances themselves, the project in
24 general advances the purposes of the act, the
25 Municipal Land Use Law Act. And in that Land Use Law

1 Act, there's the sections that list the purposes of
2 zoning. The sections that they particularly -- that
3 the project advances is Sections A, E, G and I.
4 I can read those if you'd like or just --

5 CHAIRMAN DEJESUS: I would like you to
6 read the variances that you're requesting and any
7 other changes that you want done, please.

8 MR. SHEEHAN: So do you have the summary
9 of variances in Bob's letter, Josh?

10 MR. ECKERT: Correct, I do here.

11 So the variances that are listed are
12 minimum lot area; minimum lot width; the maximum
13 building coverage; the front yard setback; rear yard
14 setback and side yard setback. Minimum handicap
15 parking spaces; the 10-foot second-story deck; the
16 maximum fence height and zero-foot setback from a
17 side yard. Those are listed in your letter.

18 MR. SHEEHAN: And then the waivers are
19 minimum lighting?

20 MR. ECKERT: Yes. The number of waivers,
21 the minimum lighting levels; minimum spacing of
22 street trees; 12-foot driveway setback from
23 intersection; 8-by-22-foot parking stalls; the
24 lighting levels; to permit LED luminaires. And then
25 checklist items, the drainage calculations as well as

1 the checklist item for preliminary architectural plan
2 and elevations which I believe those were submitted
3 but we can follow that up with final architectural
4 plans and elevations.

5 MR. BURNS: Josh, you addressed the
6 Positive Criteria with advancing the purposes of
7 zoning Sections A, B, G and I. If you could just
8 address the Negative Criteria; why you believe the
9 benefits outweigh the detriments and if it appears
10 the intents and purpose of the City Zone Plan, Zoning
11 Ordinances.

12 MR. ECKERT: Sure. The Negative
13 Criteria, in my opinion, it will not have a negative
14 impact on the public good. We've had numerous
15 meetings with the neighborhood and revised the plans
16 to address their concerns. So we've created a
17 community here that will actually advance the goals
18 and objectives of the Downtown Redevelopment Plan,
19 particularly fostering new and rehabilitated housing
20 development which includes producing new housing
21 both for rent and for sale, including townhomes.

22 The urban design is also one of the goals
23 and objectives of the Downtown Redevelopment Plan
24 which includes preserving and reinforcing Camden's
25 Downtown historic and architectural character. Also,

1 development opportunities and venues for open space
2 recreation and entertainment. The open space that's
3 in the middle would also add to the character and
4 create an attractive and pedestrian-friendly system
5 of open spaces and green spaces for public use;
6 as well as environmental remediation. That was also
7 a goal and objective of the Downtown Redevelopment
8 Plan.

9 So, again, the project will not have a
10 negative impact on the public good and it'll actually
11 increase the public good through those. It will also
12 not have a negative impact on the Zone Plan. The use
13 and density are permitted. The FAR is permitted.
14 And, again, it advances the goals and objectives of
15 the Downtown Redevelopment Plan. The variances help
16 create the density necessary to encourage the project
17 to be undertaken. That's why we're asking them. And
18 this is also the first multi-unit market rate new
19 construction fee-simple housing development in the
20 City in over 50 years with no subsidies that we
21 understand.

22 The project turns a prior contaminated
23 site in the middle of the neighborhood into a
24 fee-simple residential housing. And, again, it's
25 integrated into the neighborhood in consultation

1 with both the neighbors as well various boards and
2 our private consultants as well. So it's my
3 estimation, that granting the variances will not have
4 a substantial negative impact on the Zone Plan or the
5 public good. And that the Positive Criteria
6 outweighs the Negative Criteria for the project for
7 granting the variances.

8 CHAIRMAN DEJESUS: Thank you, Mr. Eckert.
9 Robert, are you done?

10 MR. HUNTER: No. I just want to make
11 sure we're clear on one item. We did ask for the
12 floor area ratio. I didn't think we had enough
13 information when we wrote the letter. I just want to
14 confirm whether we need the variance or we do not
15 need the variance.

16 MR. SHEEHAN: Josh can do that.

17 MR. ECKERT: Yes, we do not need it. The
18 FAR, according to the entire site, was .56. And I
19 believe the FAR requirements is significantly under
20 what the requirement is.

21 MR. HUNTER: I can confirm that.

22 MR. SHEEHAN: The FAR is ten. Permitted
23 is ten.

24 MR. ECKERT: Yes. And we're at .56.

25 MR. HUNTER: Fantastic. I just wanted to

1 make sure we didn't need that for housekeeping
2 purposes. I do not have anything else, Mr.
3 Chairman.

4 CHAIRMAN DEJESUS: Thank you. I have
5 only three questions. May I ask. One, I hear that
6 you're asking for a new street. I saw the drawings
7 but no one is telling me which area is where the new
8 street is going. Can someone tell me that?

9 MR. SHEEHAN: Yes. One second, sir.

10 CHAIRMAN DEJESUS: And then you also
11 mentioned two alleyways. I didn't see anything there
12 either.

13 MR. SHEEHAN: So referring to A-1 which
14 is the rendered site plan. Joe, the new Centennial
15 Boulevard is on the North side, correct?

16 MR. RADAY: Yes.

17 MR. SHEEHAN: So this is a new street,
18 Mr. Chairman.

19 CHAIRMAN DEJESUS: Okay.

20 MR. SHEEHAN: There's two alleyways
21 behind the units that front on Front Street so here
22 connecting the two streets. And then behind the
23 units that front on Second Street in this location.

24 CHAIRMAN DEJESUS: Okay.

25 MR. SHEEHAN: They'll provide access.

1 There's rear entry garages so they will provide
2 access to those garages.

3 CHAIRMAN DEJESUS: Okay. Do you have any
4 idea of what the purchasing price will be for any of
5 these specific buildings or a floor plan that's being
6 designed for each building?

7 MR. CANGELOSI: Mr. Chairman, the floor
8 plans will be very similar, open-air concept so
9 you'll see a wide-open kitchen and dining room which
10 is really what the market appreciates with
11 bedrooms --

12 CHAIRMAN DEJESUS: Do you have any layout
13 of that?

14 MR. ECKERT: Yes, I have it. I can pull
15 that up if you want or do you have it?

16 MR. SHEEHAN: I have it, I think. This
17 is from what was provided.

18 MR. ECKERT: Correct.

19 MR. CANGELOSI: Chairman, you can see the
20 family room and large kitchen.

21 MR. SHEEHAN: A-4 will be the floor
22 plan.

23 (Whereupon Exhibit No. A-4, Floor Plan,
24 was marked for identification.)

25 MR. CANGELOSI: And you can see the

1 dining room with a half bath. With the potential,
2 what the homeowners really appreciate is on the
3 kitchen area, we usually we'll have bar stools there
4 so the family can eat while they're preparing food
5 and as Kevin alluded to then put a table. Just a
6 wide-open floor which is great. You can see to the
7 left where the one-car garage is, you have the
8 ability for a bonus room or another bedroom on the
9 first floor.

10 And the if Kevin takes his mouse to the
11 right of the screen, you can see the bedrooms with
12 full bathrooms, washer and dryer and closets. There
13 was really a lot of thought put into these floor
14 plans. We're very excited about the overall layout.

15 CHAIRMAN DEJESUS: Very good. What is
16 going price for this? Have you decided yet?

17 MR. CANGELOSI: We hope a million
18 dollars, Chairman. That's the goal. No, I mean,
19 you're seeing some of the sale prices in the high
20 three's, the low four's. We're really hopeful that
21 the sale prices will be in that range or higher.
22 And, again, this speaks -- a testament to the City
23 and the progress it has made and its future. So
24 we're really excited about bringing this new
25 opportunity to the residents.

1 CHAIRMAN DEJESUS: Okay. Any questions
2 from the Board members?

3 DIRECTOR WALKER: Yes, I have a question.
4 As far as trash collection, because I see that you
5 have rental property on Front Street and 2nd Street.
6 What happens to the properties that are facing the
7 courtyard?

8 MR. CANGELOSI: Yes, Director Walker,
9 great question. So the thought there, and we'll work
10 closely with your office to confirm exactly what you
11 think is best here. Clearly the homes along 2nd and
12 Front could roll their totes directly out to Front
13 and to North. And the way the sidewalks are set up,
14 the residents that face the park, could easily roll
15 out to 2nd Street as well.

16 Or what we were thinking, it may even
17 make more sense for all the residents to roll their
18 totes to one of the Centennials and have the trash
19 truck just come down Centennial and pick up all the
20 labeled totes and go that way. We can work closely
21 with your office and decide what's the
22 best for the overall trash plan.

23 DIRECTOR WALKER: Okay.

24 MR. ECKERT: One thing to consider is, if
25 they do that on North Centennial then the houses that

1 are on Linden, instead of taking their trash out the
2 front as they do now, could potentially take their
3 trash out the back and then it's all kind of hidden.
4 And it'll make Linden feel a little bit nicer there
5 too.

6 DIRECTOR WALKER: We'll see how that goes
7 cause change is not good in Camden.

8 MR. CANGELOSI: If that's the case then,
9 Director, we'll work with you just to have everything
10 rolled out to the 2nd & Front. That works for us and
11 the residents.

12 DIRECTOR WALKER: Yes, yes. Just to make
13 it easier for them, Front & 2nd, they roll theirs out
14 and just worry about that little part. And then
15 we'll have to ask the -- I would definitely have to
16 ask the trash contractor, if they roll them out on
17 either Centennial Avenue or Centennial Boulevard,
18 would that take them off their route. I would try to
19 make it easy for you as well.

20 MR. CANGELOSI: We appreciate that.

21 DIRECTOR WALKER: Yes, sir.

22 MR. BURNS: Councilman, I believe, had
23 his hand up, Mr. Chairman?

24 COUNCILMAN MARTINEZ: Thank you. My
25 questions were going to be based on, first of all, I

1 think the project looks great. I think it's a great
2 thing. I'm seeing that we're proposing, what you're
3 proposing are two-bedroom apartments -- well,
4 two-bedroom homes. My question is more of, is it
5 two-bedroom homes; am I correct?

6 MR. CANGELOSI: Councilman, it's three
7 bedroom as well. So see on the first floor where the
8 garage is, they have a bedroom on the first floor as
9 well, so up to three bedrooms.

10 COUNCILMAN MARTINEZ: So it would be
11 basically like a bedroom in the basement area because
12 that would be the first floor on the bottom, correct?

13 MR. CANGELOSI: Correct. First floor,
14 right. And then we have the second floor and
15 kitchen --

16 COUNCILMAN MARTINEZ: So my question is,
17 kind of the green space that you have behind, why not
18 use it for more space to on the lots? I mean, I
19 think it's a great project. But when you think about
20 and I'm glad Director mentioned it, that green space
21 that's in the middle in the back, and I thank you
22 Mr. Burns for bringing that up, you know, stormwater
23 is expensive and it would be a concern. So I'm
24 wondering, why not give that kind of land towards the
25 homeowners? Because when you talk about trash

1 collection as the Director just alluded to, I think
2 we're working on a contract now, Director, as we
3 speak, correct?

4 So this would be something that if this
5 project comes in, would have to be worked into that
6 contract as well. So that trash portion of it is
7 also huge. And I would love to know more about
8 what that plan really looks like on how that trash is
9 going to be picked up and who is going to be
10 responsible for maintaining this. And I guess I'll
11 just ask all my questions in one shot.

12 My next question was, I see that there
13 was going to be some parking put in front of that
14 green space. And then -- it's also being proposed to
15 be removed, correct?

16 MR. CANGELOSI: Correct. Not necessarily
17 not the parking spaces behind the homes fronting
18 Front Street, but the parking stalls that are on the
19 side facing on Penn Street and above on Centennial;
20 those areas.

21 COUNCILMAN MARTINEZ: Correct. And this
22 is also the street that you're proposing that you're
23 going to -- that you want to create, correct?

24 CHAIRMAN DEJESUS: That's what they told
25 us, yes.

1 MR. CANGELOSI: Yes.

2 COUNCILMAN MARTINEZ: Okay. So it would
3 become a street that the City would maintain or the
4 HOA would maintain?

5 MR. CANGELOSI: The streets are -- would
6 be dedicated. The goal is to dedicate them to the
7 City, the two Centennial Avenues, correct.

8 COUNCILMAN MARTINEZ: So my only thought
9 here with this is, number one, obviously, that that
10 would be something that would require an ordinance
11 for that to happen, No. 1.

12 MR. CANGELOSI: That's correct.

13 COUNCILMAN MARTINEZ: But No. 2 is, one
14 of the biggest problems that we see throughout the
15 whole City of Camden is parking. And when we think
16 about what we present to the community, you know, I
17 think that this parking here if that space was going
18 to stay there, would be very dire for the
19 neighborhoods. Obviously, if you're going to be
20 adding this street, a new street, if that were to
21 happen, then you're adding more public space. Right?
22 That would be open to the public.

23 So you would really have people driving
24 through there anyways cause it wouldn't be a private
25 a road unless it's going to be a private road for

1 this development. So my thought is that, maybe we
2 rethink about removing these parking spaces because
3 when you look at what's happening throughout many
4 other wards in the City, we're facing traffic --
5 parking issues. So I just wanted to bring that
6 portion up as well. Those are all my questions,
7 Chairman.

8 CHAIRMAN DEJESUS: Thank you. Anyone
9 else on the Board has any other further questions
10 related to this project? Hearing nobody then I will
11 go to the public. Angela, anyone on the public line?

12 MS. MILLER: Yes. There's a Sonia
13 Rivera.

14 CHAIRMAN DEJESUS: Please have her start.

15 MR. BURNS: Ms. Rivera, can you hear
16 us?

17 MS. RIVERA: Yes, I can hear you. Good
18 evening.

19 MR. BURNS: I'm going to swear you in,
20 Ms. Rivera. Okay? Raise your right hand, please.

21 - - -

22 SONIA RIVERA, having first been duly
23 sworn/affirmed, was examined and testified as
24 follows:

25 - - -

1 MR. BURNS: Thank you. Go ahead.

2 MS. RIVERA: My name is Sonia Rivera
3 Perez. I'm a resident of the Cooper Grant
4 Neighborhood. I appreciate the acknowledgment of the
5 neighborhood's needs which has been presented in the
6 proposal that has been put in front of you. I do
7 want to express some concerns over some of the items
8 that I heard today specifically as it pertains to the
9 open space. We still have concerns over the
10 homeowners association being able to manage the
11 upkeep and the cost of the upkeep for that open
12 space. So I do -- we would like for consideration to
13 happen so that there is a funding source identified
14 for maintaining this space as a condition of approval
15 because, as you know, there's a lot of considerations
16 and we're concerned that this could end up not being
17 adequately maintained.

18 Regarding the traffic flows, it's not
19 clear from the earlier analysis that there was
20 consideration of the various events that happened
21 during the summer along the waterfront. Our
22 neighborhood, in that sense, is flooded with traffic
23 with individuals leaving the waterfront areas in the
24 parking lots. So as far as the traffic flow, we tend
25 to see the people down Centennial Avenue.

1 And with the additional homeowners, it's
2 just a concern so I would advocate for the
3 consideration of adding speed bumps for like the new
4 roads. What tends to happen because we have several
5 one-way streets, people get stuck in the loop in our
6 neighborhood which is going to create a concern.
7 And, again, this does happen for the entire summer.
8 So it is something that concerns us.

9 Regarding the concept of the trash pick
10 up and the location, that's another area of concern.
11 We currently have a lot of compliance issues in that
12 even people that are putting their trash cans on
13 Centennial Drive, don't go back out and pick up the
14 trash. I was under the impression that the trash
15 will be placed behind the homes which minimizes the
16 chances of having just trash completely scattered all
17 over Centennial Street.

18 I also ask for consideration related to
19 having some type of deed restriction for these homes.
20 We appreciate that there's going to be a new housing
21 stock in the neighborhood. However, we are concerned
22 of whether some of these units could become
23 essentially just like student housing, student
24 rental; that we don't see the same level of
25 investment in the upkeep of the neighborhood.

1 When you have like a transit population,
2 we want to encourage homeowners to utilize, you know,
3 to live in these properties. So any concept of
4 having an optional bedroom on the first floor without
5 having a requirement that the home be occupied by a
6 resident, is a concern. Thank you so much. I
7 appreciate the opportunity to voice these concerns.

8 MR. BURNS: Thank you, Ms. Rivera.

9 CHAIRMAN DEJESUS: Thank you very much.

10 MR. BURNS: Kevin, can you or Nick,
11 somebody just address Ms. Rivera's concerns. She's
12 talking about funding sources for the open space
13 which, I believe, Councilman also spoke about. Your
14 HOA would be in a position if the City were not --
15 chooses not to accept the open space to fund it,
16 correct?

17 MR. CANGELOSI: Yes. Exactly. And the
18 reality now given the conversations with the
19 neighborhood and their desire to keep this basically
20 a passive open space, we're really talking about just
21 turf management at that point and ensuring the grass
22 is cut without a whole lot of playground or a lot of
23 mulching or a lot of equipment on this site. We're
24 really talking about ensuring that the grass is cut
25 regularly which overall, we're not concerned is a

1 cost that's going to drive anything to happen here.
2 I think this will be fine.

3 MR. BURNS: And the basins underground as
4 well. So if the City decides they don't want to
5 maintain your basin, that can also be addressed to
6 the HOA, correct?

7 MR. CANGELOSI: Absolutely. That's
8 common in many of these townhome communities.

9 MR. BURNS: Traffic concerns, the speed
10 bump I guess is something the engineers are going to
11 have to discuss with the City. And you heard the
12 trash concerns which you'll take into consideration.
13 And I believe you already testified that there will
14 be restrictions on the rentals, correct?

15 MR. CANGELOSI: Correct.

16 MR. BURNS: Very good. A good points
17 were raised by Ms. Rivera. Thank you for responding.

18 MR. SHEEHAN: Nick, for the deed
19 restriction, you said you would consider them, right,
20 with that --

21 MR. CANGELOSI: Yeah, absolutely. We
22 would consider the ability -- I mean, again, we're
23 desiring that these will all be homeowners and will
24 be here for many years to come. So, yes, we'll
25 absolutely consider that.

1 And then also on the trash, the reality
2 of the trash will be kept behind the homes. It's
3 only on trash day that the residents would have to
4 mobilize the totes for pick up. But during the week,
5 it will be -- Joe, you're on; you should go on mute.

6 MR. ECKERT: Nick, one item that came up
7 with the open space in our discussions with the
8 neighborhood group was the contamination is
9 underneath the open space. I'm not sure if Olivette
10 can speak towards that. But one of the issues of
11 ideally hoping the City would maintain that space is,
12 is they would also take care of the contamination
13 reporting requirements that are part of that as well.

14 MR. CANGELOSI: I think just overall it's
15 important to understand that the Green Acres and the
16 grant funding and other sources restrict this to be a
17 park. And so I think one of the questions maybe, why
18 don't you put homes here or make it smaller or
19 larger? The reality is, that particular space there
20 is deed-restricted to stay open space.

21 MR. BURNS: Very good. Mr. Chairman,
22 we've got Ms. Simpson's hand up and we have our
23 councilman again has his hand up, I guess, for
24 another question.

25 CHAIRMAN DEJESUS: Ladies first. Go

1 ahead.

2 MS. SIMPSON: Good evening everyone.

3 I did want to just say and appreciate the
4 presentation of this development which we think is
5 going to be truly transformative just in terms of a
6 diversity of homeownership that could be offered in
7 the City of Camden.

8 In addressing the open space, Nick's
9 comments are correct. DEP as well as EPA, there are
10 deed restrictions on that open space area that would
11 not allow it to be anything other than open space.
12 I want to say that we thought -- we proceeded in the
13 last couple of months on a very robust collaborative
14 with the neighborhood groups and I'm glad to see that
15 they are here.

16 The Cooper Grant Neighborhood Association
17 as well as residents in the meetings at Rutgers were
18 really -- I can't explain how collaborative that
19 process was. And in getting to a point where it's
20 just the vision of the neighborhood as well as the
21 vision of the redevelopment combined together. And i
22 Have to complement Nick and Josh for their great
23 work. I do want to say on behalf of the Camden
24 Redevelopment Agency, we're wholly in support of this
25 project. Thank you.

1 MR. BURNS: Thank you, Ms. Simpson.

2 MR. CANGELOSI: Thank you for your
3 support.

4 CHAIRMAN DEJESUS: Who was the other
5 person?

6 MR. BURNS: Our councilman.

7 COUNCILMAN MARTINEZ: I just need some
8 answers on the things that I asked. I know that some
9 of them were responded to but going back to the green
10 space that Ms. Simpson was just speaking on. So is
11 it -- are we saying that this site is unbuildable,
12 this green land is unbuildable because of the
13 contaminants under the site?

14 MS. SIMPSON: Correct.

15 COUNCILMAN MARTINEZ: And this is the
16 land that we're going to be recommending that the
17 City take ownership of?

18 MS. SIMPSON: Correct. And for the
19 reasons that there are reporting and compliance
20 requirements that would need to be met on a bi-annual
21 basis. And those reported requirements, I believe,
22 are best able to -- that the public sector --

23 CHAIRMAN DEJESUS: Can we do a report?

24 MR. SHEEHAN: Olivette, can you do that
25 now?

1 MS. SIMPSON: I'm sorry?

2 MR. SHEEHAN: Can you do the reporting
3 now?

4 MS. SIMPSON: Yes, we do. We pay for it
5 as well.

6 MR. SHEEHAN: Right.

7 MS. SIMPSON: Yes, we do the reporting
8 now.

9 MR. BURNS: So I think -- it's a good
10 question by the councilman because I think there's
11 different areas that can be funded or maintained like
12 what you just referenced by the City because it's
13 being done now. But the other issues regarding
14 stormwater management and property maintenance,
15 that's something that the City is probably going to
16 have to review with their professionals, their
17 engineer, to determine, you know, what's involved
18 with that.

19 Because my experience and I'm sure the
20 councilman can speak to this, if you got -- the City
21 or townships didn't want to be responsible for
22 somebody else's basin. It becomes an issue. They
23 get involved when it has been neglected. So I think
24 it's something that the City is going to have to look
25 at. And based on Mr. Cangelosi's testimony, the

1 maintenance does not appear to be that significant as
2 it relates to the open space. But these are
3 discussions that I think we're going to have to have
4 with Councilman Martinez and the rest of the team
5 over at the City.

6 MR. SHEEHAN: And, Jim, we understand
7 that. We understand there's nothing the board can do
8 here to compel the City to do that.

9 MR. BURNS: Correct.

10 MR. SHEEHAN: If we're asking for the
11 approval and then we know we have to go City Council
12 and the City Engineer and have a specific plan and
13 make a specific request of the governing body.

14 MR. BURNS: That's correct. So it will
15 not impact any action the Board takes tonight. It's
16 a separate issue that will have to be addressed by
17 the City.

18 MR. SHEEHAN: Right.

19 MR. BURNS: And it's important that
20 you're hearing from our councilman.

21 MR. SHEEHAN: Absolutely.

22 MR. CANGELOSI: Briefly. It is important
23 to note that the City does own this property through
24 the Redevelopment Agency already and they maintain
25 it. So I think to Olivette's point that we're used

1 to some of the reporting and some of the liability
2 associated with it or lack thereof.

3 CHAIRMAN DEJESUS: There's a suggestion
4 on my part as an accountant, you should set up a
5 nonprofit entity specifically to control the ground
6 and its maintenance so that funding can come from
7 various sources in order to keep that specific ground
8 from being a liability to the City or to anyone else
9 in the area. This way the entity ends up being how I
10 would say, the secure blanket that helps keep that
11 green area green. Suggestion on my point.

12 MR. CANGELOSI: Great point.

13 MR. BURNS: Mr. Chairman, we have one
14 more comment from a Ms. Shelly Mason.

15 COUNCILMAN MARTINEZ: I'm sorry,
16 Mr. Burns. I just have to follow-up on my second
17 part of the deed restrictions. Did I hear that that
18 would be something that it's going to put in? I do
19 believe in homeownership within the City as well.
20 And I'm asking, is this something that would be added
21 to the project where we're going to be putting a
22 restriction that there's going to be homeowners
23 within these properties?

24 And then the second thing is, are we
25 going to be asking for some sort of tax abatement

1 from the City for this project?

2 MR. CANGELOSI: To the first one. We're
3 going to consider the deed restriction. The market
4 will dictate. We have to ensure that there's a
5 viability to sell the homes. And so what we spoke
6 with the neighborhood about is that we'll absolutely
7 consider it, and we'll be talking closely. To the
8 extent it has dramatic impacts in the ability to move
9 to the homeownership forward, we'll talk about that.
10 But we'll absolutely consider it.

11 And then, Council, the last question was
12 in connection with the park?

13 COUNCILMAN MARTINEZ: The overall
14 project. Is the project -- are you going to be
15 asking for any tax abatements?

16 MR. CANGELOSI: No, no. We're going --
17 as of right now, it's just the By-Right five-year
18 stepped up abatement that's afforded to all
19 developers of new construction homeownership
20 throughout the City of Camden.

21 COUNCILMAN MARTINEZ: And, listen, based
22 on the renderings and this is my last comment. I
23 fully think that you guys are going to be very
24 successful when this comes to fruition. We do see
25 numbers rising within the City of Camden. And we

1 would like this to land on new homeowners in the City
2 that want to live and grow with us. So thank you.
3 No further comments, Chairman.

4 MR. CANGELOSI: Thank you councilman.

5 CHAIRMAN DEJESUS: Anyone else?

6 MR. BURNS: Ms. Mason. I'm going to
7 swear you in, okay, Ms. Mason?

8 MS. MASON: Yes.

9 MR. BURNS: Good evening.

10 - - -

11 SHELLY MASON, having first been duly
12 sworn/affirmed, was examined and testified as
13 follows:

14 - - -

15 MR. BURNS: Go ahead, Ms. Mason.

16 MS. MASON: I'm not sure if this question
17 has been covered or not but I wanted to ask anyway.
18 I spoke to Olivette. She assured me that the
19 dedicating of the lot will take place prior to
20 construction. And I just want that to be confirmed.

21 MS. SIMPSON: I'm sorry. I didn't
22 understand the question. Is the question to me?

23 MS. MASON: No. The question is not to
24 you. It wasn't to you. It was to the Planning
25 Board.

1 MR. SHEEHAN: Are you referring to the
2 environmental remediation?

3 MS. MASON: Yes.

4 MR. CANGELOSI: I'll respond.
5 Absolutely. I mean, the reality is, and kudos to the
6 Camden Redevelopment Agency, the majority of the
7 remediation is already completed. So that's fabulous
8 news. And to the extent there are some remediation
9 required under the Remedial Action Work Plan, that
10 our licensed site remediation professional will be
11 there to guide, it'll all be completed before we
12 start construction. Correct.

13 MS. MASON: I was mostly talking about
14 the pest and rodent infestation.

15 MR. SHEEHAN: Okay.

16 MR. BURNS: That will have to be done as
17 well, Ms. Mason, yes.

18 MR. CANGELOSI: Thank you.

19 MR. BURNS: I believe that's it,
20 Mr. Chairman for public.

21 CHAIRMAN DEJESUS: All right. If there's
22 no more further questions from the public, I close
23 that portion and, therefore, I need a motion from the
24 Board.

25 MR. BURNS: Before we do that,

1 Mr. Chairman, just to do recap, the applicant is
2 before you tonight seeking major subdivision and
3 preliminary and final site plan approval to
4 reconfigure the existing lots into 19 total lots to
5 construct 18 townhome units with associated site plan
6 improvements and one open space lot.

7 The townhouse units will be contained
8 within four 3-story buildings. You've heard a lot of
9 testimony tonight. I believe the testimony provided
10 by the applicant's professionals met both the
11 Positive and Negative Criteria necessary for granting
12 the variances and also demonstrated the appropriate
13 hardship to grant the requested waivers.

14 The conditions that I note on the record
15 would be that there be no dedication of any open
16 space areas or property to the City without the
17 review and consent of the City and City professionals
18 with the understanding that if the City chooses not
19 to take on the various responsibilities, the HOA
20 shall be responsible for set responsibilities. And
21 that could include the maintenance of the basin and
22 the open space.

23 The applicant advised through testimony
24 that they're going to consider deed restrictions for
25 short-term rentals and also to consider deed

1 restrictions as requested by members of the public to
2 use the garages for parking and not storage. And, I
3 believe, those are the only notable comments other
4 than complying with the R&V review letter dated April
5 1st, 2026 as testified to tonight on the record.

6 CHAIRMAN DEJESUS: And all the variances
7 and waivers that were already explained by
8 Mr. Eckert.

9 MR. BURNS: That will be part of the
10 approval, yes, sir. So the motion would be, if the
11 Board's inclined to make a motion to approve, the
12 motion could be to approve the application for major
13 subdivision and preliminary site plan submission
14 subject to the conditions noted on the record and
15 that would include the approval of all requested
16 variances and waivers.

17 CHAIRMAN DEJESUS: Okay. A motion is
18 needed at this moment.

19 COUNCILMAN MARTINEZ: Motion.

20 MR. BURNS: That was made by --

21 CHAIRMAN DEJESUS: Councilman Martinez?

22 COUNCILMAN MARTINEZ: Yes.

23 MR. BURNS: Councilman Martinez. Sorry
24 Councilman. Yes, sir.

25 CHAIRMAN DEJESUS: I need a second.

1 DIRECTOR WALKER: Second.
2 MR. BURNS: Director Walker.
3 CHAIRMAN DEJESUS: Roll call.
4 MS. MILLER: Jose DeJesus.
5 CHAIRMAN DEJESUS: Yes.
6 MS. MILLER: Mr. Lee.
7 VICE-CHAIRMAN LEE: Yes.
8 MS. MILLER: Director Walker.
9 DIRECTOR WALKER: Yes.
10 MS. MILLER: Mr. Leonard.
11 MR. LEONARD: Abstain.
12 MS. MILLER: Councilman Martinez.
13 COUNCILMAN MARTINEZ: Yes.
14 MS. MILLER: Erin Crean.
15 MS. CREAN: Abstain.
16 MS. MILLER: Mr. Leonard, are you the
17 other one that needs to abstain?
18 MR. BURNS: Yes, he abstained. He
19 already did.
20 MR. LEONARD: Yes, I abstained.
21 MS. MILLER: Okay.
22 MR. BURNS: We have Mr. Davis.
23 MS. MILLER: Mr. Davis.
24 MR. DAVIS: Yes.
25 MS. MILLER: Motion carried to approve.

1 Thank you.

2 MR. SHEEHAN: Thank you very much.

3 MR. CANGELOSI: Thank you. We really
4 appreciate it.

5 CHAIRMAN DEJESUS: Thank you very much.
6 We appreciate everything.

7 MS. SIMPSON: Thank you everyone.

8 CHAIRMAN DEJESUS: Happy Father's Day to
9 all of yous.

10 MR. CANGELOSI: Happy Father's Day
11 everybody.

12 DIRECTOR WALKER: Happy Father's Day.

13 CHAIRMAN DEJESUS: Preliminary Site Plan
14 Camden Community Solar and Camden Community Solar 2,
15 LLC, 1 Subaru Drive, 1350 Admiral Wilson Boulevard
16 and 240 Memorial Avenue. The applicant is proposing
17 solar parking canopies over the existing parking
18 lots. Is someone here for that?

19 MR. BURNS: Mr. Floyd is here for that.

20 MR. FLOYD: Yes. Mr. Chairman, for the
21 record my name is Michael Floyd. I'm an attorney
22 with Archer & Griener appearing on behalf of the
23 applicant Camden Community Solar, LLC and Camden
24 Community Solar 2, LLC which have submitted an
25 application for preliminary site plan approval all

1 related to the two-phase development and use of
2 elevated solar parking canopies on the existing
3 parking lots at the Subaru of America Headquarters in
4 Camden located at 1 Subaru Drive identified as Block
5 1459, Lot 9 on the tax maps and 1350 Admiral Wilson
6 Blvd. and 250 Memorial Avenue identified as Block
7 1464, Lots 4 & 5 respectively.

8 So up front, the proposed solar parking
9 canopies do not involve any changes to the existing
10 buildings or other infrastructure at Subaru of
11 America's headquarters.

12 With me this evening we have two
13 witnesses. We have John Renz on behalf of the
14 applicant who will be providing fact testimony
15 regarding the project overview, community and
16 benefits of the project; how the canopies are going
17 to work; the benefits to the community.

18 And then we have Mike Brown, a licensed
19 professional engineer with Consulting Engineer
20 Services who is the engineer of record and will
21 provide in responding to the questions in the Board
22 Engineer's technical review letter. I would
23 acknowledge that we are in receipt of that June 11th
24 review letter and we submitted yesterday a
25 point-by-point response letter to Mr. Hunter's

1 letter. And along with our testimony this evening
2 and that response letter, we'll hopefully address all
3 of those comments in the letter.

4 We also have one other matter. We do
5 have three exhibits that we'll be presenting this
6 evening. Exhibit A-1 is an aerial photograph of the
7 property in question with a rendering of the solar
8 canopies on it. Exhibit A-2 are photographs of
9 similar canopies at similar facilities. And if
10 needed, we have Exhibit A-3 which are aerial
11 photographs of the property in question looking
12 southwest, north and northeast.

13 (Whereupon Exhibit No. A-1, Aerial Photo
14 of Property & Rendering of Solar Canopies, was marked
15 for identification.)

16 (Whereupon Exhibit No. A-2, Photos of
17 Canopies, was marked for identification.)

18 (Whereupon Exhibit No. A-3, Aerial Photos
19 Looking Southwest, North & Northeast was marked for
20 identification.)

21 Mr. Chairman, if there's no questions at
22 this time, I'd like to call John Renz as our first
23 witness and have him sworn.

24 CHAIRMAN DEJESUS: Yes. I'd like to have
25 them all sworn at the same time, please so that way

1 we can go right through it.

2 MR. BURNS: Mr. Renz and Mr. Brown, if
3 you could you raise your right hands, please.

4 - - -

5 MICHAEL BROWN, P.E., P.T.O.E., C.M.E.;
6 JOHN RENZ, having first been duly sworn/affirmed, was
7 examined and testified as follows:

8 - - -

9 MR. BURNS: And Mr. Brown, Mr. Chairman,
10 is a licensed engineer in the State of New Jersey.
11 I believe he has appeared before this Board in the
12 past. And my experience as sitting as a solicitor,
13 he's been recognized as a professional engineer
14 before many boards in the State of New Jersey so we
15 can accept him as a professional engineer.

16 CHAIRMAN DEJESUS: No problem.

17 MR. BROWN: Thank you.

18 MR. FLOYD: Thank you, Mr. Burns.

19 With that, I'll turn it over to John Renz
20 to talk about his experience with solar development,
21 the company's experience, and why this property is
22 particularly well-suited for solar development and
23 talk about the community and economic benefits.
24 John?

25 MR. RENZ: Thank you, sir.

1 Mike, if you would pull up the rendering
2 and we can discuss what we're proposing here.

3 Equals Energy started in Camden at 800
4 Market Street. We were located there for two years
5 and we outgrew the space and had to move Mt. Laurel.
6 It was unfortunate. I'm from Camden. I hold the
7 City near and dear to my heart and whatever I can do
8 in Camden, I always want to do.

9 Through our relationship with Rowan
10 University and Cooper, we were helping them with some
11 grants for renewable energy and their Green Jobs
12 Academy and some other efforts in the City, and we
13 were introduced to Subaru who was considering some
14 solar canopies on their facilities. And it worked
15 out very well. Working with Subaru was amazing.
16 They're a great company. We have a great working
17 relationship with them. We literally meet with them
18 every week.

19 Based on their existing contamination
20 issues, remediation, there's an abandoned road that
21 cuts right through the middle in front of their
22 building with all the utilities of the area. They
23 can see up towards Admiral Wilson Boulevard and their
24 parking area is has a lot utilities. So the areas
25 that we're showing the canopies on of the main

1 headquarters building, is areas that are free of
2 utilities. There's no underground.

3 We have a one or two little complex that
4 we have to work out. All together there's 16
5 different canopies at the site. Again, this has been
6 going around and around with Subaru of meeting with
7 them every week to just refine the design. And this
8 is where we got to. This represents about two and a
9 half megawatts of solar. It is in the Community
10 Solar Program. I'm not sure if everybody is familiar
11 with that but Community Solar is a relatively new
12 program in the State of New Jersey where a solar
13 project is built somewhere in the PSE&G territory and
14 customers can subscribe to it.

15 The City currently has an RFP out to have
16 an opt-in -- or an opt-out program where everyone in
17 the City will be automatically subscribed to
18 Community Solar. So we're hoping that we can put
19 this project into that too. We expect through
20 Community Solar people that folks in the City could
21 sign up about 600 to 750 homes could sign up or
22 renters or anyone that's an electric customer, PSE&G,
23 electric customer could sign up for this project.

24 We've worked with Subaru and they're been
25 very gracious to us and given us a very good lease

1 rate here and asked us to pass that on to the City's
2 residents. So we're looking at a 30 percent discount
3 for folks to sign up. It's free. They can cancel at
4 any time. If they move out of Camden or anywhere
5 else, as long as they're in a PSE&G territory, they
6 could take it with him so it's portable. It's a great
7 project that's recognized by or started by the PBU
8 and the State of New Jersey.

9 We are also a registered solar subscriber
10 organization so we could subscribe all these
11 customers to Camden households and electric
12 customers.

13 It's a standard canopy design. We're in
14 the midst of -- the reason why we're asking for
15 preliminary at this time is because we're in the
16 midst of designing all the canopies themselves to
17 working out all the electric; working out all the
18 lighting with Subaru; interfacing with their security
19 system. So it's quite a lot of work we have to do so
20 we wanted to request our preliminary approvals,
21 vesting rights and then we'll finalize our design.
22 We are asking for several waivers; some of them
23 dimensions. Because there's going to be slight
24 modifications as we survey and do some additional
25 engineering on the site.

1 We're pretty far along in the design.
2 We're rushing to get as much of it done now before
3 the investment tax credits expire on July 4th. So we
4 are at builder's risk on one of the equipment pads
5 over where Subaru is working on their remediation
6 currently right now at Admiral Wilson Boulevard and
7 Memorial Drive. If you go by there now, they're
8 actively remediating it. My understanding of their
9 construction schedule, they want to start immediately
10 in that additional parking lot. So we want to --
11 we're coordinating our work with them.

12 On the other side, it'll be -- we'll just
13 go in an saw cut and install the system on their
14 existing pavement. These will all be anchored by
15 helical screw piles that are going to hold everything
16 in place. So it's a pretty good system in the City.
17 It's the same company that's doing our engineering
18 design-built system is the one that did Campbell
19 Soup's.

20 There's also a canopy at Rutgers' parking
21 lot that everybody is familiar with. There's one
22 behind Camden County College and the DPRA has one
23 behind their facility over by the Sixers' facility.
24 It's a pretty simple project. There's not a lot to
25 it as far as disturbances. Very minor. The

1 foundation all basically straddle the parking lots
2 which will be in islands. You know, people don't
3 have a problem parking around the structures. As you
4 see at the Rutgers facility, no one really has an
5 issue with that. It's pretty common today. They go
6 back and retrofit a parking lot for these canopy
7 systems. Mike, do you have any questions?

8 MR. FLOYD: (Inaudible)

9 MR. BURNS: Mike, you're breaking up
10 pretty badly. We can't hear you. I think what you
11 said was, at this time you're prepared to go to
12 Mr. Hunter's review letter which we're happy to do.
13 That's our normal procedure. And you're nodding your
14 head to confirm so that's good. So why don't we do
15 that. With the permission of the chair, we'll go to
16 Mr. Hunter's review letter --

17 CHAIRMAN DEJESUS: Yes. Continue,
18 please.

19 MR. BURNS: -- which is a pretty
20 straightforward letter. I'm happy to see that
21 Mr. Floyd was able to respond. It's very rare that
22 we get a response to a review letter which will
23 certainly quicken this review, so thank you. But,
24 Bob, you're up.

25 MR. HUNTER: Thank you. All right. So

1 informational Phase 1 and 2 are general information.
2 And Zoning Requirements, the proposed solar canopies
3 are permitted uses in all zoning districts, as well
4 as in this Gateway Redevelopment Plan.

5 The applicant is not asking for any
6 variances or waivers. I had asked few informational
7 questions in my letter, the Performance Standards
8 regarding any modifications to parking. The
9 applicants responded. Mr. Brown, if you'd like to
10 just confirm the items in your letter rather than me
11 testify for you, it would be appreciated.

12 But Item 1 for parking, we had asked
13 whether there would be any reduction in existing
14 parking spaces in connection with this application.

15 MR. BROWN: No reduction in parking is
16 proposed. And all the foundations for the canopies
17 are proposed to be on the parking stall lines so
18 there will be no impact to existing parking.

19 MR. HUNTER: Excellent. By nature of the
20 application, you won't require any changes to
21 stormwater management system, correct?

22 MR. BROWN: Correct.

23 MR. HUNTER: Excellent.

24 MR. BROWN: The canopies will run off on
25 to the existing pavement and go in the direction and

1 into the system as the runoff does now.

2 MR. HUNTER: Excellent. If there's any
3 issues with potential runoff and freeze, you'll work
4 with our office to eliminate that as best as we can?

5 MR. BROWN: Yes.

6 MR. HUNTER: Utilities. Some comments?
7 Any changes to utilities?

8 MR. BROWN: Certainly. Obviously, the
9 canopies do not require any water or sewer service.
10 The applicant has been working with PSE&G on the
11 interconnect for the electric. All electric and
12 communication cables will either be underground or
13 mounted on the canopies. There will be a few
14 equipment pads that will be necessary. But they'll
15 require minimal service, maintenance so, again, no
16 impact on existing operations.

17 MR. HUNTER: Excellent. Any proposed
18 construction within the next item -- Section D,
19 Construction Details. Just a comment that any
20 proposed details must comply with the applicable City
21 standards or NJDOT standards.

22 MR. BROWN: Yes, we'll comply. And any
23 required details will be included when we come back
24 for final.

25 MR. HUNTER: Perfect. Planting Design.

1 The reason we put this comment in is because at times
2 when installed canopies, there's a requirement to
3 remove existing landscaping. Do we have any issues
4 with removal or relocation of existing landscaping?

5 MR. BROWN: I know the applicant has been
6 working with Subaru on that. We know that the River
7 Birch Trail is coming through and they've been
8 coordinating landscaping with that upcoming project
9 as well as these two sites.

10 MR. HUNTER: I mean, I guess what we
11 would ask is, if there is any changes, you'd work
12 with our office to minimize?

13 MR. BROWN: Sure. Yes.

14 MR. HUNTER: Thank you. Lighting, are we
15 deferring lighting plan to the final?

16 MR. BROWN: Yes, please. That design is
17 in the works with the design of the canopies.
18 Obviously, some of the existing light poles will need
19 to be removed and that lighting be, you know,
20 installed under the canopies. We'll make sure that
21 complete design is prepared for that and the
22 appropriate lighting levels are maintained on the
23 parking lot.

24 MR. HUNTER: Excellent. Environmental
25 Impacts?

1 MR. BROWN: We are requesting a waiver
2 for the large tract. There's been quite a bit of
3 environmental work done on these sites in the past
4 and currently by Subaru and their LSRP that's been
5 working there. So this project really has no
6 additional environmental impacts.

7 MR. HUNTER: Any impacts to the -- any
8 leftover contamination will be handled appropriately
9 by your LSRP?

10 MR. BROWN: Yes.

11 MR. HUNTER: Very good.

12 Is there any proposed signage?

13 MR. BROWN: As noted on our response, no
14 signage except for those that would be required for
15 operation and electrical warning signs, that sort of
16 thing on the equipment.

17 MR. HUNTER: Fantastic.

18 And then finally with Miscellaneous,
19 you'll work with our office for these items?

20 MR. HUNTER: Yes. Certainly.

21 That concludes my letter, Mr.
22 Chairman.

23 CHAIRMAN DEJESUS: Could you read off any
24 variances or waivers that are being requested for
25 this project?

1 MR. HUNTER: Yes, sir. I believe the
2 only waivers that are being requested is Checklist
3 Item 31 Environmental Impact Statement for Phase 1
4 only.

5 CHAIRMAN DEJESUS: Thank you.

6 MR. BURNS: No variances, Mr. Chairman.

7 CHAIRMAN DEJESUS: Thank you.

8 MR. HUNTER: No variances. Robert, are
9 you done?

10 MR. BURNS: Yes, he is, sir.

11 CHAIRMAN DEJESUS: Okay. Anyone from the
12 Board having any request or have questions in
13 reference to the project?

14 MR. LEONARD: I do, Mr. Chairman. This
15 is Ian Leonard.

16 CHAIRMAN DEJESUS: You have to speak way
17 louder.

18 MR. LEONARD: All right. Thank you.
19 Just a couple of reminders, as you know since I do
20 this every day for a living, this has to be a
21 prevailing wage job, anything over a meg in the State
22 of New Jersey. One mega lot is a prevailing wage
23 job. The other question is, are we using local labor
24 or local union labor for this project?

25 MR. RENZ: Thank you for the question.

1 Yes, we're well-aware of the one mega lot
2 requirement. And it's also, we discussed this with
3 Subaru also. We are hiring union labor for this
4 project. We are currently -- the work we're going to
5 do right now is with Jersey Construction on the union
6 side. We haven't hired the electrical contractor yet
7 or some of the other work but, yes, it'll be union
8 labor.

9 MR. LEONARD: That's great. So we'll
10 sure we get some local folks on this job. Thank you
11 very much.

12 CHAIRMAN DEJESUS: Anyone else? Hearing
13 none then, Angela, do you have anybody in the
14 public?

15 MS. MILLER: I do not see anyone.

16 CHAIRMAN DEJESUS: Not seeing any and not
17 hearing any so I'll close the public portion. And
18 then I need a motion then therefore.

19 MR. BURNS: Mr. Chairman, this is a
20 pretty straightforward application. Their seeking
21 preliminary and final site -- I'm sorry --
22 preliminary approval, preliminary only, to construct
23 a series of carport-style elevated solar energy
24 support structures over existing grade-level parking
25 lot bays.

1 And the only condition that I note other
2 than compliance with the R&V review letter as
3 testified to on the record tonight, will be the
4 condition that the applicant will work with R&V if
5 there's any changes to the landscaping that is caused
6 by the placement of the canopies.

7 CHAIRMAN DEJESUS: Mr. Floyd, is that an
8 agreement?

9 MR. FLOYD: Yes.

10 CHAIRMAN DEJESUS: Thank you. So a
11 motion is necessary.

12 MR. LEONARD: So moved.

13 MS. CREAN: Second.

14 CHAIRMAN DEJESUS: Roll call, Angela.

15 MS. MILLER: Jose DeJesus.

16 CHAIRMAN DEJESUS: Yes.

17 MS. MILLER: Mr. Lee.

18 VICE-CHAIRMAN LEE: Yes.

19 MS. MILLER: Director Walker.

20 DIRECTOR WALKER: Yes.

21 MS. MILLER: Mr. Leonard.

22 MR. LEONARD: Yes.

23 MS. MILLER: Councilman Martinez.

24 COUNCILMAN MARTINEZ: Yes.

25 MS. MILLER: Ms. Crean.

1 MS. CREAN: Yes.

2 MS. MILLER: Mr. Derek Davis.

3 MR. DAVIS: Yes.

4 MS. MILLER: Motion carried to approve
5 for preliminary only.

6 CHAIRMAN DEJESUS: Thank you, gentlemen.
7 Happy Father's Day and have a good weekend.

8 MR. RENZ: Thank you.

9 MR. FLOYD: Thank you.

10 MR. HUNTER: Thank you.

11 CHAIRMAN DEJESUS: Next is Minor
12 Subdivision: Extreme Solutions Group, LLC, 2842
13 Harrison Avenue, Block 900, Lots 51.01 & 51.
14 The applicant is proposing to subdivide the existing
15 vacant lots. Anyone here for that?

16 MR. BURNS: Mr. Chairman, there is
17 somebody here. Mr. Platt is here for that. But if I
18 could, Mr. Chairman, they're here for minor
19 subdivision approval as you just read into the
20 record. They're also here for preliminary and final
21 site plan approval. So it's minor subdivision and
22 preliminary and final which Mr. Platt has advised me
23 will be addressed all in one nice little package.

24 CHAIRMAN DEJESUS: No problem. So that
25 would be G & H.

1 MR. BURNS: G & H.

2 MR. PLATT: Are you guys ready?

3 CHAIRMAN DEJESUS: Yes, sir.

4 MR. BURNS: We're ready, Stu.

5 MR. PLATT: Good evening everybody.

6 Stuart Platt. I'm an attorney at law and I'm the
7 attorney for the applicant, Extreme Solutions Group,
8 LLC. The application, as described, is basically,
9 we're going to consolidate it -- the property is
10 located at 2842 Harrison Avenue. Right now it's a
11 single lot known as Block 900, Lot 51. Our
12 application is to subdivide one lot into two and to
13 construct single-family homes on each parcel.

14 I have with me tonight the president of
15 the company Jamal Tokley. I have also with me our
16 licensed engineer William Gilmore and I have the
17 project manager Matt Scoppetta. So if you want to
18 swear them in and then we can put on the case.

19 MR. BURNS: Very good. Gentlemen, if you
20 could please raise your hands.

21 - - -

22 WILLIAM GILMORE, P.E., MATTHEW SCOPPETTA;
23 JAMAL TOKLEY, having first been duly sworn/affirmed,
24 was examined and testified as follows:

25 - - -

1 MR. PLATT: So the first witness is going
2 to be Mr. Tokley. Mr. Tokley, you've been sworn.
3 Can you please tell the Board your connection with
4 the applicant, Extreme Solutions Group?

5 MR. TOKLEY: I'm the owner.

6 MR. PLATT: Okay. And does your company
7 own the property located at 2842 Harrison Avenue?

8 MR. TOKLEY: Yes, sir.

9 MR. PLATT: And did my description of
10 what you're seeking tonight, was that accurate about
11 the subdivision and the two single-family homes?

12 MR. TOKLEY: Yes, sir.

13 MR. PLATT: And you live in the City of
14 Camden yourself personally, correct?

15 MR. TOKLEY: Yes, I do.

16 MR. PLATT: And you've done projects in
17 the City previously; you've constructed new homes in
18 the City?

19 MR. TOKLEY: Yes.

20 MR. PLATT: So give the Board a little
21 bit of an understanding and add for the record, what
22 type of -- what's currently at the site right now?
23 Is it a vacant site?

24 MR. TOKLEY: Currently right now it's a
25 vacant lot. I'm just looking forward to -- go ahead.

1 I'm sorry.

2 MR. PLATT: No problem. Give the Board a
3 little idea of what kind of neighborhood is it; what
4 kind of homes are on the street and around the
5 corner?

6 MR. TOKELY: So there are several
7 rowhomes as well as some semi-detached homes. I've
8 actually built a couple of the semi-detached homes
9 that's actually right next to the property back in
10 like 2003 or 2004 with OEO. I believe for the most
11 part, a majority of the houses outside are the ones
12 that was built by OEO are rowhomes.

13 MR. PLATT: And what you're proposing
14 tonight is two single-family homes. Each of the
15 homes is going to have three bedrooms and
16 two-and-a half bathrooms; is that correct?

17 MR. TOKLEY: Correct.

18 MR. PLATT: And the homes are two-stories
19 each and they're going to each have a full basement?

20 MR. TOKLEY: Correct.

21 MR. PLATT: And you understand that there
22 are two variances associated with this application,
23 essentially really the same variance but it's for the
24 width of the side yard, the aggregate width of the
25 side yard and side yard itself, correct?

1 MR. TOKLEY: Correct.

2 MR. PLATT: If the Board were to grant
3 you approval tonight, how long would it take you to
4 construct these two homes?

5 MR. TOKLEY: Just giving myself lead
6 room, I would no more than a year.

7 MR. PLATT: All right. And what do you
8 think the price point for these homes would be?

9 MR. TOKLEY: Maybe Mid-350's. Not sure
10 if you heard me.

11 MR. BURNS: We heard you, sir, yes,
12 mid-350's.

13 MR. PLATT: With respect to the homes,
14 what type of construction is it going to be?

15 MR. TOKLEY: It's going to be block
16 foundation, brick veneer home so the house would
17 be -- it'll be in brick and block.

18 MR. PLATT: Okay. And you have
19 experience building this type of home in the past,
20 correct?

21 MR. TOKELY: Yes, I do.

22 CHAIRMAN DEJESUS: Mr. Stuart, before you
23 continue, can we go to our engineer's letter so that
24 we can move along with the project. Not that so much
25 that you're giving us information on what the owner

1 is doing. I'm just trying to move on so we can get
2 to the critical part which is making the decision to
3 grant him his request.

4 MR. PLATT: Yes. I can just tell you,
5 sir, that we are going to -- we will agree to
6 everything in the review letter.

7 MR. BURNS: Thank you.

8 CHAIRMAN DEJESUS: Robert, do you want to
9 start?

10 MR. HUNTER: Yes, sir.

11 The applicant's attorney, Mr. Platt, has
12 identified there are two variances. They are, in
13 fact, very much the same variance that's 7.7 foot
14 side yard setback where 10 feet is required. And the
15 aggregate is 25 feet. I just want to point out for
16 the record that there have been references to this
17 project as townhomes. In accordance with the
18 ordinance, they are defined as semi-detached homes.
19 That's important for the purpose of establishing the
20 bulk standards.

21 So, yes, there's two variances. They're
22 virtually the same related to side yard. Every other
23 bulk requirement, the applicant is meeting.
24 Mr. Platt has agreed to the items in our letter. I
25 think they're pretty straightforward. I don't have

1 anything else to really add. I will say that we did
2 look at the homes in the neighborhood as the
3 applicant has stated. And this is a very similar
4 style building product that you can find throughout
5 the neighborhood which leads itself to the c(2)
6 variance that I believe the applicant will be
7 seeking.

8 MR. PLATT: Just a point of reference in
9 your review letter, Mr. Hunter. Item No. 3, we will
10 be removing that wall.

11 MR. HUNTER: Thank you.

12 MR. PLATT: And if removal is granted for
13 Item No. 6, Mr. Burns, we will be filing the
14 subdivision by deed.

15 MR. BURNS: Very good. We'll be looking
16 forward to reviewing.

17 MR. PLATT: All right. The next witness
18 in this case will be Mr. Gilmore. He's just going to
19 generally -- just generally give like a two-second
20 description of the project and go over the (c)2
21 variances.

22 Mr. Gilmore, you're a licensed engineer
23 in the State of New Jersey?

24 MR. GILMORE: I am.

25 MR. PLATT: Have you ever been qualified

1 as an engineer expert in a Land Use Board in the
2 State of New Jersey previously?

3 MR. GILMORE: Yes, this Board.

4 MR. PLATT: And this Board. I would ask
5 that the Board stipulate to his expertise as an
6 engineer in New Jersey on this application?

7 MR. BURNS: Mr. Chairman?

8 MR. BURNS: That's acceptable I believe
9 from the Chair?

10 CHAIRMAN DEJESUS: Yeah, that's no
11 problem.

12 MR. GILMORE: Thank you.

13 MR. PLATT: All right, Mr. Gilmore.
14 Give us the 60-second analysis of the application,
15 please.

16 MR. GILMORE: Absolutely. It's a single
17 lot right now. We're proposing to subdivide it;
18 construct twin or semi-detached dwellings. We are
19 asking for the relief; 7.7 on each lot with common
20 property line. There's a flexible c(2) variance. We
21 believe it's a better planning alternative as it
22 provides off-street parking as I understand that is
23 needed in the City, especially in a residential area.

24 So it will provide the RSIS required
25 parking on it. In my opinion, I don't see any impact

1 to surrounding areas as it is similar in use. And
2 it's new construction; new housing and provides new
3 opportunities for residents in the City and it is
4 going a long way up to revitalize that area in that
5 neighborhood.

6 MR. PLATT: Mr. Gilmore, you don't see
7 any water runoff or drainage issues or stormwater
8 issues for the neighboring property owners?

9 MR. GILMORE: No, we do not. We will
10 provide a grading plan that will depict all that
11 information for review.

12 MR. PLATT: And importantly in this case,
13 the planning benefit is that this is going to have
14 off-street parking with the proposed garages, right?

15 MR. GILMORE: Correct.

16 MR. PLATT: That's all I have for this
17 witness, Mr. Chairman.

18 CHAIRMAN DEJESUS: Thank you very much.
19 Robert, are we done?

20 MR. HUNTER: We are, sir.

21 CHAIRMAN DEJESUS: Thank you. Is there
22 any questions from the Board in reference to this
23 subject? Angela, is there anybody outside looking to
24 make a response?

25 MR. HUNTER: I don't see any hands

1 raised.

2 MR. PLATT: Closing the public section
3 and, therefore, I need a motion to approve or move
4 on.

5 MR. BURNS: Mr. Chairman, this is a very
6 straightforward application. You've heard
7 testimony tonight to support the two variances that
8 are requested, side yard setback and aggregate side
9 yard setback of the testimony that was provided by
10 Mr. Gilmore, certainly meets the Positive and
11 Negative Criteria to support those variances given
12 existing conditions.

13 It's a very simple application. And the
14 applicant is requesting minor subdivision approval
15 and site plan approval as noted on the agenda. And
16 the only conditions that I noted if the Board is
17 inclined to approve is, they'll comply with the R&V
18 letter as was stated by counsel and the applicant
19 shall remove the wall at the front of the property.
20 So, again, very straight forward application.

21 CHAIRMAN DEJESUS: Therefore, I need a
22 motion, please.

23 VICE-CHAIRMAN LEE: So moved.

24 MR. LEONARD: Second.

25 MR. BURNS: Motion to approve with the

1 conditions. Thank you.

2 CHAIRMAN DEJESUS: Angela, did you get
3 all of that?

4 MS. MILLER: Yes.

5 CHAIRMAN DEJESUS: Roll call.

6 MS. MILLER: Jose DeJesus.

7 CHAIRMAN DEJESUS: Yes.

8 MS. MILLER: Mr. Lee.

9 VICE-CHAIRMAN LEE: Yes.

10 MS. MILLER: Director Walker. Director
11 Walker, you're muted.

12 DIRECTOR WALKER: Sorry about that. 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. HUNTER:DAVIS: Yes.

21 MS. MILLER: Motion carried to approve.

22 Thank you.

23 MR. PLATT: Thank you everybody. Have a
24 good evening.

25 CHAIRMAN DEJESUS: Happy Father's Day and

1 everything and thank you for your time.

2 MR. TOKLEY: Thank you much.

3 CHAIRMAN DEJESUS: You're quite welcome.

4 All right. Courtesy Review.

5 MR. BURNS: That's not going to be on
6 tonight, Mr. Chairman. So we only have the
7 Resolutions left. And the only Resolution that we
8 need to approve are the 1828 Realty Associates. That
9 was the minor subdivision and consol -- I'm sorry.
10 1828 Realty Associates Resolution for Preliminary and
11 Final Site Plan. And then the Knox Meadows which was
12 the Minor Subdivision and Consolidation.

13 CHAIRMAN DEJESUS: Okay. So can I have a
14 motion for that, please?

15 MS. CREAN: Motion.

16 DIRECTOR WALKER: Second.

17 CHAIRMAN DEJESUS: Roll call, Angela.

18 MS. MILLER: Jose DeJesus.

19 CHAIRMAN DEJESUS: Yes.

20 MS. MILLER: Mr. Lee. Director Walker.

21 DIRECTOR WALKER: Yes.

22 MR. BURNS: I'm concerned. I didn't hear
23 a yes.

24 MS. MILLER: I didn't either.

25 Mr. Leonard.

1 MR. LEONARD: Yes.

2 MS. MILLER: Councilman Martinez.

3 COUNCILMAN MARTINEZ: Yes.

4 MS. MILLER: Ms. Crean.

5 MS. CREAN: Yes.

6 MS. MILLER: Mr. Davis.

7 MR. DAVIS: Yes.

8 MS. MILLER: Motion carried to approve
9 Resolutions. Thank you.

10 MR. BURNS: Angela, can I ask you a quick
11 question. Did I do a Resolution for that Courtesy
12 Review?

13 MS. MILLER: I believe so. Give me one
14 second.

15 MR. BURNS: We had the Courtesy Review on
16 the last meeting and I believe I did do a Resolution
17 for that. So, Mr. Chair, if we can just have a --

18 MS. MILLER: Give me one second.

19 MR. BURNS: Okay. Thanks, Angela.

20 CHAIRMAN DEJESUS: Go ahead. You were
21 saying?

22 MR. BURNS: No. I was saying that we did
23 do a Courtesy Review and, I believe, I did do a
24 Resolution. So when Angela gets back -- here she
25 is -- she can confirm that and we can just have a

1 motion and unanimous vote to approve that.

2 MS. MILLER: Okay. So it was for the --
3 one says a minor subdivision; one is 18 Realty. It
4 looks like the two of them. Looks like I have two of
5 the same. One was the minor subdivision with the
6 consolidation and the 1828. I don't see the other
7 one.

8 MR. BURNS: Very good. Then I think
9 we're good to go, Mr. Chairman. We're done.

10 CHAIRMAN DEJESUS: All right. Is there a
11 motion to adjourn?

12 MR. LEONARD: So moved.

13 MR. DAVIS: Second.

14 MS. MILLER: Who was the first and the
15 second.

16 MR. LEONARD: Ian was first.

17 MR. BURNS: I believe it was made by --

18 CHAIRMAN DEJESUS: Erin said the first.

19 MR. BURNS: And I heard the deep voice of
20 Mr. Davis seconded it so we're good.

21 CHAIRMAN DEJESUS: Roll call.

22 MS. MILLER: Jose DeJesus.

23 CHAIRMAN DEJESUS: Yes.

24 MS. MILLER: Mr. Lee. I think he dropped
25 off. Director Walker.

1 DIRECTOR WALKER: Yes.

2 MS. MILLER: Mr. Leonard.

3 MR. LEONARD: Yes.

4 MS. MILLER: Councilman Martinez.

5 COUNCILMAN MARTINEZ: Yes.

6 MS. MILLER: Ms. Crean.

7 MS. CREAN: Yes.

8 MS. MILLER: Mr. Davis.

9 MR. DAVIS: Yes.

10 MS. MILLER: Motion carried to adjourn.

11 Thank you everyone and Happy Father's Day to you all.

12 THE BOARD: Thank you.

13 - - -

14 *** (Meeting concluded at 8:30 p.m.) ***

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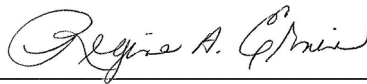
1 CERTIFICATION

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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