

In The Matter Of:
CITY OF CAMDEN
PLANNING BOARD

City of Camden Planning Board
May 14, 2026

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PLANNING BOARD
CITY OF CAMDEN

- - - -

Thursday, May 14, 2026

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Transcript of proceedings of the City of
Camden Planning Board was conducted as a virtual
meeting via a remote conferencing platform, TEAMS,
commencing at 6:03 p.m.

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

JOSE DEJESUS, CHAIRMAN
STEVEN LEE, VICE-CHAIRMAN
IAN LEONARD
COUNCILMAN FALIO LEYBA MARTINEZ
ERIN CREAN
DEREK DAVIS

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

ANGELA MILLER, BOARD SECRETARY
JAMES BURNS, ESQUIRE, ATTORNEY FOR THE BOARD
DEMBO, BROWN & BURNS, LLP
ROBERT HUNTER, P.E, BOARD ENGINEER
REMINGTON & VERNICK ENGINEERS
ASTON JONES, P.P., ACTING PLANNER

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1 CHAIRMAN DeJESUS: Good evening. By the
2 direction of the Planning Board Chairman, Jose
3 DeJesus, Jr. of the City of Camden, there will be a
4 regularly scheduled Planning Board meeting held on
5 Thursday, May 14, 2026 at 6:00 p.m. The City of
6 Camden remains under a Declaration of Health
7 Emergency related to the COVID-19 virus and while
8 City Hall is open, this regularly scheduled meeting
9 will be conducted as a virtual Meeting via a remote
10 conferencing platform, TEAMS. Instruction on
11 accessing this virtual regularly scheduled Planning
12 Board meeting and meeting agenda, can be found on the
13 City of Camden's website. Opening Statement.

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

1 Clerk, City of Camden, New Jersey. The subject
2 meeting was publicized on May 11, 2026.

3 CHAIRMAN DeJESUS: Roll call.

4 MS. MILLER: Jose DeJesus.

5 CHAIRMAN DEJESUS: Present.

6 MS. MILLER: Steven Lee.

7 VICE-CHAIRMAN LEE: Here.

8 MS. MILLER: Mayor Victor Carstarphen.

9 Director Keith Walker. Ian Leonard.

10 MR. LEONARD: Here.

11 MS. MILLER: Councilman Martinez.

12 COUNCILMAN MARTINEZ: Present.

13 MS. MILLER: Erin Crean.

14 MS. CREAN: Present.

15 MS. MILLER: Mr. Omari Thomas.

16 Mr. Derek Davis.

17 MR. DAVIS: Present.

18 MS. MILLER: Ms. Brenda Fraction.

19 Thank you.

20 CHAIRMAN DeJESUS: Approval of Planning
21 Board Public Hearing Minutes, April 9, 2026.

22 I need a motion to approve the minutes.

23 MS. CREAN: So moved.

24 MR. LEONARD: Second.

25 CHAIRMAN DEJESUS: Roll call.

1 MS. MILLER: Mr. DeJesus.

2 CHAIRMAN DEJESUS: I abstain.

3 MS. MILLER: Mr. Lee.

4 VICE-CHAIRMAN LEE: Yes.

5 MS. MILLER: Mr. Leonard.

6 MR. LEONARD: Yes.

7 MS. MILLER: Councilman Martinez.

8 COUNCILMAN MARTINEZ: Yes.

9 MS. MILLER: Ms. Crean.

10 MS. CREAN: Yes.

11 MS. MILLER: Mr. Davis.

12 MR. DAVIS: Yes.

13 MS. MILLER: Motion carried to approve.

14 Thank you.

15 CHAIRMAN DEJESUS: Swearing in of all
16 professionals and planning staff.

17 MR. BURNS: For all professionals and
18 staff, if you could raise your right hand.

19 - - -

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

23 - - -

24 CHAIRMAN DEJESUS: Angela, do we have
25 a report from the Board director?

1 MS. MILLER: No reports at this time.

2 CHAIRMAN DEJESUS: Moving on to New
3 Business. Preliminary & Final Major Subdivision and
4 Site Plan: Camden Transformation Partners, LLC
5 located between Front & 2nd Streets, and between
6 Centennial & Linden Streets, Block 62, Lots 17, 18,
7 19 & 20. Block 62.01, Lots 1-4 and Block 62.02,
8 Lots 24 & 25. It will not be heard tonight. It will
9 be moved to the June 18th, 2026 meeting.

10 MR. BURNS: And no new notice will be
11 provided. We're carrying that, like the Chair said,
12 to June 18th with no new notice being provided.

13 CHAIRMAN DEJESUS: Moving on, Preliminary
14 & Final Site Plan: 1828 Realty Associates, LLC
15 (Tenant: Resin Tech, Inc.), 1801 Federal Street,
16 Block 1188, Lot 3. The applicant is proposing to add
17 a 28,150 square foot addition and a 4,000 square foot
18 pad; ADA electrical charging space on the property.
19 The property is in the GI-2 General Industrial Zoning
20 District. Is anyone here for that?

21 MS. MILLER: Excuse me, Chair. Before we
22 get into that one, as Mr. Burns can announce the
23 other applications that won't be heard tonight --

24 CHAIRMAN DEJESUS: Yeah, we can do that.

25 MS. MILLER: -- so anybody who is on the

1 call doesn't have to hang around?

2 MR. BURNS: I'd happily do that. The
3 application for Preliminary and Final Site Plan
4 Holtec Technology Center, LLC, 1 Holtec Boulevard,
5 Block 455, Lot 1 and Block 457, Lot 6, has been
6 carried to June 18th, 2026 with no new notice to be
7 provided. Again, Holtec Technology Center, LLC has
8 been carried to June 18, 2026.

9 And the application for Preliminary Site
10 Plan only of Camden Community Solar, 1 Subaru Drive,
11 1350 Admiral Wilson Boulevard and 250 Memorial Avenue
12 will not be heard tonight as notice was not provided.
13 So that will be heard at a later date with the
14 requirement that the applicant provide public notice.
15 With that said, Mr. Chairman, you can go back to
16 Agenda Item B, 1828 Realty Associates, LLC.

17 CHAIRMAN DEJESUS: Is anyone present for
18 that?

19 MR. MALINSKY: Yes, Mr. Chairman.

20 Mr. Chairman and members of the Board,
21 Michael Malinsky of Fox Rothchild, LLP on behalf of
22 the applicant, 1828 Realty Associates, LLC.

23 As accurately stated by the Chairman, we
24 are here this evening for preliminary and final and
25 major site plan, variance and waiver approval to add

1 a 28,184 square foot and 4,000 square foot addition
2 to an existing 152,580 square foot building to
3 increase manufacturing operations on Block 1188,
4 Lot 3 where Resin Tech is currently operating.

5 I wanted to clarify one thing. I know in
6 the application and in the site plan it shows the one
7 expansion to be 28,150 square feet. It's actually
8 28,184 square feet. So I just wanted to note that
9 clarification.

10 We are here this evening asking for
11 several waivers and variances. We're asking for one
12 submission waiver which was from the requirement of
13 site plan checklist Item 31 which requires submission
14 of Environmental Impact State Report. We're asking
15 for three variances and 14 waivers which you'll hear
16 tonight from our professionals and also from your own
17 professionals, the specifics regarding those
18 variances and waivers.

19 I do have four witnesses with me this
20 evening at your pleasure. We can either have them
21 all sworn in at once or one at a time.

22 CHAIRMAN DEJESUS: Yes, we'd like to have
23 them all sworn in now, please.

24 MR. BURNS: Those witnesses that will be
25 testifying, if you could identify them, Counsel, just

1 for the record and then I'll swear them in.

2 MR. MALINSKY: Yes. I have Jacqueline
3 Berenato who is my professional engineer from Pennoni
4 Associates, Inc. I have Harry Wright who is my
5 architect from Ruggeri & Partners. I have Tiffany
6 Morrissey who is my professional planner. And I have
7 Jeffrey Gottlieb who is a representative of the
8 applicant and also Resin Tech, Inc. who operates at
9 the property.

10 MR. BURNS: Very good. If you could all
11 please raise your right hands.

12 - - -

13 JACQUELINE BERENATO, P.E.; TIFFANY
14 MORRISSEY, P.P.; HARRY WRIGHT, R.A.; JEFFERY
15 GOTTLIEB, having first been duly sworn/affirmed, was
16 examined and testified as follows:

17 - - -

18 MR. BURNS: Very good. Now, Counsel,
19 when we usually run the meetings and it's at the
20 direction of the Chair, we normally go right to the
21 professional review letter. That's the R&V review
22 letter dated May 7, 2026. And we work through that
23 letter with the assistance of our engineer,
24 Mr. Hunter.

25 When it comes time to identify the

1 variances, we'll just accept some brief testimony
2 from Ms. Morrissey to support those variances. And
3 then your engineer and architect can address any
4 questions. But normally, we just go right to the
5 letter. Is that acceptable?

6 MR. MALINSKY: That is acceptable. There
7 are some things that have changed from a relief
8 standpoint than what's in the letter but we can
9 address that as we get to it.

10 MR. BURNS: Very good. So if we can go
11 to our engineer Mr. Hunter through the Chair, does
12 that work, Mr. Chairman?

13 CHAIRMAN DEJESUS: Yes. Please do.
14 Mr. Hunter, you have the floor.

15 MR. HUNTER: Thank you very much,
16 Mr. Chairman.

17 So we have a letter dated May 7, 2026.
18 I've spoken with the applicant's engineer about the
19 letter. I think we're on the same page with most of
20 these items. But what I'd like to do is go through
21 the letter as concisely as possible. And
22 Ms. Berenato, if have any issues please just let me
23 know and we can discuss them.

24 I guess the first thing that we should
25 discuss, Section 3, Performance Standards, Section 1

1 and 2 are general information and we have zoning
2 requirements. But Section 3 starts with the main
3 comments we have. In Section 3, Performance
4 Standards, Part A are Area and Bulk Standards. Most
5 of these items require testimony based on the need
6 for a variance. Do you want to go through this
7 section? I think this will probably be the bulk of
8 your testimony and your team's testimony.

9 MR. MALINSKY: Yes, that's fine.

10 MR. HUNTER: You can start. Start with
11 Item 1 and whatever needs testimony there. And when
12 you're complete, we'll move on to the next section.

13 MR. MALINSKY: Tiffany or Jackie, who
14 wants to address the variance? Tiffany, do you want
15 to address this?

16 MS. MORRISSEY: I can address the first
17 three which are variances. Trying to explain it
18 without the plan, I don't know if you want to see a
19 plan to understand the variances, or do you want me
20 to explain it?

21 MS. BERENATO: I'll share it.

22 MR. BURNS: You can share the plan.
23 That's perfect. Thank you.

24 CHAIRMAN DEJESUS: We'll mark that as
25 Item A?

1 MR. BURNS: Exhibit A-1.

2 - - -

3 (Whereupon Exhibit No. A-1, Site Plan,
4 was marked for identification.)

5 - - -

6 MS. MORRISSEY: This is a site plan which
7 was submitted to the Board. It is marked up to show
8 the different uses of the various parts of the
9 building which is something that's later on in your
10 report. The variances that are requested, the first
11 one is for a front yard setback of 20.16 feet. That
12 is located between the building and 19th Street. This
13 is the addition. So the dark grey is the new
14 addition that we're proposing. And that is where
15 that variance is required.

16 The second variance is for the rear
17 setback of 24.62 feet where 30 feet is required and
18 you can see Jackie is using the cursor to show
19 that location on the right side of the building. And
20 Item 3 is clarification. I think those are the two
21 variances that are listed on this page.

22 There's an additional variance for
23 parking on this page as well. The ordinance would
24 require a total of 278 parking spaces. And what you
25 don't see on screen is the existing parking lot to

1 the left of the plan. We have a total of 269 parking
2 spaces which is a correction to the 270 that's in the
3 report. So we are short nine parking spaces. That
4 would otherwise be required and a variance is
5 required for that as well.

6 I believe the -- Item 7 talks about the
7 number of access drives. I'm just going to go
8 through the items and then I'll give you the reasons
9 for them. So the access drives, your ordinance
10 allows two -- we're allowed two access drives and we
11 have five access drives. We currently have three
12 now. We have one on Federal currently. And we
13 have --

14 MS. BERENATO: Two on Federal.

15 MS. MORRISSEY: Two on Federal. I'm
16 going to the existing conditions plan on my screen so
17 I do it right. So we have two on Federal and then we
18 have the one on North 19th Street. And we are adding
19 an additional driveway on Federal which provides
20 access to this new reconfigured parking lot. The
21 driveway on 19th Street, it's slightly relocated but
22 it's basically the same. And then we have a new
23 driveway on Cooper.

24 This driveway and access around the
25 building is overflow parking or maintenance parking

1 for maintenance employees. It's not general parking
2 for employees on an every-day basis. And it really
3 is just to provide fire access around the building so
4 it's not a driveway that is going to be continuously
5 used on a daily basis. Just if there's an emergency
6 or if someone needs to get into the building on that
7 side for maintenance purposes.

8 So those are the variances that I believe
9 were listed in the first section, Area and Bulk. And
10 so in terms of this application, as you can see, we
11 are working with the existing constraints of the
12 property to provide this addition on the property to
13 expand the business and provide new opportunities and
14 expansion of the existing operations here. And
15 because the property has those different street
16 frontages, it has that jog in the street frontage in
17 order to fit that building and match it up to the
18 existing structure, we are getting slightly closer to
19 the property lines in those areas.

20 We are also providing less parking by a
21 total of nine spaces that would otherwise be
22 available. But we do have adequate parking for all
23 of our employees. And we have the additional bus
24 stop that we've provided as part of prior approvals
25 on Federal Street to offset our parking demand. And

1 we've provided the EV spaces as well as necessary to
2 insure that we are compliant with the required needs
3 for parking. And that small reduction in the parking
4 spaces is really de minimis in relation to entirety
5 of the site based on our employees and the way the
6 shifts operate. We don't perceive having any issue
7 with parking demand at this location for the
8 reduction of those spaces.

9 These are c(2) variances that fall under
10 the Municipal Land Use Law for all of these criteria.
11 And under the c(2) standard, you look at the entirety
12 of the project and what the benefits are for the
13 entirety of the project. Here the benefits include
14 improved business operations in your GI-2 Zone which
15 is a General Industrial Zone where you want to see
16 these types of operations, although we're having a
17 change to the driveways.

18 In the way the lots lay out with the
19 building, it's not overly encroaching into those
20 required setbacks. They're pretty close to meeting
21 the requirements. And we're able to provide
22 appropriate circulation on this property and advance
23 those purposes of zoning regarding providing enough
24 sufficient space in an appropriate location for a
25 variety of uses, as well as Re: Purpose 'M' of the

1 Municipal Land Use Law to encourage the more
2 efficient use of land. And the overall improvements
3 on the site are warranted based on this layout.

4 I don't know how much further you want me
5 to go in because I know we're going to have more
6 testimony on other items. So I think that kind of
7 gives you the overview and the basis for the
8 variances and we can probably get into the details on
9 the waivers as you go through the rest of the letter.

10 MR. MALINSKY: Thank you, Tiffany. And
11 the one thing I do want to address is in Number 8,
12 III A. 8. There is a variance called out for
13 Section 870-235(A)(6) regarding an entrance or exit
14 being located at least 50 feet from the proposed curb
15 radius of any corner lot. Jackie, we don't need that
16 variance; is that correct?

17 MS. BERENATO: Correct.

18 MR. BURNS: That's also not a waiver?

19 MS. BERENATO: No. We would need A.7.
20 instead --

21 MR. MALINSKY: That's correct.

22 MS. BERENATO: -- which is -- yeah. It's
23 a six-foot separation unless you want to go through
24 it later.

25 MR. MALINSKY: Yes. That is -- A.7. is

1 the waiver. I'm just saying because we didn't
2 address it and it's listed in A.8. that we're not
3 actually asking for that relief.

4 MR. BURNS: We can eliminate A.8.

5 MR. MALINSKY: Yes.

6 MR. BURNS: Thank you. Go ahead,
7 Bob.

8 MR. HUNTER: Are we going to get more
9 testimony on that? I'm not sure. I think we're
10 referring to the 19th Street access?

11 MR. MALINSKY: Jackie?

12 MS. BERENATO: I guess you're talking
13 about from here. I mean --

14 MR. HUNTER: Yes.

15 MS. BERENATO: If it's required for
16 the separation from the intersection of Cooper and
17 19th then we would need it, if that's what we're
18 talking about.

19 MR. HUNTER: To be safe that -- unless
20 there's going to be reconfiguration of that entrance,
21 we probably do need that variance.

22 MS. BERENATO: Okay.

23 MR. BURNS: So A. 8. is back in?

24 MR. MALINSKY: A. 8. is back in.

25 MR. BURNS: Okay.

1 MR. MALINSKY: No, (A)(6).

2 MR. BURNS: Oh, that's (A)(6)?

3 Okay.

4 MS. BERENATO: Well, it's A. 8. on the
5 letter.

6 MR. MALINSKY: It's III A. 8. I'm sorry.
7 But section-wise, it's Section 870-235(A)(6).

8 MR. HUNTER: (A)(6), correct.

9 MR. BURNS: Very good.

10 MR. HUNTER: I just want to make sure,
11 you know, if that's the layout you're going to
12 maintain, that we're accurately addressing it.

13 MR. BURNS: Got it.

14 MR. MALINSKY: Absolutely.

15 MR. HUNTER: All right. Section B is
16 Streets. I believe that's just a comment regarding
17 road opening permits. Section C: Parking, Loading
18 and Circulation. Item 1, we ask for testimony and
19 number of proposed parking is sufficient for the
20 use. I believe the applicant's planner has addressed
21 that.

22 MR. MALINSKY: Yes.

23 MR. HUNTER: If there's anything
24 additional we need to add, feel free to add it now.
25 If not, we can move on.

1 MR. BURNS: I think the applicant's
2 planner addressed it.

3 MR. HUNTER: Sounds like we're good,
4 right? Is there anything else in this section,
5 Section C that you take exception with or
6 would like to provide additional testimony for?

7 MR. MALINSKY: No. We were fine with
8 everything. I know you had requested testimony on
9 certain things. But if -- we're fine with C, the
10 remainder of C.

11 MR. HUNTER: Excellent.

12 Item D is Stormwater Collection and
13 Conveyance System. Do we have any issues to any of
14 those comments? Is there any additional testimony
15 that you'd like to provide?

16 MR. MALINSKY: The only issue we have is
17 regarding D.1. regarding the CCTV inspection of the
18 sewer. This was just done by us five years ago. So
19 we are requesting not to have to do that again.

20 MR. HUNTER: Forgive me. Are we doing
21 any additional sewer tie-ins?

22 MS. BERENATO: Not to Federal Street, no.

23 MR. MALINSKY: No.

24 MR. HUNTER: To any streets?

25 MS. BERENATO: No. Just to existing

1 on-site --

2 MR. HUNTER: Then I would support that we
3 can grant you relief from this.

4 MR. MALINSKY: And the only other comment
5 is similar D. 3. regarding the existing stormwater
6 pipes be televised and inspected. That, again, was
7 just done five years ago.

8 MR. HUNTER: Okay. Provided that that
9 information is available, I would agree that we can
10 grant relief from that requirement.

11 MR. BURNS: So you'll just provide the
12 information from those reviews -- those tests,
13 correct, or inspections?

14 MR. BERENATO: Yes, I believe we can do
15 that.

16 MR. BURNS: Very good.

17 MR. MALINSKY: The rest of D we're fine
18 with.

19 MR. HUNTER: Excellent.

20 ITEM E: Stormwater Management System,
21 any questions, concerns, comments, additional
22 testimony?

23 MS. BERENATO: No. The only thing is,
24 just making sure we understand that we're not, you
25 know, connecting any new discharges to any streets.

1 MR. HUNTER: Fine. So that handles
2 comments of the following page, page 7. All right,
3 on to page 8, Section F is Grading. Do you have any
4 concerns or objections to any of those comments?

5 MS. BERENATO: No.

6 MR. MALINSKY: No.

7 MR. HUNTER: Excellent.

8 Item G: Utilities. Same, any concerns,
9 objections?

10 MR. MALINSKY: No.

11 MR. HUNTER: Great.

12 Item H: Architectural. Questions or
13 concerns?

14 MR. MALINSKY: No. I can put on the
15 record that the additions will match the facade of
16 the existing structure. Any roof mechanical units
17 won't be visible from the street and we obviously
18 will comply with the construction code and any
19 construction. I have my architect available if you
20 do you need any testimony from him.

21 MR. HUNTER: That's up to the Board. The
22 architectural style and materials will be similar to
23 the existing building?

24 MR. MALINSKY: Yes.

25 MR. HUNTER: If the Board would like

1 additional testimony, we can ask for that now or even
2 questions or comments from the Board. But I think
3 you've addressed our concerns.

4 Item I: Construction Details. Questions
5 or concerns about those comments?

6 MR. MALINSKY: No. Like I said, we'll
7 comply with the New Jersey Uniform Construction Code
8 and any City requirements.

9 MR. HUNTER: Excellent.

10 Section J: Planting Design. There's a
11 few comments here. Do you have any questions or
12 concerns related to the comments in the Planting
13 Design section?

14 MR. MALINSKY: No. I know that there are
15 several waivers. I don't know if you want to hear
16 testimony related to those waivers.

17 MR. HUNTER: We should touch on that.

18 MR. BURNS: Yes.

19 MR. HUNTER: Please.

20 MS. BERENATO: The applicant is proposing
21 new landscaping within the areas of site to be
22 redeveloped for the proposed parking improvements,
23 replacing existing landscaping that will be removed
24 as part of the project. The proposed street trees
25 have been incorporated into the site design to the

1 extent practicable. But along Federal Street the
2 applicant requests a design waiver for relief from
3 the required 40-foot spacing between trees, street
4 trees as spacing of approximately 100 feet is
5 proposed due to utility constraints and site
6 conditions.

7 And then additionally, we have utility
8 constraints along North 19th Street and Cooper as
9 well limiting where we can put street trees. So
10 we're requesting a waiver on that item.

11 MR. MALINSKY: And also, we're not
12 proposing any foundation plantings along with new
13 building elevations; is that correct?

14 MS. BERENATO: So we are. We're just not
15 providing them in every location along the elevation.
16 So we would require a waiver there as well.

17 MR. HUNTER: A waiver of strict
18 compliance?

19 MS. BERENATO: Yes.

20 And then there are four curbed islands
21 located above the subsurface infiltration basins
22 where no trees can be planted. So a waiver is
23 requested from that item.

24 MR. BURNS: So basically, the testimony
25 is, existing site constraints, existing conditions

1 prevent you from being able to fully landscape the
2 property so for those reasons you're requesting
3 waivers? But you'll work to comply certainly around
4 the new -- the foundation of the new building where
5 you can, correct?

6 MS. BERENATO: Correct.

7 MR. MALINSKY: And also we're requiring a
8 4-foot wide landscape waiver from a requirement of a
9 4-foot wide landscape buffer between parking stalls
10 that are a doubled-stacked arrangement; is that
11 correct.

12 MS. BERENATO: Correct. And then we're
13 also requiring a waiver for more than ten spaces in a
14 parking row which I think we have 19 which is an
15 existing noncompliance, but we have other parking
16 areas where we're showing in the proposed conditions
17 more than ten spaces in a row.

18 MR. BURNS: And, again, that's based on
19 the site constraints and existing conditions?

20 MS. BERENATO: Yes. And new proposed
21 conditions as well.

22 MR. HUNTER: Technically, I'm fine with
23 the applicant's testimony. I would just add that if
24 we find opportunities through conformance to add some
25 landscaping and supplement, as long as they'll work

1 with us to work through that, I'm fine with their
2 explanation of the waivers.

3 MR. MALINSKY: We'll agree to work with
4 your professional engineer on that.

5 MR. HUNTER: Excellent.

6 Mr. Burns, are you happy with that for
7 the waiver justifications?

8 MR. BURNS: Yes. We understand. I think
9 the Board understands the existing conditions of the
10 property. But the fact that you're offering to work
11 with our engineer to supplement landscaping where you
12 can, is a plus. Because we want to provide
13 landscaping where we can and we appreciate that.

14 MR. HUNTER: Unless there's any
15 additional testimony, we can move on to Section K,
16 Lighting.

17 MR. MALINSKY: Lighting, again, there's
18 several waivers that we can provide testimony on.
19 Jackie, do you want to touch on this or Tiffany?

20 MS. BERENATO: Yes, I can. That's
21 fine.

22 MR. MALINSKY: Okay, Jackie, go ahead.

23 MS. BERENATO: So the first is for
24 lighting which does not extend beyond the property so
25 we'd like to keep the lighting from adjacent

1 properties and just provide lighting on-site where
2 required for safety and security.

3 The minimum lighting level along
4 walkways that are not part of the parking lot, we're
5 asking for .1 (point 1) footcandles where a minimum
6 of .5 (point 5) footcandles or a maximum of .1 (point
7 1) where .5 (Point 5) is proposed.

8 In order to provide the best overall
9 lighting scheme, a waiver is required just for this
10 small difference in lighting. And then the maximum
11 lighting level in the parking lot, shall not be
12 greater than five footcandles, where we are providing
13 six footcandles. And it's just the same thing, we're
14 trying to provide the best overall lighting scheme so
15 a waiver for the one additional footcandle is
16 requested.

17 MR. MALINSKY: And with regard to that,
18 we actually -- we may want -- we definitely want to
19 exceed five footcandles but we want to improve some
20 of the lighting in the parking area. So I know we're
21 asking for six. We may actually exceed six. So
22 we're just asking right now to exceed the five
23 footcandles if we can in order to adequately provide
24 adequate lighting in our parking area.

25 MR. HUNTER: So that's an open-ended

1 request.

2 MR. MALINSKY: Right. But we'll agree to
3 work with your engineer on that. I mean, at that
4 point, not to make it too excessive. We just want to
5 make sure the parking lot is safe; that it's safely
6 lit. I know there's concern over certain areas with
7 the current restraints that we want to improve on.
8 So, again, none of the lighting will spill over out
9 of the property. And we'll agree to work with your
10 engineer.

11 So we're asking for a waiver to exceed
12 the -- to allow lighting in the parking lot under the
13 light fixtures to be greater than five footcandles is
14 really what the request is at this point. And with
15 the agreement that we'll work with your engineer in
16 his sole discretion to what's suitable.

17 MR. HUNTER: I think that's fine.

18 MR. MALINSKY: We just don't you to think
19 we're at six footcandles, --

20 MR. HUNTER: I understand.

21 MR. MALINSKY: -- 6.5 or 7.

22 MR. HUNTER: I understand. And if it
23 becomes excessive and we cannot come to terms then,
24 you know, we'll be back to the Board. I'm confident
25 we'll figure something out.

1 MR. MALINSKY: Yes.

2 MR. HUNTER: Okay.

3 MR. MALINSKY: Perfect.

4 MR. HUNTER: Moving on to Item L:

5 Traffic. I believe there's some testimony requested
6 here. If we could address that.

7 MR. MALINSKY: Yes.

8 MR. HUNTER: Some might have been touched
9 on by your planner. However, I'm not sure all of it
10 was addressed.

11 MR. MALINSKY: No. That's fine. I know
12 Jackie can address, you know, deliveries. And I will
13 say with regard to the New Jersey Uniform Fire Code,
14 we will agree to comply with that. And we did
15 receive a report from your Chief Fire Marshall that
16 indicated that he had reviewed and approved the site
17 plan for this project as well, which report is dated
18 March 30, 2026.

19 Jackie, if you want to provide testimony
20 regarding what we anticipate is the number of
21 additional employees, shifts, deliveries?

22 MS. BERENATO: Sure. The existing
23 facility operates on a 24-hour per day basis and
24 currently employs 279 employees consisting of 204
25 day shift employees and 75 night shift employees. As

1 part of the proposed expansion, the applicant
2 anticipates the addition of approximately 100 new
3 employees over an anticipated four-year ramp-up
4 period.

5 The project staffing increase includes 60
6 additional day shift employees and 40 additional
7 night shift employees. The current deliveries are
8 coming in through this truck entrance. So this is a
9 truck-only driveway. And they're being received in
10 the rear. And the existing trash is located back in
11 the rear here too, the existing compactor.

12 MR. HUNTER: Is the question about that
13 testimony, is the shift change hard? Is it a hard;
14 everyone leaves at the same time and the next shift
15 is in?

16 MR. MALINSKY: No. It's staggered.
17 Various operations at various times so the day shift
18 is staggered as to who leaves when.

19 MR. HUNTER: Excellent. Because that
20 would leave you a little short of parking at one time
21 of the day --

22 MR. MALINSKY: Yeah.

23 MR. HUNTER: -- two times of the day;
24 whatever.

25 MR. MALINSKY: For instance, one day

1 shift gets done at 3:00 p.m.; another one at
2 5:00 p.m. So, again, based on where they are
3 operating out of in the building, whether it's the
4 warehouse, the office, part of the manufacturing, the
5 day shift changes. Like they're not all at the same
6 time.

7 MR. HUNTER: Very good.

8 MR. MALINSKY: Same with the night shift.

9 MR. HUNTER: Okay.

10 The one question when we were discussing
11 traffic. The pinch-point at the -- I can't see the
12 north arrow -- so for lack of a better -- yes, there
13 we go -- are we able to and you said that the Fire
14 Marshall is okay with the width here. Are we able to
15 widen that a little bit? Have we looked at some
16 additional -- maybe changes there?

17 MS. BERENATO: Yes. So I think it's a
18 misleading that we have the arrows here. So this is
19 two-way only for this overflow parking. This is
20 one-way emergency access for just vehicle circulation
21 for fire and emergency first responders. We're going
22 to put a gate across here to restrict access and then
23 we're going to widened this to meet the New Jersey
24 Fire Code.

25 MR. HUNTER: Excellent. We can sign the

1 end of that parking area emergency vehicles only or
2 something that meets MUTCD?

3 MS. BERENATO: Yes.

4 MR. HUNTER: Excellent.

5 The next section, Section M:
6 Environmental Impacts. We have one that relates to,
7 I guess, a waiver from submission of an Environmental
8 Impact Statement. Can you just provide a little
9 testimony justifying that?

10 MS. BERENATO: Sure. That was submitted
11 with our original application in 2018. And it just
12 remained largely unchanged since that time. So
13 that's why we're requesting the waiver for that.

14 MR. HUNTER: Very good. And I would, for
15 the most part, agree with that. The environmental
16 impact from the original submission can probably more
17 than likely apply to this development as well.

18 Item M, Trash Enclosure, any issues
19 there?

20 MR. MALINSKY: No. We're fine with your
21 comments there.

22 MR. HUNTER: Item -- Or Section O,
23 Signage, any issues there?

24 MR. MALINSKY: We are proposing one
25 additional wall-mounted sign. So that, of course,

1 comes with that certain waivers, three specifically,
2 which Tiffany can testify to that includes the
3 number of wall-mounted signs since three are
4 currently at the site. This would be a fourth. The
5 size of the wall-mounted sign that we're proposing,
6 as well as the height of the wall-mounted sign we're
7 proposing. So, Tiffany, if you want to address those
8 three waivers?

9 MS. MORRISSEY: So --

10 CHAIRMAN DEJESUS: Before you do so, make
11 sure we can see the visual of where it appears on the
12 building.

13 MS. MORRISSEY: Jackie, do you have any
14 other?

15 MS. BERENATO: Yes.

16 MS. MORRISSEY: So the intent is to --
17 there's an existing tower on the building, a small
18 tower, that exceeds the height of the building. And
19 the location of the sign would go on that tower.
20 The sign would be similar to what you see in the
21 photo, wherever that went. It's basically the Resin
22 Tech, Inc. with the logo. It is 18 feet tall and 96
23 feet long which result in a sign area of 1,728 square
24 feet which sounds like a lot but you're talking about
25 a very large expanse of a building. And, so, the

1 ordinance under Section 870-253(P)(11) allows for
2 wall signs but it only allows for one wall sign; up
3 to two wall signs if you have two street frontages.

4 We have three existing wall signs. We
5 are asking for a fourth sign. We technically have
6 frontage on four different streets or at least
7 visibility on four different streets, both Federal,
8 19th, Cooper and visibility on East State Street.
9 The size of the sign is limited to 100 square feet or
10 three percent of the wall areas whichever is less.

11 While we are extensive in our wall area,
12 we cannot exceed 100 square feet based on that
13 ordinance provision. But the ordinance does add
14 after that, that the signs are to be proportional and
15 consistent with the building dimensions and
16 architectural character. And we believe that what
17 we're proposing here, pretty much enhances that area
18 on the tower; makes it more attractive; and provides
19 another method of improvements to the building.

20 The ordinance also does not permit the
21 sign to be more than 20 feet above from the ground
22 and so clearly this is more than 20 feet from the
23 ground. So we need a variance because this is going
24 on the tower element. It will not exceed the --
25 it'll be on the wall of the tower so it won't be

1 above the roof line of the tower. And so those are
2 the waivers that are needed under the ordinance for
3 the sign that we propose.

4 This sign will have visibility on Federal
5 as well as from the surrounding area. It provides an
6 improvement to the building to clean up. It's not
7 the most attractive portion of the building so this
8 just kind of makes it a little bit nicer; add some
9 decorative element to it. It fills in the tower
10 height in a proportional manner that is consistent
11 with the signage that's on the building currently.

12 CHAIRMAN DEJESUS: We'll label this B,
13 please.

14 MR. BURNS: I think that's -- is this B?
15 Yes. I think this is B.

16 MR. MALINSKY: Yes.

17 CHAIRMAN DEJESUS: Yes, it is B.

18 MR. BURNS: Thank you, Chair.

19 - - -

20 (Whereupon Exhibit No. B, Building
21 Rendering, was marked for identification.)

22 - - -

23 MS. MORRISSEY: We also showed the sign
24 itself that was proposed, I guess, you would call
25 it C? You can see what the sign would look like.

1 MR. BURNS: Yes, we'll make that Exhibit
2 C. So Exhibit B is the building rendering and
3 Exhibit C will be the sign.

4 - - -

5 (Whereupon Exhibit No. C, Sign, was
6 marked for identification.)

7 - - -

8 MR. HUNTER: Can you provide some
9 provide testimony on what type of sign? Is it lit;
10 is it -- do we anticipate any lighting?

11 MS. MORRISSEY: I believe it'll be
12 internally lit. Let me just double check here.
13 It'll be similar to these signs that are already on
14 the building which are, I believe, internally lit.
15 You can see in the one picture. So it's my
16 understanding that it will have the back lighting.
17 And if I am wrong, someone will correct me. That is
18 my understanding.

19 CHAIRMAN DEJESUS: That's okay. Is there
20 anything else with this sign?

21 MS. MORRISSEY: No. I just think it's a
22 nice enhancement to the building.

23 MR. BURNS: Very good.

24 CHAIRMAN DEJESUS: Are we done?

25 MR. HUNTER: We have two more and we'll

1 be done very shortly.

2 Item P, Fences. We call out the height
3 of the existing fence as a nonconforming
4 condition. It was approved under the previous
5 approval. Are we expanding that, the fence?

6 MS. MORRISSEY: So the fence is going to
7 get relocated when we -- it's the same fencing as
8 exists but because the building is punching out, the
9 fence is going to be kind of relocated. So
10 technically, it's going to be slightly different than
11 the existing plan but it will be the same eight feet
12 with the same decorative in the front and the chain
13 link as it currently exists on the property.

14 MR. HUNTER: And you need it for the same
15 reasons as the previous application, correct?

16 MS. MORRISSEY: Correct.

17 MR. MALINSKY: Yes.

18 MS. MORRISSEY: For security purposes.

19 MR. HUNTER: Very good.

20 And then Section Q, Miscellaneous, any
21 questions or concerns about the comments in this
22 section?

23 MR. MALINSKY: No, no issue.

24 MR. HUNTER: All right. So the rest of
25 our letter, Mr. Chairman, is a Summary of Variances

1 and Waivers Requested, at least at the time of the
2 submission of the application.

3 And Section V is the Approval Process
4 which is pretty standard for the majority of the
5 applications you see. And then finally, Outside
6 Agency Approvals. But that concludes our letter.

7 CHAIRMAN DEJESUS: Would you read out the
8 variances and waivers, please?

9 MR. HUNTER: I can.

10 So Variances we had listed at the time of
11 submission: Section 870-101: Front yard depth less
12 than 25 feet. Section 870-101: Rear yard depth less
13 than 30 feet. Section 870-101: Number of parking
14 spaces.

15 As far as Waivers and anybody from the
16 applicant's team can correct me if you've eliminated
17 them. Section 870-224(B)(5)(D): More than 2
18 driveway accesses. Section 870-235(A)(6): Driveway
19 distance from the curb radius less than 50 feet.
20 Section 870-235(A)(7): Driveway setback from the
21 side yard. Section 870-243(A)(10): 0 footcandle
22 lighting 10 feet beyond the property lines.
23 Section 870-243(A)(15)(a): Walkway lighting less
24 than 0.5 footcandles. Section 870-243(D)(2):
25 Parking lot lighting less than 6 footcandles.

1 MR. MALINSKY: No. greater than 5.

2 MR. HUNTER: Is that the waiver itself?

3 MR. MALINSKY: The waiver requires it not
4 to exceed five or 5 footcandles.

5 MR. HUNTER: I have 5 footcandles. I
6 apologize. That's an error in our letter. I
7 apologize but I believe the same section still holds,
8 correct?

9 MR. MALINSKY: The same section, yes.

10 MR. HUNTER: I believe those are all the
11 waivers and variances that the applicant is
12 requesting at this time.

13 CHAIRMAN DEJESUS: Thank you.

14 MS. MORRISSEY: There's a couple --

15 MR. MALINSKY: There are a couple more.

16 MR. HUNTER: I'm sorry -- thank
17 you.

18 MR. MALINSKY: There's a waiver from
19 Section 870-244(D)(2)(a) to allow the street trees to
20 have a 100-foot separation where 40 feet is the max
21 permitted.

22 There's a waiver from Section
23 870-244(C)(6) to allow an area -- no foundation
24 plantings along the new building elevations.
25 However, we did agree to work with your professionals

1 to add additional plantings where we can accommodate
2 them.

3 A waiver from Section 870-244(F)(1), to
4 allow a single row of parking spaces to contain 19
5 spaces where 10 is the max permitted. In some of the
6 new parking it's 16 spaces but, again, it still
7 exceeds the 10 maximum limit.

8 A waiver from Section 870-244(F)(4) from
9 having shade trees and shrubs in four curbed islands
10 where utilities and some subsurface basins are
11 located.

12 A waiver from Section 870-244(F)(5),
13 which requires a 4-foot wide landscape buffer between
14 rows of parking stalls in double-stacked
15 arrangement.

16 A waiver from Section 870-244(P)(11)(a),
17 to allow four wall-mounted signs where two is the max
18 permitted.

19 A waiver from Section 870-253(P)(11)(b),
20 to allow a wall-mounted sign to have a sign area of
21 1,728 square feet where 100 square feet is the max
22 permitted.

23 And a waiver from Section
24 870-253(P)(11)(f), to allow a wall-mounted sign
25 height greater than 20 feet.

1 MR. BURNS: I would ask that -- counsel
2 went through that very quickly. I can't write that
3 fast so I would ask Tiffany to just send me a
4 breakdown of those waivers that were added with the
5 application.

6 MS. MORRISSEY: No problem. I'll make
7 sure that you get them.

8 MR. BURNS: Thank you.

9 MR. MALINSKY: Tiffany or I'll send them
10 to you. One of us.

11 MR. BURNS: Thank you. I appreciate it.

12 CHAIRMAN DEJESUS: Are we done so I can
13 open it up to the Board?

14 MR. BURNS: We are, Mr. Chairman.

15 CHAIRMAN DEJESUS: Okay. Then anyone on
16 the Board have any questions to Resin Tech, Inc's
17 application? Hearing none, I'll open it up to the
18 public. Angela, is anyone there to respond?

19 MS. MILLER: Councilman Martinez has his
20 hand up.

21 CHAIRMAN DEJESUS: All right. Go
22 ahead.

23 COUNCILMAN MARTINEZ: More of a comment
24 than a question. As the Board leader in this area,
25 I'm looking forward to this project happening. I'm

1 looking forward that those 100 jobs become 100 jobs
2 in Camden City. I just wanted to make that comment.
3 Thank you, Mr. Chairman, for the opportunity.

4 CHAIRMAN DEJESUS: No problem. Anyone
5 else?

6 MS. MILLER: No, I don't see anybody else
7 with their hand up.

8 CHAIRMAN DEJESUS: All right. Then up to
9 the public.

10 MR. BURNS: Anybody, Angela?

11 MS. MILLER: I don't see anybody, no.
12 Nobody with their hand up.

13 CHAIRMAN DEJESUS: All right. Then I'll
14 close the public section. And I need a motion
15 therefore.

16 COUNCILMAN MARTINEZ: Motion.

17 MR. BURNS: And the motion would be?

18 CHAIRMAN DEJESUS: Motion would be?

19 MR. BURNS: Motion to approve would be to
20 approve the proposed site plan application for 1828
21 Realty Associates, LLC with all of the requested
22 variances and waivers as noted on the record.

23 COUNCILMAN MARTINEZ: Motion.

24 MR. BURNS: We have a motion. Do we have
25 a second?

1 MR. LEONARD: Second.

2 CHAIRMAN DEJESUS: Roll call.

3 MS. MILLER: Jose DeJesus.

4 CHAIRMAN DEJESUS: Yes.

5 MS. MILLER: Mr. Lee.

6 VICE-CHAIRMAN LEE: Yes.

7 MS. MILLER: Mr. Leonard.

8 MR. LEONARD: Yes.

9 MS. MILLER: Councilman Martinez.

10 COUNCILMAN MARTINEZ: Yes.

11 MS. MILLER: Ms. Crean.

12 MS. CREAN: Yes.

13 MS. MILLER: Mr. Davis.

14 MR. DAVIS: Yes.

15 MS. MILLER: Motion carried to approve.

16 Thank you.

17 MR. MALINSKY: Thank you, Mr. Chairman
18 and members of the Board.

19 CHAIRMAN DEJESUS: Thank you for your
20 submission. Great. A large company like yours is
21 still growing. That's awesome. Congratulations.

22 MR. MALINSKY: Thank you so much.

23 MR. GOTTLIEB: Thank you everybody.

24 CHAIRMAN DEJESUS: Moving on, Minor
25 Subdivision and Consolidation and Courtesy Review,

1 Knox Meadows, Block 746, Lots 17, 18, 24, 25, 26,
2 33 & 46. The purpose of the application is to change
3 the lot lines of the certain lots and then combine
4 lots to create two larger parcels for redevelopment
5 and use. The applicant also seeks additional
6 approvals, variances and/or waivers determined
7 necessary. Is anyone here for that?

8 MR. ASSELTA: Yes. Good afternoon, Mr.
9 Chair. This is Mark Asselta of the law firm of Brown
10 and Connery and I'm representing the City of Camden
11 in this application.

12 CHAIRMAN DEJESUS: Okay. You have the
13 floor.

14 MR. ASSELTA: Very good. So this is an
15 application very sort of technical in nature. The
16 City is the owner of several of these smaller lots
17 that are laid out before you. And really what we're
18 trying to achieve is, realign the lot lines so that
19 we end up with two larger parcels; one that can be
20 used for a recreational area; and one that can be
21 used for purposes of redevelopment.

22 So there's no building construction as
23 part of this application. As far as I understand,
24 there's no variances that we need. But it is just a
25 reconfiguration of lot lines over the property that

1 is owned by the City.

2 There are two witnesses with me tonight
3 or I should say virtually, Michele Christina who is a
4 principal of the BRS, Inc. and Jennifer Taylor who is
5 a professional engineer with BRS and they, I guess,
6 would like to go into further detail about the
7 application and why we're before you for this
8 courtesy review.

9 CHAIRMAN DEJESUS: Do you want to have
10 them sworn in, please.

11 MR. BURNS: Very good. If you could
12 please raise your right hands.

13 - - -

14 JENNIFER TAYLOR, P.E.; MICHELE CHRISTINA,
15 having first been duly sworn/affirmed, was examined
16 and testified as follows:

17 - - -

18 MR. BURNS: Michele and Jennifer, when
19 you address the Board, just identify yourselves again
20 for the record and your affiliations.

21 CHAIRMAN DEJESUS: Before you start,
22 would you make sure we have some type of photo or
23 layout or outline so we can see what you're talking
24 about?

25 MS. TAYLOR: Yes. Mark, do you want me

1 to do Screen Share?

2 MR. ASSELTA: Yes, please.

3 CHAIRMAN DEJESUS: We'll make that
4 Exhibit A.

5 MR. ASSELTA: That's great. Thank you.

6 - - -

7 (Whereupon Exhibit No. A, Subdivision
8 Plan, was marked for identification.)

9 - - -

10 CHAIRMAN DEJESUS: You have the floor.

11 MS. TAYLOR: This is the proposed
12 subdivision plan. And so this illustrates, and I'm
13 just going zoom into the lot areas. So this is the
14 subdivision proposed for Lots 17, 25 and 18. And
15 a portion of the 17, 25 and 18 would be
16 adjoined with lots -- existing Lots 46 and 26
17 combined to be Lot 46. And, again, these are all
18 City-owned properties.

19 And then the other portion of this
20 subdivision map is the balance of Lots 17, 25 and 18
21 combined to Lot 18.

22 MR. ASSELTA: And, Jennifer, can you
23 explain why the City is undertaking this subdivision
24 and consolidation?

25 MS. TAYLOR: Yes. So these properties

1 are part of the former Knox Gelatin site. And due to
2 the limitations of development on the property
3 preliminarily the northern portion, we're looking to
4 do the subdivision in order to be able to establish
5 Lot 46 which would be a developable property in the
6 traditional sense.

7 The northern lot, Lot 18, would be
8 established as part of the North Camden Waterfront
9 Trail System. So still to be developed but as park
10 rather than for house or for commercial.

11 MR. ASSELTA: Very good. Now, we did
12 receive a review letter I understand from
13 Mr. Hunter. And can you just go through that and
14 determine whether we have any issues with any of
15 those points or how we want to handle those points in
16 the review letter?

17 MS. TAYLOR: Yes. No issues with the
18 review letter. We'll work with the City and the
19 engineers in order to make the EDs to the drawings
20 and do resubmission. And we will provide a response
21 letter for each of the comments.

22 MR. ASSELTA: Right. Okay. There were a
23 couple, I think, just as an example, one of the
24 requirements was three coordinates must be shown on
25 all corners. And we may have to work with the

1 engineer about that one because some of the lots, I
2 understand, are in the water and that might be
3 difficult. But basically, we would make an effort
4 and coordinate with the City's engineer to basically
5 comply with all the comments. Is that fair?

6 MS. TAYLOR: Yes.

7 MR. ASSELTA: Okay. Very good. That is
8 really what we wanted to present, Mr. Chair, and
9 certainly would be available for questions and
10 further comments.

11 CHAIRMAN DEJESUS: All right.

12 Mr. Hunter, do you have anything to share
13 with us in reference to this application?

14 MR. HUNTER: In honesty, our review was
15 more about how the map looks. I'm sure that we can
16 work with the applicant to get this to the finish
17 line in a short fashion. But there's no other
18 significant comments.

19 CHAIRMAN DEJESUS: Thank you.

20 MR. ASSELTA: Just for the record, there
21 was a question about how we're going to perfect the
22 subdivision and the consolidation. And I think our
23 thought would be to do that by map as opposed to sort
24 of recording a series of deeds back and forth from
25 the City. So just to project that a little bit.

1 That's how we intend to do it.

2 We'll go back to our surveyor who
3 prepared the initial Subdivision Consolidation Plan
4 and make all the additions that are required by the
5 engineer and then resubmit that to your engineering
6 office. That's what the City's plan is.

7 MS. TAYLOR: I will share the second map
8 as well which is kind of approval of the Subdivision
9 Plan. Then the Lot Consolidation Plan would also be
10 the same as Mr. Hunter had outlined, would be
11 incorporated into this plan as well.

12 MR. BURNS: Very good. Bob, can I get a
13 favor? I misplaced your letter. Can you email me
14 another one?

15 MR. HUNTER: Absolutely.

16 CHAIRMAN DEJESUS: Is there any other
17 comment? If not, then I'll ask the Board. Board, do
18 you have any response to this project?

19 MR. DAVIS: A question for Mark. How are
20 you doing, Mark?

21 MR. ASSELTA: Good commissioner.

22 MR. DAVIS: A questions for you. I'm
23 just curious, you know, me being on the Board of the
24 Camden County Historical Society. Where is that in
25 proximity to our South Jersey Revolutionary Museum?

1 MR. ASSELTA: Okay. Can Jennifer or
2 Michele? And Olivette Simpson is also with us. Can
3 any of you folks answer that question for Mr. Davis?

4 MS. CHRISTINA: Yes. I'm not sure where
5 the location of the museum is.

6 MR. DAVIS: Okay.

7 MS. CHRISTINA: Are you talking about
8 Block 1, Lot 1?

9 MR. DAVIS: I'm not sure what the block
10 number was but I know it was in close proximity to
11 this area you're referring to. I'm just curious.

12 MS. CHRISTINA: Yeah. So this, we're
13 talking, is located around the intersection of Byron
14 and 6th Street, I believe.

15 MR. DAVIS: Okay.

16 MS. CHRISTINA: So this is very close to
17 the Pyne Poynt School, if that helps. It's along the
18 waterfront on that section toward the Delaware.

19 MR. DAVIS: Okay. That's further down.
20 Thanks.

21 CHAIRMAN DEJESUS: Anyone else? Hearing
22 none, I'll open it up to the public. Angela, is
23 there anyone in the public want to respond?

24 MS. MILLER: I see no hands up.

25 CHAIRMAN DEJESUS: Okay. Thank you,

1 Angela.

2 MS. MILLER: You're welcome.

3 CHAIRMAN DEJESUS: Therefore, I close the
4 public portion. I need a motion to approve or
5 disapprove?

6 COUNCILMAN MARTINEZ: I make a motion to
7 approve.

8 MS. MILLER: Sorry. Did someone say
9 something? I can't hear.

10 MR. BURNS: Just identify who is
11 speaking? That's all.

12 MS. MILLER: Is that Mr. Lee?

13 VICE-CHAIRMAN LEE: No but I will make
14 the motion to approve.

15 MR. BURNS: Is there a second?

16 MS. CREAN: Second.

17 CHAIRMAN DEJESUS: Roll call.

18 MS. MILLER: Mr. DeJesus.

19 CHAIRMAN DEJESUS: Yes.

20 MS. MILLER: Mr. Lee.

21 VICE-CHAIRMAN LEE: Yes.

22 MS. MILLER: Mr. Leonard.

23 MR. LEONARD: Yes.

24 MS. MILLER: Councilman Martinez.

25 COUNCILMAN MARTINEZ: Yes.

1 MS. MILLER: Ms. Crean.

2 MS. CREAN: Yes.

3 MS. MILLER: Mr. Davis.

4 MR. DAVIS: Yes.

5 MS. MILLER: Motion carried to approve.

6 Thank you.

7 MR. ASSELTA: Thanks everyone for your
8 time and consideration of this project.

9 CHAIRMAN DEJESUS: Hopefully, it'll work
10 out for all us, especially for the kids. We need
11 more places for children.

12 MS. TAYLOR: Thank you.

13 MR. DAVIS: Thank you Olivette.

14 MR. ASSELTA: Good night.

15 CHAIRMAN DEJESUS: Good night.

16 MR. BURNS: Thank you.

17 CHAIRMAN DEJESUS: James, do you want to
18 go through the adoption of the Resolutions?

19 MR. BURNS: Yes, thank you, Mr. Chairman.

20 We have a number of Certificates of
21 Appropriateness that were approved. I've provided
22 the Resolutions to Angela.

23 Lisa Parziale, 3002 Tuckahoe Road.

24 Ingrid French, 608 N. 2nd Street.

25 Andrea Blackson, 2918 Sumter Road.

1 Premier Construction, LLC, 521 Cooper
2 Street.

3 NJ Synod, ELCA, 2755 Tuckahoe Road.
4 Benson Investments, LLC, 606 Benson
5 Street.

6 We also have the Sign Variance Resolution
7 for Camden Prep, Inc., 1575 Mt. Ephraim Avenue.

8 And then the Resolution granting
9 Preliminary and Final Site Plan approval to Finger
10 One, LLC which is that Subaru lot known as the Finger
11 Lot, 250 Memorial Avenue. So those are the
12 Resolutions for approval tonight.

13 CHAIRMAN DEJESUS: I need a motion to
14 approve.

15 MS. CREAN: So moved.

16 CHAIRMAN DEJESUS: Do we have a second?

17 COUNCILMAN MARTINEZ: Second.

18 MS. MILLER: Was that the councilman?

19 MR. BURNS: Yes, it was the councilman.

20 CHAIRMAN DEJESUS: Roll call.

21 MS. MILLER: Mr. DeJesus.

22 CHAIRMAN DEJESUS: Yes.

23 MS. MILLER: Mr. Lee.

24 VICE-CHAIRMAN LEE: Yes.

25 MS. MILLER: 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 Thank you.

10 CHAIRMAN DEJESUS: Now I need to motion
11 to adjourn.

12 MS. CREAN: So moved.

13 VICE-CHAIRMAN LEE: Second.

14 CHAIRMAN DEJESUS: Roll call.

15 MS. MILLER: Mr. DeJesus.

16 CHAIRMAN DEJESUS: Yes.

17 MS. MILLER: Mr. Lee.

18 VICE-CHAIRMAN LEE: Yes.

19 MS. MILLER: Mr. Leonard.

20 MR. LEONARD: Yes.

21 MS. MILLER: Councilman Martinez.

22 COUNCILMAN MARTINEZ: Yes.

23 MS. MILLER: Erin Crean.

24 MS. CREAN: Yes.

25 MS. MILLER: Mr. Davis.

1 MR. DAVIS: Yes.

2 MS. MILLER: Motion carried to adjourn.

3 Thank you all. Have a good weekend.

4 CHAIRMAN DEJESUS: Good night.

5 - - -

6 *** (Meeting concluded at 7:06 p.m.) ***

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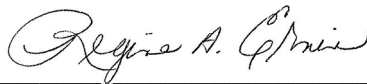
1 CERTIFICATION

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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