

In The Matter Of:
CITY OF CAMDEN
PLANNING BOARD

CITY OF CAMDEN PLANNING BOARD
July 9, 2026

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PLANNING BOARD
CITY OF CAMDEN

- - - -

Thursday, July 9, 2026

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

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

STEVEN LEE, VICE-CHAIRMAN
DIRECTOR KEITH WALKER
IAN LEONARD
COUNCILMAN FALIO LEYBA MARTINEZ
ERIN CREAN
OMARI THOMAS
BRENDA FRACTION

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, P.P., C.M.E., BOARD ENGINEER
REMINGTON & VERNICK ENGINEERS
ASTON JONES, P.P., ACTING CITY PLANNING &
ZONING OFFICER

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1 VICE-CHAIRMAN LEE: The meeting shall now
2 come to order. By the direction of the Planning
3 Board Chairman, Jose DeJesus, Jr. of the City of
4 Camden, there will be a regularly scheduled Planning
5 Board meeting hold on Thursday, July 9, 2026, at
6 6 o'clock p.m. The City of Camden remains under a
7 Declaration of a Health Emergency related to the
8 COVID-19 virus.

9 And while City Hall is open, this
10 regularly scheduled meeting will be conducted as a
11 virtual meeting via a remote conferencing platform:
12 TEAMS. Instruction on accessing this virtual
13 regularly scheduled Planning Board meeting and
14 meeting agenda, can be found on the City of Camden's
15 website. A reading of the opening statement.

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

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

5 VICE-CHAIRMAN LEE: Roll call, please.

6 MS. MILLER: Jose DeJesus. Steven Lee.

7 VICE-CHAIRMAN LEE: Here.

8 MS. MILLER: Mayor Victor Carstarphen.

9 Director Keith Walker.

10 DIRECTOR WALKER: Here.

11 MS. MILLER: Ian Leonard.

12 MR. LEONARD: Here.

13 MS. MILLER: Councilman Martinez.

14 COUNCILMAN MARTINEZ: Present.

15 MS. MILLER: Erin Crean.

16 MS. CREAN: Present.

17 MS. MILLER: Omari Thomas.

18 MR. THOMAS: Present.

19 MS. MILLER: Derek Davis. Brenda

20 Fraction. I can see Ms. Fraction, correct?

21 MS. CREAN: She was here.

22 MR. THOMAS: She's here. She's muted.

23 MS. MILLER: Okay. Thank you.

24 VICE-CHAIRMAN LEE: Approval of the
25 Planning Board Public Hearing Minutes dated June

1 18th, 2026. Can I have a motion?

2 MS. CREAN: Motion to approve.

3 MR. THOMAS: Second.

4 VICE-CHAIRMAN LEE: Roll call.

5 MS. MILLER: Mr. Lee.

6 VICE-CHAIRMAN LEE: Yes.

7 MS. MILLER: Director Walker.

8 DIRECTOR WALKER: Yes.

9 MS. MILLER: Mr. Leonard.

10 MR. LEONARD: Yes.

11 MS. MILLER: Councilman Martinez.

12 COUNCILMAN MARTINEZ: Yes.

13 MS. MILLER: Ms. Crean.

14 MS. CREAN: Yes.

15 MS. MILLER: Mr. Thomas.

16 MR. THOMAS: Abstain.

17 MS. MILLER: Ms. Fraction.

18 MR. THOMAS: Ms. Fraction, you got to
19 unmute yourself. You're muted.

20 MS. MILLER: Can she wave or something?
21 Can you tell me if she waves because I can't see her.
22 I have to change screens.

23 MR. BURNS: We're okay. We have enough
24 to approve it. We have a majority.

25 MS. MILLER: Okay.

1 MR. BURNS: Swearing in our professionals
2 and planning staff.

3 - - -

4 ROBERT HUNTER, P.E., C.M.E., having been
5 duly sworn/affirmed, testified as follows:

6 - - -

7 MR. JONES: Do you want me -- you don't
8 want me sworn in, do you, Jim? This is Ashton Jones.

9 MR. BURNS: Are you going to testify,
10 Ashton, or anything?

11 MR. JONES: I guess actually today, I
12 might talk about the Ordinance just from a formality
13 consistency.

14 MR. BURNS: Yes. Just say, I do.

15 MR. JONES: I do.

16 VICE-CHAIRMAN LEE: Planning Director's
17 Report, is there one?

18 MS. MILLER: No.

19 MR. JONES: There is not one.

20 VICE-CHAIRMAN LEE: Okay. Thank you.

21 Okay. New Business: Certificate of
22 Appropriateness, Camden Transformation Partners, LLC,
23 Front Street, Centennial Avenue, N. 2nd Street. I
24 don't have my glasses so forgive me, guys, I didn't
25 realize that I was going to be chair, otherwise I

1 would have --

2 MR. BURNS: Mr. Chairman, I can take over
3 for you if you'd like. I'm happy to address these.

4 VICE-CHAIRMAN LEE: I'm fine. I just
5 wanted to let you know that I'm having problems
6 seeing. No, I can do it. Thank you.

7 MS. CREAN: I know we usually group the
8 Certificates of Appropriateness. But can we pull out
9 'A' because I have to abstain from that one?

10 MR. BURNS: Absolutely.

11 MS. CREAN: Thank you.

12 MR. BURNS: So Mr. Vice-Chairman, why
13 don't we do 'B' and 'C' first. That will be Anil
14 Bickman.

15 VICE-CHAIRMAN LEE: 'B' and 'C,' I got
16 you. Certificate of Appropriateness Anil Bickman,
17 1514 Wildwood Avenue. The applicant is proposing
18 rehabilitation/exterior/windows at said property
19 located within the Parkside Historic District.

20 MR. BURNS: Mr. Bickman, are you
21 here?

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

23 MR. BURNS: All right. Did you receive
24 the HPC review letter on this matter, sir?

25 MR. BICKMAN: I did not receive any

1 letter as yet. This is my second hearing so I'm not
2 too sure. What is the next step?

3 MS. MILLER: Jim, the letter went out in
4 the mail. My understanding is, the post office is
5 having a delay.

6 MR. BURNS: Okay.

7 MS. MILLER: So the letter, he did get a
8 copy -- I did mail a copy out to him. He was in
9 front of the Historic Preservation Commission and
10 this is why he's now at the Planning Board.

11 MR. BURNS: Mr. Bickman, you were in
12 front of the HPC, correct?

13 MR. BICKMAN: Yes.

14 MR. BURNS: Regarding proposed
15 improvements to your property?

16 MR. BICKMAN: Yes.

17 MR. BURNS: And you received a review
18 from the HPC, correct?

19 MR. BICKMAN: I did not physically
20 receive any paperwork or email from the --

21 MR. BURNS: No, no. You were there; you
22 were at the hearing, correct?

23 MR. BICKMAN: Yes.

24 MR. BURNS: And they advised you you had
25 to take certain steps; they instructed would be

1 acceptable to them, correct, as it relates to the
2 improvements?

3 MR. BICKMAN: Yes.

4 MR. BURNS: And did you understand those
5 recommendations?

6 MR. BICKMAN: Yes.

7 MR. BURNS: And do you accept those
8 recommendations?

9 MR. BICKMAN: Yes.

10 MR. BURNS: That's all I need to hear
11 from you, sir. That's very good. If you could,
12 because you're testifying, would you raise your right
13 hand. Do you swear/affirm that the testimony you
14 just gave on your application, is the truth, the
15 whole truth, and nothing but the truth?

16 MR. BICKMAN: Yes.

17 MR. BURNS: Very good. Thank you, sir.

18 So, Mr. Chairman, based on the testimony
19 of Mr. Bickman, that he has agreed to comply with the
20 recommendations of the HPC, a motion would be
21 appropriate to approve the application. So can we
22 have a motion?

23 COUNCILMAN MARTINEZ: Motion.

24 MR. BURNS: Second?

25 MS. CREAN: Second.

1 MR. BURNS: Thank you. Roll call.

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. Thomas.

13 MR. THOMAS: Yes.

14 MS. MILLER: Ms. Fraction.

15 MS. FRACTION: Yes.

16 MS. MILLER: Thank you.

17 Motion carried to approve. Thank you.

18 MR. BURNS: Thank you, sir.

19 MR. BICKMAN: Thank you very much.

20 VICE-CHAIRMAN LEE: Certificate of

21 Appropriateness, once again, for MiCasita Daycare,

22 3001 Fenwick Road. The applicant is proposing a

23 Temporary Banner at said property located within the

24 Fairview Historic District. Is someone here with

25 respect to this item?

1 MS. MILLER: Yes, Ms. Trotter is here.

2 MR. BURNS: Ms. Trotter, I'm going to
3 swear you in, okay, ma'am?

4 MR. BURNS: Would you raise your right
5 hand, please.

6 - - -

7 ANA M. TROTTER, having first been duly
8 sworn/affirmed, was examined and testified as
9 follows:

10 - - -

11 MR. BURNS: And did you appear before the
12 Historic Preservation Commission?

13 MS. TROTTER: Yes, I did.

14 MR. BURNS: And did you understand the
15 recommendations that were made by the Historic
16 Preservation Commission on your application?

17 MS. TROTTER: Yes, I did.

18 MR. BURNS: And do you agree to comply
19 with the recommendations of the Historic Preservation
20 Commission?

21 MS. TROTTER: Yes, I do.

22 MR. BURNS: Very good. That's all we
23 need from you, ma'am. Thank you. At this time, a
24 motion to approve would be in order.

25 COUNCILMAN MARTINEZ: Motion.

1 MS. FRACTION: Second.

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. Thomas.

13 MR. THOMAS: Yes.

14 MS. MILLER: Ms. Fraction.

15 MS. FRACTION: Yes.

16 MS. MILLER: Motion carried to approve.

17 Thank you and have a good night.

18 MR. BURNS: Mr. Chairman, we have 'A'
19 which Ms. Crean has to recuse herself from. That's
20 the HPC application for Camden Transformation
21 Partners. Is there anybody here on that?

22 MR. LEONARD: I too as well, Mr. Burns.
23 This is Ian Leonard.

24 MR. BURNS: That's right, Ian. Thank you
25 for reminding me. I don't believe anybody is here on

1 that application but they did appear before the HPC.
2 And my understanding is, they've agreed to the
3 recommendations made by the HPC and we'll comply with
4 that review letter. So with that, a motion can be
5 made.

6 VICE-CHAIRMAN LEE: Is there a motion?

7 COUNCILMAN MARTINEZ: Motion.

8 MR. BURNS: Second? Do we have a
9 second?

10 VICE-CHAIRMAN LEE: Second.

11 MR. BURNS: Steven, you can second.

12 VICE-CHAIRMAN LEE: I just did it.

13 MR. BURNS: Very good.

14 MS. MILLER: Who is that?

15 MR. BURNS: That was Mr. Lee.

16 MS. MILLER: Okay. Thank you. Roll
17 call. Mr. Lee.

18 VICE-CHAIRMAN LEE: Yes.

19 MS. MILLER: Director Walker.

20 DIRECTOR WALKER: Yes.

21 MS. MILLER: Mr. Leonard.

22 MR. LEONARD: Abstain.

23 MS. MILLER: Councilman Martinez.

24 COUNCILMAN MARTINEZ: Yes.

25 MS. MILLER: Erin Crean.

1 MS. CREAN: Abstain.

2 MS. MILLER: Mr. Thomas.

3 MR. THOMAS: Yes.

4 MS. MILLER: Ms. Fraction.

5 MS. FRACTION: Yes.

6 MS. MILLER: Motion carried to approve.

7 Thank you.

8 VICE-CHAIRMAN LEE: Thank you.

9 MR. BURNS: Mr. Chairman, I've been
10 advised that the next application 'D,' sign variance
11 for Equis Pica Pollo Camden, LLC, I don't believe
12 anybody is here on that tonight. If no one is here,
13 we're going to have to carry that to the next
14 meeting. Is anyone here on that application, the
15 sign variance?

16 Hearing nobody here and seeing nobody
17 here on that application, the Board is free to carry
18 that to the next meeting which is the August
19 meeting. I'd have to provide notice for that August
20 meeting. We don't need to take any action other than
21 to announce that that matter, if you're here for that
22 matter, that's being carried to the August meeting.
23 Angela, what's that date?

24 MS. MILLER: I believe it's the August
25 the 13th but let me make sure. I'll give it to you.

1 Give me one second. That is August the 13th.

2 MR. BURNS: So that matter will be
3 carried to August 13th with notice; they must provide
4 new notice as it relates to that application for the
5 August 13th meeting.

6 VICE-CHAIRMAN LEE: Got you. So that
7 doesn't need approval from the Board, does it?

8 MR. BURNS: No. We're fine. We
9 announced that this is being carried. And they
10 haven't provided notice and we don't have
11 jurisdiction to hear it anyway.

12 VICE-CHAIRMAN LEE: Great.

13 MR. BURNS: So that'll bring up the next
14 one which is Canjun Realty, LLC --

15 VICE-CHAIRMAN LEE: d/b/a as Church's
16 Chicken, 1701 Mt. Ephraim Avenue, Block 532, Lot 1.
17 The applicant is proposing three wall signs and a 50
18 square foot pylon head. Anyone here regarding that
19 application?

20 MR. BARBARULA: Yes. John Barbarula,
21 Barbarula Law Offices in Manahawkin, New Jersey.

22 Good evening ladies and gentlemen of the
23 Board. I am here representing the applicant
24 commonly known as Church's Chicken. What we have is
25 an existing site that was redeveloped and upgraded

1 by, I'm sure that if you've gone by now, you've seen
2 the significant improvements we've done. The signs
3 are up. This is an out-of-state entity. They
4 believed that based upon certain information they had
5 gotten, that the permits were there. So we are here
6 to make sure that you have all the information
7 necessary to approve what is there.

8 Tonight I have with me Marc Milask from
9 the sign company who will be able to tell you what
10 kind of signs they are, how they are illuminated and
11 the affect on that. I also have Ms. Jacobson who is
12 going to be -- she's a representative of the company
13 and she's going to be able to show you from prior
14 exhibits. What I'm going to do tonight, Mr. Burns
15 with your permission, she has an exhibit that will
16 show the preexisting condition and signage and then
17 the current upgrade and signage that is currently
18 installed. So I believe that she is very adept at
19 uploading. So those two people both Marc Milask and
20 Ms. Jacobson have to be sworn in by Mr. Burns and we
21 can bring in our presentation.

22 MR. BURNS: I'm happy to swear them in,
23 Mr. Chair. If you both could raise your right hands,
24 please.

25 KATRIA JACOBSON, MARC MILASK, having

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

3 - - -

4 MR. BURNS: And when Mr. Barbarula, I
5 think given the nature of the application, it might
6 be best if we start with Ms. Jacobson because that's
7 probably all we need to really see. I mean, we're
8 happy to talk about Church's Chicken, but you're
9 really only here for the sign variance. And we have
10 Mr. Jones here who completed the review. So we can
11 probably make quicker work if we just start with
12 Ms. Jacobson.

13 MR. BARBARULA: I have no problem.
14 Mr. Burns, you know what I like to do is, I want to
15 make sure that everybody is available because a lot
16 of times, as you're well aware because you've been
17 doing this a long time, like myself, I'd like to have
18 the person who actually built the sign here in case.
19 There's always sometimes questions about voltage-type
20 of things. So he's here. But I agree, I think that
21 Ms. Jacobson is more than capable of being able to
22 give you the appropriate information to make a
23 decision. First of all, let's start with Ms.
24 Jacobson. Ms. Jacobson, can you please tell the
25 Board your relationship to the company?

1 MS. JACOBSON: Sure. I'm the
2 vice-president of design and construction for
3 Church's.

4 MR. BABBARULA: And are you fully
5 familiar with this site in Camden?

6 MS. JACOBSON: Yes. I've been to it
7 several times.

8 MR. BARBARULA: In preparation for
9 tonight, have you been able to put together an
10 exhibit showing the preexisting conditions and the
11 current condition?

12 MS. JACOBSON: Yes. I'm happy to share
13 when everyone is ready.

14 MR. BARBARULA: Now, Mr. Burns, what I do
15 is, she's going to share it and then, I assume, we
16 e-mail it to become part of the record?

17 MS. JACOBSON: Sure.

18 MR. BURNS: Absolutely. That can be sent
19 to Ms. Miller to become part of the record of this
20 hearing.

21 MR. BARBARULA: Okay. So Katria, can you
22 share? Do your engineering thing there, the computer
23 thing and let's share this.

24 MS. JACOBSON: Sure.

25 MR. BARBARULA: And as we go through,

1 Mr. Burns, I'm going to call this whole exhibit as
2 A-1 with your permission and with today's date?

3 MR. BURNS: That works.

4 (Whereupon Exhibit No. A-1, was marked
5 for identification.)

6 MS. JACOBSON: That works. Very good.

7 MR. BARBARULA: So let's talk about what
8 the Board is now seeing.

9 MS. JACOBSON: So this is before. These
10 are some photos from 2023 of the Cozy Fried Chicken
11 that was in this space before. I have some photos
12 from 2024 that were taken. The property is a little
13 bit more stressed. Signage is taken down in most
14 parts. And then I have some afters. If you'd like
15 me to go to the after?

16 MR. BARBARULA: So let's go back first to
17 the original thing. So here, Board, what you're
18 seeing is, basically the type of signage that was
19 there for the existing facility before it closed. So
20 then the next one is, after it's already been
21 abandoned; is that correct?

22 MS. JACOBSON: Correct.

23 MR. BARBARULA: Let's go to that one. So
24 now this particular entity here was abandoned and
25 empty. Do you have an idea of how long it has been

1 empty?

2 MS. JACOBSON: I think it's two years or
3 so.

4 MR. BARBARULA: So approximately about
5 two years? And, now, can we show the Board how we
6 upgraded and brought this particular derelict site to
7 its current condition?

8 MS. JACOBSON: Yes.

9 MR. BARBARULA: Can you go through what
10 the Board is seeing here, doing one photo at a time,
11 please.

12 MS. JACOBSON: Sure. So this is the
13 front angle of the building. We repainted the
14 facade, adjusted the parapet and then added the
15 Church's Chicken logo to the pylon right here.

16 MR. BARBARULA: And that's the same
17 thing, the logo is what we see in Photo No. 2,
18 there's another -- is that a frontal picture or is
19 that the side?

20 MS. JACOBSON: This is our side of the
21 building, the drive-thru side. Another back-lit,
22 halo-lit sign here. And then our monument sign right
23 in the same spot. We just changed the topper out to
24 around.

25 MR. BARBARULA: Right. You did not move

1 the monument sign; you didn't change the monument
2 sign; it hasn't gotten any closer to the road. All
3 you did is to remove the old chicken company and put
4 in your modern signage?

5 MS. JACOBSON: Yes.

6 MR. BARBARULA: Let me ask you something.
7 Is this signage in keeping with the national brand
8 that you have established for Church's Chicken?

9 MS. JACOBSON: Yes, sir.

10 MR. BARBARULA: And this is part of the
11 mandatory requirements for any site that Church's
12 Chicken operates; is that correct?

13 MS. JACOBSON: Yes. Correct.

14 MR. BARBARULA: Do you have any
15 additional documents you wish to share?

16 MS. JACOBSON: I'm happy to share signed
17 documents if you want to go through those. But other
18 than that, I'm good.

19 MR. BARBARULA: So at this time I'd like
20 to, Mr. Burns, submit questions. I think with what
21 you see here, you got a very good idea. Originally
22 what the site first looked like and then what it
23 looked like for two years when it was abandoned. And
24 I think that if all of you people -- it's not that
25 far to look at. I'm sure you may already done your

1 on-site inspections, to see the significant upgrades.
2 That's one of the things I want to talk about.

3 Ms. Jacobson, we're here for a sign variance but you
4 did upgrade the entire site, correct?

5 MS. JACOBSON: Oh, yes. Absolutely.

6 MR. BARBARULA: So you put in
7 landscaping; you fixed the parking lot; you did the
8 signage on the ground; restriped the parking spaces;
9 shown the directionals for the drive-thru?

10 MS. JACOBSON: Yes.

11 MR. BARBARULA: And all of that has been
12 part of the upgrade that you've done for this site,
13 correct?

14 MS. JACOBSON: Yes. As well as utility
15 upgrades, internal. Yes, a whole bunch of upgrades
16 on the inside too, yeah. Pretty much gutted the
17 building and redid it on the inside.

18 MR. BARBARULA: Mr. Burns, I submit this
19 witness for questions from the Board.

20 MR. BURNS: Mr. Chairman, I don't know if
21 anybody has any questions. Does any Board member
22 have any questions?

23 VICE-CHAIRMAN LEE: I don't hear anyone.

24 MR. BURNS: Okay. Counsel, I think the
25 best thing for us to do now, we have Mr. Jones on.

1 He's the planner who did the review. And the other
2 question I would have for Mr. Jones is,
3 whether or not he has any concerns as it relates to
4 the proposed signage or the relief being requested by
5 the applicant?

6 MR. BARBARULA: Thank you so much.

7 MR. BURNS: Ashton, any --

8 MR. JONES: Yes. So no concerns.

9 I mean, I just want to reiterate so everyone knows
10 like the actual relief being sought is, they are
11 allowed two signs because they're on a dual
12 frontage. Normally it would be one but then dual
13 frontage is allowed two. They're requesting three so
14 it's a variance for the number of signs. And then
15 the, what I'm going to call, the stenciled sign, it
16 slightly exceeds the permitted requirement of 24
17 feet. The other two signs are compliant.

18 And then you have the -- it's sort of a
19 weird hybrid but we'll say the preexisting pylon sign
20 which then was altered with the Church's logo, so
21 technically that gets a variance just because it's a
22 change in condition. But the location of the sign
23 was preexisting.

24 MR. BURNS: Very good.

25 MR. BARBARULA: I have no questions of

1 the testimony. I concur with the statements of
2 Mr. Jones.

3 MR. BURNS: Very good. Mr. Chairman,
4 unless the Board has any questions for the
5 applicant's witnesses, it might be a good time to
6 open it to the public.

7 VICE-CHAIRMAN LEE: Yes. Is there anyone
8 in the public out there that may want to ask
9 questions or give their input?

10 MR. BICKMAN: Yes, I would like to ask
11 one question.

12 MR. BURNS: You are, again, for the
13 record, just state your name?

14 MR. BICKMAN: Anil Bickman.

15 MR. BURNS: Mr. Bickman, I know you've
16 already been sworn. So go ahead with your question.

17 MR. BICKMAN: I have a lot right across
18 the street from Church's Chicken. And everytime I
19 pass, those two ice boxes, those storage places that
20 you guys are storing your chicken inside of on the
21 parking lot, when you go there at night and you
22 see like racoons or see like rats or you see like
23 cockroaches just around the box or just walking out.

24 MR. BARBARULA: If there's an issue,
25 quite frankly, with some sort of maintenance or

1 health, I don't believe that's appropriate for a
2 signage variance. And I would ask that you contact
3 the company directly so that they could be addressed.
4 Because this is a corporately-owned facility and we'd
5 be more than happy to address your individual
6 concerns.

7 MR. BURNS: Counsel, are you operating
8 yet? Are you operating yet, Counsel?

9 MR. BARBARULA: This facility is
10 operating, yes.

11 MR. BURNS: Very good.

12 MR. BARBARULA: It's up and running. And
13 that's why if there is an issue, you really should go
14 in and contact the facility directly so that we can
15 address it.

16 MR. BIKMAN: I understand that. Because
17 I have kids as well and it is unsafe.

18 MR. BARBARULA: I am telling you if -- we
19 have for the client, please let him know and we'll
20 have somebody address your concerns.

21 MR. BURNS: Very good. And Mr. Bickman,
22 we appreciate bringing those concerns to the
23 attention of the Board. It is part of the record and
24 we can -- any complaints that can be provided, can be
25 addressed through the City.

1 MR. BICKMAN: Thank you.

2 MR. BURNS: Any other comments? Angela,
3 is there anybody with their hands up or anything?

4 MS. MILLER: No, I don't see anybody.

5 MR. BURNS: I just need a motion to close
6 the public portion.

7 COUNCILMAN MARTINEZ: Motion.

8 MS. CREAN: Second.

9 MR. BURNS: I'll take that as a motion
10 and a second. Thank you. All in favor?

11 THE BOARD: Ayes.

12 MR. BURNS: The public portion is closed.

13 The applicant is before you tonight
14 requesting a sign variance as Mr. Jones indicated for
15 the number of signs, the size of the stencil sign
16 which is a little larger than what's permitted under
17 ordinance and the height of the sign, it's a
18 preexisting pylon but it's created by the new
19 circular Church's identification sign that's been
20 placed upon the pylon. So those are the variances.

21 You've heard testimony from our planner
22 that he has no concerns as it relates to the signage
23 as proposed. I think that helps with the fact that
24 the, you know, the applicant can meet the Positive
25 and Negative Criteria if our Board's planner who has

1 reviewed it, Acting Zoning Officer and Planner, takes
2 no issue with that. I think that's an important
3 point to make for the Board to consider. And with
4 that being said, a motion would be in order to
5 address the sign application. Do we have a motion?

6 MS. CREAN: I move to approve with all
7 stated variances.

8 COUNCILMAN MARTINEZ: Second.

9 VICE-CHAIRMAN MILLER: Roll call.

10 MS. MILLER: Mr. Lee.

11 VICE-CHAIRMAN LEE: Yes.

12 MS. MILLER: Director Walker.

13 DIRECTOR WALKER: Yes.

14 MS. MILLER: Mr. Leonard.

15 MR. LEONARD: Yes.

16 MS. MILLER: Councilman Martinez.

17 COUNCILMAN MARTINEZ: Yes.

18 MS. MILLER: Ms. Crean.

19 MS. CREAN: Yes.

20 MS. MILLER: Mr. Thomas.

21 MR. THOMAS: Yes.

22 MS. MILLER: Ms. Fraction. Ms. Fraction,
23 you're muted. You have to take yourself off of mute.

24 MS. FRACTION: Yes.

25 MS. MILLER: Motion carried to approve.

1 Thank you.

2 MR. BARBARULA: I'll have my client email
3 the exhibit directly to Angela. Okay. Everyone have
4 a wonderful night. Thank you so much for your
5 consideration. Good night.

6 MS. JACOBSON: Thank you, guys.

7 MR. BURNS: Good luck.

8 Mr. Chairman, Item F, Preliminary and
9 Final Site Plan, Patricia Pena, 3719 Westfield
10 Avenue, she did not notice for tonight's hearing.
11 She was not aware that she was going to be on the
12 agenda so she has not noticed. So that matter will
13 be carried to August meeting. And the applicant
14 will be required to prepare notice. So that matter,
15 Preliminary and Final Site Plan, Patricia Pena, 3719
16 Westfield Avenue, will be carried to the August 13th
17 meeting with new notice must be provided, or notice
18 being provided.

19 VICE-CHAIRMAN LEE: Okay.

20 MR. BURNS: And then, Mr. Chairman, I
21 hate to break the bad news to you, again, but the
22 Courtesy Review for Liney Ditch and CCMUA, they've
23 asked that they could be carried to the August 13th
24 meeting. So that matter will not be heard tonight.

25 MS. CREAN: We're going to have a really

1 long meeting in August.

2 MR. BURNS: I think you're right. So,
3 Mr. Chairman, you're free to address Number 'H' or
4 letter 'H,' the Courtesy Review for Roosevelt Plaza.

5 VICE-CHAIRMAN LEE: Okay.

6 Courtesy Review Roosevelt Plaza, 520
7 Market Street, Block 121, Lot 1. The City of Camden
8 is proposing to expand the use to include retail
9 space for two (2) additional "pop up" retail shops,
10 parking for up to two (2) food trucks, and three (3)
11 pergola shade structures. Also, improvements include
12 new water, sewer and electric service connections.

13 Is anyone here with respect to this?

14 MR. JONES: There are two people who will
15 be making a presentation. I just wanted to chime in
16 and say that this is a project that is here in front
17 of you as, obviously, a Courtesy Review. I will let
18 the applicants - I'll use that term loosely - I will
19 let Camden Community Partnership and their
20 professionals sort of address the details of it. But
21 more importantly, this is a partnership with the
22 City. Myself and Director Walker are fully aware of
23 this. And, so, Camden Community Partnership is
24 taking this on on behalf of the City. Obviously,
25 it's City property and Roosevelt Park. So I just

1 wanted to give that caveat and turn it over to them.

2 MR. BURNS: I think our councilman is
3 aware of it as well.

4 MR. JONES: Yes, the councilman is aware
5 of it as well.

6 MR. BURNS: So gentlemen, I'm going to
7 swear you in. Okay? Would you raise your right
8 hands please.

9 - - -

10 MICHAEL ROBERTS, P.E.; LAHY AMMAN, having
11 first been duly sworn/affirmed, was examined and
12 testified as follows:

13 - - -

14 MR. BURNS: And Mr. Roberts, I recognize
15 as a professional engineer. If we can get just the
16 name and position with the representative for the
17 Camden County Parks System.

18 MR. AMMAN: Good evening, members of the
19 Board. My name is Lahy Amman. I'm a project manager
20 of the Camden Community Partnership.

21 MR. BURNS: Thank you, Mr. Amman.

22 Who is going to be testifying first?

23 MR. AMMAN: I can begin.

24 MR. BURNS: Very good. Why don't you
25 tell the Board why we're here.

1 MR. AMMAN: So I'm here tonight to
2 discuss plans for a park improvement project that CCP
3 is performing on behalf of the City at Roosevelt
4 Plaza which is right in front of City Hall.

5 MR. BURNS: Very good. Thank you.
6 Go ahead, Mike.

7 MR. ROBERTS: I'm the civil engineer for
8 the project. I work for Artheon which is formerly
9 CME Associates. Our office is actually down the road
10 at One Port Center here in the City. And we've been
11 working with CCP on this project to help provide some
12 additional seating and retail space at this
13 location. Lahy, do you want to give us some
14 background real quick?

MR. AMMAN: Sure. So Camden Community Partnership is a City-wide nonprofit. We've been committed to Camden through revitalization for over 40 years. We serve as a close partner with both the City and the County to manage park improvement projects in public spaces around the City. So this is one of the projects in our portfolio. This one is funded as part of a 7 million dollar initiative by the City and CCP that is funded largely by the New Jersey Economic Development Authority.

25 The initiative aims to rehabilitate and

1 improve three parks in the greater downtown area, as
2 well as a community building on the Federal Street
3 corridor in East Camden. The total budget for this
4 project at Roosevelt Plaza is just over 1 million
5 dollars. So in conducting our background research
6 and planning for this project, we drew heavily from
7 previous downtown planning efforts, including the
8 Cooper Grant and Central Waterfront Plan, which
9 envisioned this park as the area's front porch.
10 This plan calls for an attractive well-programmed
11 public space for the Downtown through revitalization.

12 We've also been conducting extensive
13 community engagement since the Fall of 2024 with
14 community groups including the Cooper Grant
15 Neighborhood Association and the Cooper Plaza
16 Residents Association. And we have been in contact
17 with institutional stakeholders, including the
18 Rutgers Nursing School and Cooper Hospital. We have
19 been -- another vital project partner is the Camden
20 Special Services District which is tasked with
21 day-to-day maintenance and activation in Roosevelt
22 Plaza.

23 So our aim in these physical
24 improvements, this is to sort of lay the groundwork
25 for an activated downtown destination that appeals to

1 residents, workers, students and visitors. And we
2 try to do that through creating new amenities that
3 include new seating and shade structures, retail and
4 food kiosks, and just providing additional services
5 to the downtown community.

6 MR. BURNS: Very good.

7 MR. ROBERTS: So if I'm able to share my
8 screen, I could show you the site plan.

9 MR. BURNS: Angela, can Michael share?

10 MS. MILLER: I don't see why he can't.

11 MR. BURNS: Oh, he's got it.

12 MS. MILLER: Yes.

13 MR. ROBERTS: Does everybody see that?
14 Okay. Great.

15 MR. BURNS: Yes.

16 MR. ROBERTS: So as you can see, we have
17 the site plan in front of you. It's located at Block
18 121, Lot 1 or 520 Market Street which is
19 immediately adjacent to City Hall which is to the
20 bottom of the page or the east of the site. We're
21 looking to construct two new pop-up shops and I will
22 kind of zoom in a little bit and maybe help you see a
23 little better. One will be located here at the
24 corner of 5th and Market. And the other one will be
25 located a lot closer to the plaza itself in front of

1 City Hall.

2 And then the third location here, are
3 going to be for parking for food trucks. So the
4 space will provide us for the opportunity for two
5 food trucks at this location. Currently, the food
6 trucks when they do come to the area, park on 5th
7 Street usually in front of the facility right here.
8 Then also, these pergola structures will be able to
9 provide some shade for the various areas for seating
10 for customers, as well as just general people walking
11 through the park as well.

12 Let me pull up -- we put a little site
13 rendering together to give a little better clearer
14 picture of what we're looking to do. In addition to
15 that work, in area one, we're going to have some new
16 landscaping bollards along the front here to provide
17 a little bit of beautification along that corner, and
18 also, some additional vegetation including some shade
19 trees within that upper right quadrant that's already
20 landscaped. Just provides some additional
21 opportunity for shade. Because that was one of the
22 things that was brought up a number of times by
23 residents and locals alike, was simply that there is
24 not really a lot of shade in the area. So like
25 during hot summer days, they really don't have a

1 place to sit. So providing some additional shading
2 was a big question mark.

3 And then Area 3 here would be another
4 pop-up shop and Area 2 would be, again, where the
5 food trucks would be parked and that would allow some
6 area for winding up and people kind of trafficking
7 along North 5th Street to be able to partake in those
8 retail areas. I can pull up A-3 which would be the
9 landscaping real quick. I'll show you what that
10 looks like just a little bit closer.

11 So we just have a number of shade trees
12 and a couple smaller trees just to kind of provide
13 some beautification and shading in that area like I
14 mentioned. And then other item that I would kind of
15 just bring to your attention real quick, is just what
16 these structures are going to look like.

17 So the pergolas are going to be like a
18 painted black steel. There will be open slats on
19 top. The opportunity there would be to potentially
20 have the slats where they open and close themselves.
21 But if not, there might be some room to provide some
22 sort of a tarp structure or something that's a little
23 bit still attractive that could provide some physical
24 shade beyond just angled-shading with the perogla
25 structure. That's kind of still up in the air at the

1 moment. We'd be happy to hear feedback from the
2 Board if that's something that would entertain or
3 interested in.

4 And then also, here's what the shipping
5 containers would look like from a plan view. It's
6 pretty straightforward. It's going to be a cooking
7 space; some area for just coolers and what you have.
8 And then obviously, a three-compartment sink and
9 things of that nature. So they could provide the
10 retail services for, you know, small food services.

11 There's going to be another potential
12 shipping container option that would not have as much
13 food preparation. It would just be cold foods that
14 would be warmed up. That would probably be at the
15 other shipping container location located closer to
16 the City Hall building itself. We are looking to
17 provide utilities for all these structures. So we're
18 going to provide sanitary sewer for the two -- I'll
19 pull up the Utility Plan real quick. We're planning
20 sanitary sewer for the two pop-up structures.

21 The first one will be directly
22 connected. The second one will be left just a sub-up
23 for a future connection. Since as we said before,
24 that one is still kind of up in the air. They're
25 going to be interested in using that for food

1 preparation beyond just warming foods. That could
2 also be something where it could be like cold
3 sandwiches or potentially coffee preparation and
4 things of that nature. A fast-preparation-type foods
5 for the most part. Particularly for like commuters
6 that are coming in and out of the subway entrance or
7 entering or exiting City Hall itself.

8 And then the third area would be electric
9 and water connections for those food trucks so that
10 they have an opportunity to turn off any generators
11 and keep the noise down while they're operating
12 on-site. And provide a little bit of a better more
13 comfortable service, as well as full electrical
14 upgrades for all three -- and water upgrades for all
15 three locations.

16 MR. AMMAN: So that is really the extent
17 of the work. It's relatively simple in terms of
18 scope. If there's anything one of our presentation
19 items that you'd like to see again and have some
20 questions on, I would be more than happy to provide
21 that.

22 VICE-CHAIRMAN LEE: Thank you.

23 Do the Board members have any questions?
24 Any questions from the Board?

25 MS. CREAN: Can I see the pergolas

1 again?

2 MR. AMMAN: Yes, of course.

3 MS. CREAN: That's nice. It's going to
4 be so nice to have shade there.

5 MR. AMMAN: A hundred percent. I use the
6 facility myself on a regular basis and it would be
7 very nice to have a spot. At the moment, we're not
8 providing any permanent seating underneath. The
9 seating would be connected directly with the user of
10 the pop-up shop. They would have like probably
11 temporary seating that they would be bring out in the
12 morning and then bring in in the evening hours. In a
13 future phase, that may change.

14 We have also looked into some like
15 architectural-type structures that could be used as
16 seating, as well as potential for like a small raised
17 concrete like stage area so that they can do some of
18 the summer events around that area and we provide
19 some additional electrical and, you know, sound
20 system-type connection. That is not with this
21 application but we have gotten requests for that and
22 we're looking at those if we have future funding to
23 look at that at a future phase.

24 MS. CREAN: Nice. I just wanted to ask
25 about the pergola covering. You said that you guys

1 were going to look into seeing if you could cover it
2 to provide more shade. I was just wondering if you
3 guys have discussed instead of using, you know,
4 something plastic or tarp, I think you mentioned or
5 manmade, have you considered any greenery or vines
6 instead?

7 MR. AMMAN: We haven't but I think that's
8 something we could certainly look into.

9 MS. CREAN: That would be good.

10 MR. AMMAN: The manufacturer that we've
11 been working with for this, also has a version of
12 these that has shutters essentially that would allow
13 it to kind of open and close. And that would be
14 built-in within the structure itself. At the moment,
15 the pricing is a little bit outside of the range for
16 the project for something like that. But at minimum
17 like a cloth, could certainly go over there and vines
18 or something, is a fantastic idea. So we would
19 certainly look into that.

20 MS. CREAN: Awesome. Thank you.

21 MR. AMMAN: Yeah, of course.

22 MR. BURNS: Erin took my question. I was
23 just curious about that.

24 MS. CREAN: I'm sorry, Jim.

25 MR. BURNS: I was curious about the

1 ability to close it because, you know, when the
2 weather turns, it would provide great cover for
3 people that could stand there if there's a pop-up
4 storm or whatever the case may be. Or as the weather
5 gets colder, and we get a little snow, they could
6 still go out and maybe use it.

7 MR. AMMAN: Yeah, I agree. I think what
8 we would may do then in that consideration, you know,
9 that it has kind of come up a couple of times and the
10 Board has comments on the same thing, we could look
11 into maybe making that like an add-on for the
12 project. That if it's within the budget depending on
13 what the prices come in when we go out to bid next
14 month, we could see about using that as an add-on and
15 build that into the project now, if that's possible.

16 MR. BURNS: The vines and things like
17 that that Erin mentioned, that wouldn't be an add-on.
18 That's something you could do as part of your
19 landscaping plan, correct?

20 MR. AMMAN: Oh, yes, absolutely. And we
21 can talk about that internally about how that might
22 look or function or how that might be. Maintenance
23 is always the biggest issue with any live vegetation
24 so we'd have to look and see if that'll be live or
25 if that would be like one of those kind of like the

1 fake vines that, you know, look realistic and what
2 have you. Any other questions?

3 VICE-CHAIRMAN LEE: I don't think the
4 Board has anymore questions. I believe the public
5 may be interested in asking some questions if there's
6 someone out there from the public. Erin, do we have
7 anyone from the public that may want to chime in?

8 MS. CREAN: I don't see anyone with their
9 hand raised.

10 MR. ROBERTS: I don't see anyone.

11 MR. BURNS: I don't either.

12 MS. MILLER: No one.

13 MR. BURNS: So the Board doesn't really
14 have to take any action on this, Mr. Chairman. It's
15 a Courtesy Review. But I think Mr. Roberts and
16 Mr. Amman have recognized the potential landscaping.
17 I don't know if Ashton has anything he wants to add.
18 They'll take into the consideration which is good an
19 add-on for potential slats that can close and
20 providing landscaping is suggested by Ms. Crean
21 and/or canvas-type of covering to help further shade.
22 Ashton, is there anything else you have on this?

23 MR. JONES: Nothing formally to add. I
24 think the comments are great comments. I think shade
25 is a consideration is important. And I would expect

1 Camden Community Partnerships to sort of look at the
2 various options and think cost and longterm
3 maintenance, you know. Like obviously, we want this
4 to look and remain nice as an attraction for the
5 public. So, yes, take into consideration the
6 comments.

7 MR. AMMAN: And that's something that
8 we'll talk to our partners to see about too because
9 they'll be the ones doing the day-to-day upkeep. So
10 we can absolutely raise some questions.

11 MR. BURNS: Very good.

12 MS. CREAN: I'm looking forward to this
13 project.

14 MR. AMMAN: Likewise as well.
15 Definitely. I appreciate all your input and your
16 time tonight.

17 MR. ROBERTS: Thank you, everyone.

18 MS. CREAN: Thank you.

19 MR. BURNS: Take care.

20 MR. AMMAN: Thank you.

21 MR. ROBERTS: Take care.

22 VICE-CHAIRMAN LEE: Moving on to Item I.

23 MR. JONES: Yes. So I can jump in on
24 that one. So, you know, obviously I am new to all of
25 you and you're new to me. When this came in front of

1 me, I did talk to Angela and we tried to figure out
2 our best way of doing it. Just so people aren't
3 like: What is this? This is something new; it seems
4 like something maybe we didn't always do in the past.

5 So if you look at old agendas, there's
6 lots of resolutions where we talk about the
7 resolution that sent an ordinance down to the
8 Planning Board. But that said, the reason we're here
9 today is, every land use-related ordinance in every
10 municipality in the State of New Jersey, goes through
11 a process. And that process is an introduction at
12 Council or the governing body. And then it comes
13 to the Planning Board for what's called a Master Plan
14 Consistency Review. And then it goes back to Council
15 for second reading.

16 And so we're here for the Master Plan
17 Consistency Review. So what are we discussing?
18 There was an amendment proposed by City Council to
19 make a relatively minor change to the existing
20 Cannabis Ordinance. The only prescribed change
21 which, you know, there is a change. But the only
22 prescribed change is, Cannabis retail facilities were
23 permitted along Haddon Avenue from Kaighn Ave. to
24 Atlantic Ave. And the change is to also permit
25 them on North 27th Street from Concord Ave. to River

1 Ave. No standards regulating those facilities are
2 changing. It's literally just a change of expanding
3 where it might be permitted.

4 So that is, in essence, the ordinance.
5 And then as part of that, we have to do this Master
6 Plan Consistency Review. So you all haven't -- I
7 guess you did get an email. If you saw the email
8 then great. If not, I'm going to sort of just talk
9 through it. I drafted a letter where we reviewed this
10 ordinance in relation to the Master Plan and I'll
11 talk through that. And then we can open it up to the
12 floor. So, in essence, every land use-related
13 ordinance has to go through this process.

14 We reviewed Camden's last Reexamination
15 Report which is almost for those who don't know, it's
16 almost an abridged version or a summary version of
17 the Master Plan. The Reexamination Report was done
18 in 2018. That Reexamination Report, as you can
19 imagine in 2018, expressly talked about, you know,
20 marijuana dispensers; talking about how it might
21 be -- we should consider it and put in place
22 regulations that regulate it well and purposefully.
23 Obviously, Council has introduced this ordinance and
24 they believe this serves the best interest of the
25 City.

1 And so, I think it's very valid to say
2 that this is the City regulating with purpose its own
3 regulations and instituting where it feels
4 appropriate that Cannabis regulations could be
5 expanded. So that's the 2018 Master Plan. Further
6 from that, the last time we did a full Master Plan
7 was in 2002. And the full Master Plan has various
8 elements and talking, you know, there's a land use
9 element; a transportation element. Every Master Plan
10 has all these different sections. The elements are
11 really chapters.

12 But as we talk about it, you know, it
13 talks about improving corridors; enhancing just
14 ratables and activity and commercial activity along
15 corridors. And trying to establish, you know, where
16 certain uses are appropriate. It talks about
17 economic development activity and the need to broaden
18 and diversify the municipal tax revenue stream. And
19 then expanding geographical locations where retail
20 facilities might be appropriate such as, in this case
21 Cannabis. It talks about emerging market demand and
22 sort of being agile on our feet in trying to
23 anticipate needs in the future.

24 And so, it's based on these two largely
25 sort of the land use element from 2002 and the 2028

1 Master Plan Reexam that we largely believe that this
2 is consistent with the Master Plan and the intent of
3 the City's goals. The important thing to also note,
4 is just that when you hear this again, the actual
5 statute is really stating that it's not
6 inconsistent. And I know that can sound a little
7 weird. But so when you're going through these and
8 you hear me babble on next time, what I'm trying to
9 say is, the real debate is, if it's inconsistent as
10 opposed to if it is consistent. This is consistent
11 but you're going to hear -- there's going to be
12 situations where the Master Plan is silent on
13 something or doesn't talk about something. And,
14 therefore, it's not inconsistent. It just doesn't
15 relate.

16 So I just want to say, this is consistent
17 with the Master Plan. The goal of our task is to say
18 that it's not inconsistent. But in either instance,
19 the positive, negative or just the positive, it is in
20 line with our Master Plan and in keeping. So with
21 that, we recommend that this gets passed on to City
22 Council. And then, obviously, City Council is the
23 one who votes on this and actually adopts all
24 regulations in the form of an ordinance.

25 Obviously, you can ask myself any

1 questions. Obviously, the councilman is here. He
2 may know some of it as well. It was introduced.
3 But between the two of us, hopefully we can answer
4 everything.

5 MS. CREAN: I just have one question.
6 Are you also -- so you're expanding the location
7 where it's permitted which I think is wonderful. Are
8 you expanding the number of licenses?

9 MR. JONES: That is not expanded. That
10 is not expanded in this ordinance. Just the
11 location.

12 MS. CREAN: Just out of curiosity, how
13 many are left that are available?

14 MR. JONES: Great question. I want to
15 say four. Is that correct, Councilman?

16 COUNCILMAN MARTINEZ: I'm not quite sure.

17 MR. JONES: I believe it's four. I have
18 seen a list but I believe it's four. I think there's
19 a total 12 and there's 8 taken, I believe. And when
20 we say -- important when we say that. There's some
21 that are taken but not operating, right? The Zoning
22 Board approved one for Cannabista. They got
23 approval. It has not happened.

24 MR. CREAN: But then -- but technically
25 it's still there's nobody else can come in operate

1 because --

2 MR. JONES: Exactly. They --

3 MS. CREAN: Are there any like time
4 limits or expiration dates if you don't -- say,
5 you're granted this Cannabis license, if you're not
6 up and running, let's say in 24 months then? Because
7 now --

8 MR. JONES: There's currently not.

9 MS. CREAN: -- because now they're
10 preventing other people from operating in the City
11 potentially.

12 MR. JONES: Yes. I think it's a valid
13 point taken. And that's something we should
14 consider. I don't believe -- I will have to
15 doublecheck. And, obviously, Ms. Crean, we can talk
16 again. And there is no public here so it's all sort
17 of an internal conversation. I can doublecheck and
18 get back to you. But I do not believe that there is
19 a time limit on the activation of said license.

20 MR. BURNS: I'm not aware of one either,
21 Erin. But I think at some point, the City is in a
22 position to kind of recapture those if there's a
23 clearer indication that despite the granting of it,
24 they're not going to go forward. And that can be
25 done through inquiry. And then those -- and once

1 that's done and if they're not going forward, that
2 can get put back in the pool for licensure.

3 It's funny that they didn't build that in
4 but I think the state was so convinced that they
5 would just go like hotcakes. And in most cases, they
6 have.

7 MS. CREAN: Right.

8 MR. BURNS: The City is in a benefit
9 where they've have had more than most. But I'm
10 surprised by it too. My office is on Route 73 and
11 there are three literally right next door to each
12 other.

13 MS. CREAN: Are you in Voorhees?

14 MR. BURNS: Voorhees, Mt. Laurel. It's
15 amazing.

16 MS. FRACTION: Yes.

17 MS. CREAN: Eastern Green in Voorhees is
18 my favorite. They carry this one strain called
19 Night-Night. It is perfect. I'm just waiting for
20 one of the stores in Camden to bring it in.

21 MR. JONES: I mean, I would just add to
22 Jim's point because I actually did work on all three
23 of those Cannabis facilities in Mt. Laurel. They all
24 came at the same time. And, well, the owners were
25 kind all of fighting. Clearly there's enough demand

1 and they're all surviving. So I think it was sort
2 of, you know, the wild, wild west when it went in and
3 we're all kind of learning from what's happened and
4 how things have played out. I think your point is
5 well-taken.

6 MR. BURNS: Whether it's connected or
7 not, I think we're also a little bit more relaxed
8 about it, so we'll see.

9 We don't have public here that's present.
10 This isn't a recommendation. We don't normally
11 would have to open it to the public. So unless
12 anybody else has as any comment on the application
13 itself or the ordinance itself, what would normally
14 be done at this point is, there would be a motion to
15 recommend adoption to Mayor and Council with the
16 finding of consistency with the Master Plan.

17 So whenever you're ready to make that
18 motion, that would be the motion. But I don't know
19 if anybody has any comments.

20 COUNCILMAN MARTINEZ: Ashton, I have one
21 question before we get to the motion.

22 MR. JONES: Sure.

23 COUNCILMAN MARTINEZ: And this is just
24 for clarification on my end. So is it only suppose
25 to come in front of the Planning Board when we

1 change or add an area or does it also have to come to
2 the Planning Board when we're changing the hours of
3 operation?

4 MR. JONES: I'll answer it. It's
5 actually a great question. Jim can probably answer
6 it better. So it's really when there's a
7 zoning-related issue.

8 COUNCILMAN MARTINEZ: Got it.

9 MR. JONES: Let's just say you have
10 a new use. Clearly, it's going to come in front of
11 the Board. You have a standard that's going to come.
12 It's going to come in front of the Board. The debate
13 where it gets to the fine minutiae is, let's just say
14 a setback is 10 feet and a setback get's changed to
15 9 feet. That could probably not but if the setback
16 is 10 feet and then it goes 1 foot, there's been case
17 law that would say, that definitely is a substantial
18 change and would need to go. So there is some
19 minutiae. But in general, it's uses and zoning.
20 That's when you're operating.

21 COUNCILMAN MARTINEZ: Got it.

22 Understood. Thank you.

23 VICE-CHAIRMAN LEE: Anymore questions?
24 If not, Mr. Burns, perhaps we could entertain a
25 motion; am I correct?

1 MR. BURNS: Yes. It would be a motion to
2 recommend adoption to Mayor and Council with a
3 finding of consistency with the Master Plan. So that
4 would be the motion.

5 VICE-CHAIRMAN LEE: So moved based on
6 what you just said.

7 MS. CREAN: Second.

8 MR. BURNS: So we have moved by our
9 Vice-Chair and seconded by Ms. Crean.

10 MS. MILLER: Okay. So Mr. Lee.

11 VICE-CHAIRMAN LEE: Yes.

12 MS. MILLER: Director Walker.

13 DIRECTOR WALKER: Yes.

14 MS. MILLER: Mr. Leonard.

15 MR. LEONARD: Yes.

16 MS. MILLER: Councilman Martinez.

17 COUNCILMAN MARTINEZ: Yes.

18 MS. MILLER: Ms. Crean.

19 MS. CREAN: Yes.

20 MS. MILLER: Mr. Thomas.

21 MR. THOMAS: Yes.

22 MS. MILLER: Ms. Fraction.

23 MS. FRACTION: Yes.

24 MS. MILLER: Motion carried to approve.

25 Thank you.

1 MR. BURNS: So Mr. Vice-Chair, all that
2 is left tonight is the Adoption of Resolutions. I
3 prepared the Resolution for Camden Transformation
4 Partners; Camden Community Solar; and Extreme
5 Resolutions Group for Minor Subdivision and
6 Preliminary and Final Site Plan. I don't know if
7 Resolutions were submitted for the Cooper Health
8 System or Broadway Camden. Were they, Angela?

9 MS. MILLER: They were.

10 MR. BURNS: They were?

11 MS. MILLER: Yes.

12 MR. BURNS: We can do a blanket motion if
13 you're so inclined, Mr. Chairman.

14 VICE-CHAIRMAN LEE: Absolutely.

15 MR. CREAN: Jim, Camden Transformation
16 has to be pulled out for Ian and I.

17 MR. BURNS: So why don't we do that
18 then. We'll just do Camden Transformation first and
19 we'll take that, Mr. Chairman, given that Erin and
20 Ian can't vote on it. And then the other ones can be
21 done in a blanket motion.

22 So could we have a motion for Camden
23 Transformation Partners, LLC?

24 COUNCILMAN MARTINEZ: Motion.

25 MR. BURNS: Thank you, Councilman.

1 Do we have a second?

2 MS. FRACTION: Second.

3 MS. MILLER: I thought you said that was
4 Camden Transformation? And did Erin just second it?

5 MR. BURNS: She didn't second it.

6 MS. FRACTION: I seconded it.

7 MR. BURNS: I heard Brenda say it so I
8 thought it was Brenda.

9 MS. FRACTION: Right.

10 MS. MILLER: Oh, my fault. I'm sorry.

11 MR. BURNS: So the Councilman made the
12 motion. We have a second by Brenda so we just need a
13 roll call. Ian and Erin can't vote.

14 MS. MILLER: Okay. Mr. Lee.

15 VICE-CHAIRMAN LEE: Yes.

16 MS. MILLER: Director Walker.

17 DIRECTOR WALKER: Yes.

18 MS. MILLER: Councilman Martinez.

19 COUNCILMAN MARTINEZ: Yes.

20 MS. MILLER: Mr. Thomas.

21 MR. THOMAS: Yes.

22 MS. MILLER: Ms. Fraction.

23 MS. FRACTION: Yes.

24 MS. MILLER: Motion carried to approve.

25 Thank you.

1 MR. BURNS: Then I just need a motion to
2 approve the remainder of the Resolutions: Broadway
3 Camden Investments, Extreme Solutions Group,
4 Cooper Health System, Camden Community Solar.

5 VICE-CHAIRMAN LEE: So moved.

6 MR. LEONARD: Second.

7 MS. MILLER: Roll call, Mr Lee.

8 VICE-CHAIRMAN LEE: Yes.

9 MS. MILLER: Director Walker.

10 DIRECTOR WALKER: Yes.

11 MS. MILLER: Mr. Leonard.

12 MR. LEONARD: Yes.

13 MS. MILLER: Councilman Martinez.

14 COUNCILMAN MARTINEZ: Yes.

15 MS. MILLER: Ms. Crean.

16 MS. CREAN: Yes.

17 MS. MILLER: Mr. Thomas.

18 MR. THOMAS: Yes.

19 MS. MILLER: Ms. Fraction.

20 MS. FRACTION: Yes.

21 MS. MILLER: Motion carried to approve.

22 Thank you.

23 MR. BURNS: I need a motion to adjourn.

24 COUNCILMAN MARTINEZ: Motion to adjourn.

25 MR. JONES: Before we adjourn, I just

1 want to say one thing. The motion still stands.
2 I just want to interrupt and say because I looked it
3 up, there are 20 total Cannabis licenses just for
4 people's knowledge. I was correct on the 8. Eight
5 have been issued. There are 20 total.

6 MS. CREAN: And they're not like --
7 That's 20 per everywhere or there's a certain number
8 in each permitted location?

9 MR. JONES: Exactly. There's 20 total
10 and then they are restricted also by district.

11 MS. CREAN: Okay. So then wait -- real
12 quick. Then the new district, are you pulling
13 licenses from another district if they're restricted
14 by district as well if you're not creating any new
15 ones?

16 MR. JONES: No. We're creating -- we're
17 increasing the area where they can go --

18 MS. CREAN: Of that district.

19 MR. JONES: -- but not changing the
20 district.

21 MS. CREAN: So you're increasing the area
22 in North Camden. Okay. Got it.

23 MR. JONES: Exactly. But not the
24 number.

25 MS. CREAN: Got it.

1 MR. JONES: Sorry for interrupting.

2 Motion on the floor.

3 VICE-CHAIRMAN LEE: I have a question.

4 MR. JONES: Sure. Yes.

5 VICE-CHAIRMAN LEE: The 20 total that you
6 just mentioned, does that represent an increase in
7 the number of licenses throughout the City of
8 Camden? Because I thought initially it was like 11
9 licenses; am I correct?

10 MR. JONES: That I do not know.

11 I mean, so obviously -- not obviously, but for those
12 who know, I've been here about, we'll say at this
13 point, three months. I am just reviewing the Code
14 and that's what the Code says. I don't know when if
15 a change happened. But I can say currently, the
16 regulations would allow for 20.

17 VICE-CHAIRMAN LEE: Got you. Thank
18 you.

19 MR. JONES: So that's not a very good
20 answer but... And there are currently 12 that are
21 issued.

22 VICE-CHAIRMAN LEE: Right. I got you.

23 MR. BURNS: So we have a motion.

24 MS. CREAN: So we don't have to worry
25 about recapturing any yet?

1 MR. JONES: Right. Yet is not a problem.
2 Exactly.

3 MR. BURNS: So our Councilman made a
4 motion to adjourn.

5 MS. CREAN: Second.

6 MR. BURNS: So I'm assuming everybody is
7 going to say, yes?

8 THE BOARD: Ayes.

9 MR. BURNS: Good. Everybody have a good
10 night.

11 VICE-CHAIRMAN LEE: Thank you very much.

12 - - -

13 --(Meeting concluded at 7:16 p.m.)--

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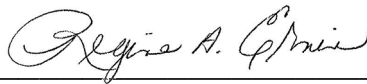
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