

In The Matter Of:
CITY OF CAMDEN
PLANNING BOARD

City of Camden Planning Board
August 13, 2026

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PLANNING BOARD
CITY OF CAMDEN

- - - -

Thursday, August 13, 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
ERIN CREAN
COUNCILMAN FALIO LEBAY MARTINEZ
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, P.P., C.M.E., BOARD ENGINEER
REMINGTON & VERNICK ENGINEERS
ASTON JONES, P.P., ACTING PLANNER/ZONING OFFICER

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1 CHAIRMAN DEJESUS: Good evening. Today
2 is Camden City's Planning Board meeting dated
3 August the 13th, 2026. We're under the COVID-19
4 virus and while City Hall is open, the regular
5 scheduled meeting will be conducted as a virtual
6 meeting using the remote platform called TEAMS.
7 You can have access to that agenda through the Camden
8 City's website. Reading of the statement, Angela.

9 MS. MILLER: Adequate notice of this
10 meeting has been provided in accordance with the Open
11 Public Meeting Act. The Camden City Planning Board
12 adopted a Resolution approving the schedule of
13 regular meetings to be held during the year of 2026
14 by, one, posting a copy thereof on the bulletin
15 boards reserved for such purpose in the Office of
16 City Clerk, City Hall, first floor, Camden, New
17 Jersey; two, transmitting a copy thereof to the
18 Courier Post and to the Philadelphia Inquirer. These
19 newspapers have been designated by this Board to
20 receive same, and filing a copy thereof with the City
21 Clerk, City of Camden, New Jersey. The subject
22 meeting was publicized on August 4, 2026.

23 CHAIRMAN DeJESUS: Roll call.

24 MS. MILLER: Jose DeJesus.

25 CHAIRMAN DeJESUS: Present.

1 MS. MILLER: Steven Lee.

2 VICE-CHAIRMAN LEE: Here.

3 MS. MILLER: Mayor Victor Carstarphen.
4 Director Keith Walker. Ian Leonard. Councilman
5 Falio Lebay Martinez.

6 COUNCILMAN MARTINEZ: Present.

7 MS. MILLER: Erin Crean.

8 MS. CREAN: Present.

9 MS. MILLER: Omari Thomas. Derek Davis.

10 MR. DAVIS: Present.

11 MS. MILLER: Brenda Fraction. Motion
12 carried to continue. Thank you.

13 CHAIRMAN DeJESUS: Approval of Planning
14 Board Public Hearing Minutes July 9, 2026. I need a
15 motion to approve?

16 MS. CREAN: So moved.

17 CHAIRMAN DeJESUS: I need a second.

18 VICE-CHAIRMAN LEE: Second.

19 CHAIRMAN DeJESUS: Did you get that,
20 Angela?

21 MS. MILLER: Yes. Roll call.

22 CHAIRMAN DeJESUS: Yes, please.

23 MS. MILLER: Mr. DeJesus.

24 CHAIRMAN DeJESUS: Abstain. I wasn't
25 there.

1 MS. MILLER: Mr. Lee.

2 VICE-CHAIRMAN LEE: Yes.

3 MS. MILLER: Councilman Martinez.

4 COUNCILMAN MARTINEZ: Yes.

5 MS. MILLER: Ms. Crean.

6 MS. CREAN: Yes.

7 MS. MILLER: Mr. Davis.

8 MR. DAVIS: Abstain. I wasn't there.

9 MS. MILLER: Motion carried to approve.

10 CHAIRMAN DeJESUS: Swearing in of all
11 professionals and planning staff.

12 MR. BURNS: For our professionals, could
13 you raise your right hands, please.

14 ASHTON JONES, P.P.; ROBERT E. HUNTER,
15 III, P.E., P.P., C.M.E., having first been duly
16 sworn/affirmed, was examined and testified as
17 follows:

18 CHAIRMAN DeJESUS: We don't have a
19 Planning Board Director's Report, do we, Angela?

20 MS. MILLER: We do not. I do have one
21 thing to say, if you don't mind, Chair.

22 CHAIRMAN DEJESUS: I don't.

23 MS. MILLER: Tomorrow is actually the
24 last day to sign up for the League of Municipalities.
25 So if anyone wants to go, they need to send me a

1 confirm or confirmation that they want to go or let
2 me know before we get off this call this evening.
3 It's early registration and our purchasing agent
4 wants to sign you up no later than tomorrow.

5 CHAIRMAN DeJESUS: Did you get that
6 everybody?

7 THE BOARD: Yes.

8 MS. MILLER: Thank you.

9 MR. BURNS: Mr. Chairman, if I could.
10 Before we start, there's some housekeeping matters.
11 Item G, Minor Subdivision regarding Antioch Baptist
12 Church, 1909 S. 7th. They did not notice for their
13 minor subdivision. It will not be heard tonight and
14 they will be heard when they properly notice their
15 application.

16 Also, Preliminary and Final Site Plan I
17 and J regarding Camden Transformation Partners, LLC,
18 Site 1 and Site 2. Those are carried to the
19 September 10th meeting.

20 CHAIRMAN DeJESUS: Anything else,
21 Mr. Burns?

22 MR. BURNS: That's it, sir.

23 CHAIRMAN DeJESUS: Then we shall
24 continue. Certificate of Appropriateness, NJ Synod
25 of the Evangelical, 2755 Tuckahoe Road. The

1 applicant is proposing rehabilitation, interior, and
2 exterior work at said property located within the
3 Fairview Historic District. Anyone here for that?

4 MR. BURNS: Mr. Chairman, that matter was
5 heard by the HPC on July 23rd, 2026. Ms. Crean is a
6 member of our Historic Preservation Commission and
7 that was recommended for approval for exterior work
8 under the condition as stated within the Historic --
9 Steve, if you can mute yourself, please. I'm getting
10 feedback.

11 VICE-CHAIRMAN LEE: Okay.

12 MR. BURNS: So that matter -- the
13 recommendation was, Mr. Chairman, to approve that
14 Certificate of Appropriateness. So we would just
15 need a motion to approve.

16 CHAIRMAN DEJESUS: So that's for interior
17 and exterior, right?

18 MR. BURNS: Exterior work.

19 CHAIRMAN DeJESUS: According to here, it
20 says interior and exterior.

21 MS. MILLER: It's rehabilitation,
22 interior and exterior.

23 MR. BURNS: I apologize. I was looking
24 at the exterior. So we just need to open it to the
25 public if there's any public comment.

1 CHAIRMAN DeJESUS: Anybody out there?

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

3 MR. BURNS: Coming back for a motion to
4 approve?

5 CHAIRMAN DeJESUS: Close to the public
6 and then we now open back to the Board for a motion
7 to approve or disapprove.

8 MS. CREAN: I motion to approve the
9 Certificate of Appropriateness.

10 VICE-CHAIRMAN LEE: Second.

11 MS. MILLER: Roll call. Mr. DeJesus.

12 CHAIRMAN DeJESUS: Yes.

13 MS. MILLER: Mr. Lee.

14 VICE-CHAIRMAN LEE: Yes.

15 MS. MILLER: Councilman Martinez.

16 COUNCILMAN MARTINEZ: Yes.

17 MS. MILLER: Erin Crean.

18 MS. CREAN: Yes.

19 MS. MILLER: Mr. Davis.

20 MR. DAVIS: Yes.

21 MS. MILLER: Motion carried to approve.

22 Thank you.

23 CHAIRMAN DeJESUS: Certificate of
24 Appropriateness for Mercedes Reyes, 1088 Niagara
25 Road. The applicant is proposing Solar Panels at

1 said property located within the Fairview Historical
2 District. Do you have anything, James?

3 MR. BURNS: That matter -- that person
4 did appear on July 23rd before the HPC and the
5 recommendation was to approve the application
6 provided that it met the -- they followed the
7 historic guidelines.

8 CHAIRMAN DeJESUS: I need a motion to
9 approve.

10 MR. BURNS: Any public comment on that
11 one? Anybody here?

12 CHAIRMAN DeJESUS: Anybody there, Angela?

13 MS. MILLER: I don't see anybody with
14 their hands up.

15 MS. CREAN: I make the motion. Steve,
16 are you on the computer and on your phone?

17 VICE-CHAIRMAN LEE: No. I'm not on my
18 phone. My microphone on my computer isn't working.

19 MR. BURNS: Steve, get out of your
20 computer.

21 MS. CREAN: Yeah.

22 MR. BURNS: Because we're picking you up
23 double. That's the feedback.

24 MS. CREAN: And then we are ourselves too
25 from your --

1 MR. JONES: Angela, can you just mute his
2 TEAMS?

3 MS. MILLER: Yes.

4 MR. JONES: There you go. Can we hear
5 you, Steve?

6 VICE-CHAIRMAN LEE: I pushed mute already
7 so I'll do it again.

8 MS. CREAN: No, no. One more time,
9 Steve. One more time and then don't touch it.

10 VICE-CHAIRMAN LEE: Okay.

11 MS. CREAN: Don't touch it. I move to
12 uphold the HPC's approval.

13 CHAIRMAN DeJESUS: I need a second.

14 COUNCILMAN MARTINEZ: Second.

15 CHAIRMAN DeJESUS: Okay. Roll call.

16 MS. MILLER: Mr. DeJesus.

17 CHAIRMAN DeJESUS: Yes.

18 MS. MILLER: Mr. Lee.

19 VICE-CHAIRMAN LEE: Yes.

20 MS. MILLER: Councilman Martinez.

21 COUNCILMAN MARTINEZ: Yes.

22 MS. MILLER: Ms. Crean.

23 MS. CREAN: Yes.

24 MS. MILLER: Mr. Davis.

25 MR. DAVIS: Yes.

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

3 CHAIRMAN DeJESUS: Certificate of
4 Appropriateness E-Zone Management, LLC, Project:
5 Croft Mill Housing Associates, LLC, Jefferson Street
6 between Broadway and 4th Street. The applicant is
7 proposing new construction/infill at said property
8 located within the South Camden Historic District.

9 MR. BURNS: This applicant also appeared
10 on July 23rd before the HPC and the Historical
11 Preservation Commission voted to approve the proposed
12 new construction/infill at Jefferson Street between
13 Broadway and 4th Street; conditioned that it stays
14 within the historic guidelines.

15 CHAIRMAN DEJESUS: Does anybody have any
16 questions from the Board related to this subject?
17 Hearing none then, Angela, anybody out there?

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

19 CHAIRMAN DeJESUS: Okay. Closed to the
20 public. Then I need a motion.

21 MS. CREAN: I move to uphold the --

22 CHAIRMAN DeJESUS: You got to say what
23 the motion is.

24 MR. BURNS: Motion to approve she said.

25 MS. CREAN: I wasn't finished. I motion

1 to approve the HPC -- to uphold the HPC'S approval.

2 COUNCILMAN MARTINEZ: Second.

3 CHAIRMAN DeJESUS: Roll call.

4 MS. MILLER: Mr. DeJesus.

5 CHAIRMAN DeJESUS: Yes.

6 MS. MILLER: Mr. Lee.

7 VICE-CHAIRMAN LEE: Yes.

8 MS. MILLER: Councilman Martinez.

9 COUNCILMAN MARTINEZ: Yes.

10 MS. MILLER: Ms. Crean.

11 MS. CREAN: Yes.

12 MS. MILLER: Mr. Davis.

13 MR. DAVIS: Yes.

14 MS. MILLER: Motion carried to approve.

15 Thank you.

16 CHAIRMAN DeJESUS: I just want to make
17 sure that when you motion and I ask for it, just
18 explain the motion that you're trying to make.

19 That's what I'm trying to accomplish. Just saying
20 motion, that doesn't help. All right? Because
21 they're recording this meeting and, therefore, you
22 got to explain what you're saying. Please.

23 Certificate of Appropriateness, Urban
24 Promise Ministries, Inc., 1063 N. Common Road. The
25 applicant has been denied for Solar Panels at said

1 property located in the Fairview Historic District.

2 MR. BURNS: Mr. Chairman, this applicant
3 also appeared at the July 23rd, 2026 Historic
4 Preservation Commission meeting. The Historic
5 Preservation Commission voted to deny the proposed
6 solar panels at the property as they are not within
7 the historic guidelines. I don't know if anybody is
8 here to address that application and the denial,
9 Mr. Chairman.

10 CHAIRMAN DeJESUS: Angela, do you have
11 anybody here for that? Do you?

12 MS. MILLER: Not that I'm aware of. I
13 don't see anyone.

14 CHAIRMAN DeJESUS: I'll leave it to the
15 Board to evaluate that decision. Hello?

16 MS. CREAN: I move to uphold the HPC's
17 denial.

18 CHAIRMAN DeJESUS: Okay. I need a second
19 for that.

20 MR. BURNS: Do we have a second on that?

21 CHAIRMAN DeJESUS: I heard somebody say
22 something but I didn't know who it was.

23 MR. BURNS: We would need a second to go
24 to a vote people.

25 COUNCILMAN MARTINEZ: Second.

1 MR. BURNS: Thank you.

2 CHAIRMAN DeJESUS: Mr. Martinez, thank
3 you.

4 MR. BURNS: So the motion is to uphold
5 the denial. So you would vote yes to uphold the
6 denial; no to uphold not. So that would be the
7 motion.

8 COUNCILMAN MARTINEZ: Mr. Burns.

9 MR. BURNS: Yes, sir.

10 COUNCILMAN MARTINEZ: Question. Can
11 somebody answer why we're denying this?

12 MR. BURNS: Erin can.

13 MS. CREAN: Yes, I can. So the historic
14 standards do not allow solar panels to be seen from a
15 street basically. So because it's in the Village of
16 Fairview, the historic district, the historic
17 standards which the City doesn't set. They're
18 federal guidelines and state guidelines. And solar
19 panels just aren't permitted to be seen by the road
20 when you're in historic districts. Unfortunately,
21 all the other roofs are permitted with the rooftops
22 at the location as long as it can't be seen. But
23 those other locations unfortunately have tree cover.

24 COUNCILMAN MARTINEZ: Thank you.

25 CHAIRMAN DeJESUS: Does that answer your

1 question, Mr. Martinez?

2 COUNCILMAN MARTINEZ: It does, thank you.

3 CHAIRMAN DeJESUS: Roll call, Angela.

4 MS. MILLER: Mr. DeJesus.

5 CHAIRMAN DeJESUS: Yes.

6 MS. MILLER: Mr. Lee.

7 VICE-CHAIRMAN LEE: Yes.

8 MS. MILLER: Councilman Martinez.

9 COUNCILMAN MARTINEZ: Abstain.

10 MS. MILLER: Jim, can he second that and
11 then abstain?

12 MR. BURNS: Yes. The councilman can
13 second it. The purpose of the second and the
14 councilman is proper in doing so, but simply to get
15 it before the Board to vote. That's all that it is.
16 He's free to abstain.

17 MS. MILLER: Okay. Thank you.
18 Ms. Crean.

19 MS. CREAN: Yes.

20 MS. MILLER: Mr. Davis.

21 MR. DAVIS: Yes.

22 MS. MILLER: Motion carried to deny.
23 Thank you.

24 CHAIRMAN DeJESUS: Moving on. Sign
25 variance, Pool's Liquors, LLC, 783 Spruce Street,

1 Block 369, Lot 157. The applicant is proposing to
2 install two illuminated signs each 16 feet by 3 1/2
3 feet on the south wall and east wall of the building.
4 Is anyone here for that?

5 MR. WILSON: Lewis Wilson is the
6 attorney for Pool's Liquors.

7 MR. BURNS: Welcome, Counsel.

8 MR. WILSON: Yes.

9 MR. BURNS: Council, if you could just
10 explain the purpose of the application; what's being
11 proposed with the sign variance?

12 MR. WILSON: The application was to put
13 two 16-foot long signs on two sides of the building.
14 It would be illuminated signs, LED and it would be
15 16-by-3 1/2 feet attached to the building.

16 CHAIRMAN DeJESUS: Do you have any
17 illustration of that, please?

18 MR. BURNS: It's in the packet,
19 Mr. Chairman. There's a --

20 CHAIRMAN DeJESUS: I don't have one in my
21 packet. Mr. Wilson, do you have on your screen, the
22 capability to show the sign?

23 MR. WILSON: I don't think we can but I
24 can hold it up through the --

25 MS. MILLER: To the camera?

1 MR. BURNS: What counsel is showing you
2 is the existing building.

3 MS. MILLER: It's not clear. Oh, there
4 you go. Back a little bit; go back some.
5 Mr. Wilson, pull it back towards you. Too close is
6 making it blurry. Go back.

7 MR. BURNS: Ashton, do you have the
8 ability to put that on the screen?

9 MR. JONES: I do, yes.

10 MR. BURNS: We're going to have our
11 planner put the screen up.

12 MR. JONES: Although I don't have it
13 digitally but I also will make sure that I'm
14 unblurred so everyone can see. One second.

15 MR. BURNS: Mr. Wilson's looks good right
16 now. So the top picture shows the building without
17 signage. And right by his signature line, Mr.
18 Wilson's --

19 CHAIRMAN DeJESUS: Lower page is where
20 the sign is going to be?

21 MR. BURNS: Right. It shows the signage.
22 And pretty much it's an angled building so they're
23 meeting above the door and it simply says, Pool's
24 Liquors and the beer, wine, lottery, ATM with a
25 little logo. So it's identifying the building.

1 Thank you, Mr. Wilson.

2 CHAIRMAN DeJESUS: Anybody on the Board
3 have any questions that relates to this matter?

4 MR. BURNS: I know that Ashton, our
5 acting city planner and zoning officer, reviewed the
6 sign package. Ashton, do you have any comments or
7 anything you'd like to bring to the --

8 MR. JONES: I guess I'll just make the
9 statement of like specifically in this case, 24 feet
10 is permitted. They're asking for 56 square feet.
11 They are allowed two signs because they're on a
12 corner. So it's not the number. It's just the size
13 of the signs.

14 MR. BURNS: And I think as Mr. Wilson has
15 indicated through his statement, introduction and the
16 rendering, the signs fit perfectly well over the
17 entrance. Ashton, is that a fair comment?

18 MR. JONES: That's fair comment, yes.
19 They meet at the corner. They meet at the corner.
20 And then spread out 16 feet from that corner.

21 MR. BURNS: And the sole purpose of the
22 signage really is to identify Pool's Liquor's and
23 what's being sold at the liquor store, correct, sir?

24 MR. WILSON: That's correct. The liquor
25 had -- the building had been used as a liquor store

1 for many, many years but had closed down prior to the
2 death of the owner. And the whole idea is to
3 reestablish that as a community liquor store.

4 CHAIRMAN DeJESUS: Mr. Wilson, since it's
5 an illuminated sign, the lettering is going to remain
6 the same; is that correct?

7 MR. WILSON: Yes.

8 CHAIRMAN DeJESUS: Anyone else have any
9 questions from the Board? Seeing none and hearing
10 none, Angela, do you have anyone out there or
11 outside?

12 MS. MILLER: Yes, it's the Councilman.

13 MR. BURNS: The Councilman has a
14 question.

15 COUNCILMAN MARTINEZ: So my question here
16 is, being the fact that we are being proposed
17 a sign that's a variance of the sign, would this be
18 the only signage this liquor store has? Just so I
19 can clarify. What I mean by that is, is this
20 business also planning that after they get this sign
21 variance and when they technically open, have banners
22 or anything promoting any signage promoting their
23 business as well? Or this is the only signage that
24 they're asking for?

25 MR. WILSON: I would assume that if there

1 was additional signage, that they not meet the
2 ordinance, they would have to come back before the
3 Board. But as far as I know, this is the only
4 signage. And if you notice, there are no windows on
5 the building. I don't know that they're going to be
6 even interior signs that would show out of a window.
7 I don't know that that's the case.

8 COUNCILMAN MARTINEZ: Well, that was
9 directly my point. I'm glad you brought it up,
10 Mr. Wilson. Being the fact that there's no windows,
11 I'm wondering what's going to be covered on those
12 walls and what's going to be on the walls. So that's
13 why I'm asking, is the plan just to put up these
14 signs or is there a future plans to add banners and
15 other signs promoting the products inside?

16 MR. WILSON: I do not know about the
17 their future plans. I can only tell you that at this
18 point, there is no plan to put anything else on the
19 building. And I think that when you see these
20 illuminated signs, they simply wanted everybody to
21 know that the building was back in use. It had been
22 vacant. And that's basically all they want to do.
23 So I don't know -- I have no idea of any plans or
24 additional signage. But they would have to come back
25 before the Board if there's additional signage.

1 COUNCILMAN MARTINEZ: Thank you very
2 much.

3 MR. BURNS: They would have to come back
4 to this Board for any nonconforming signs and as long
5 as they're aware of that. It was a very good
6 question by the way to clarify that. I think the
7 Board is in a position to proceed.

8 CHAIRMAN DEJESUS: Therefore, I need a
9 motion to --

10 MR. BURNS: Did we open to the public,
11 Mr. Chairman?

12 CHAIRMAN DeJESUS: Yes, I did. There was
13 no one.

14 MR. BURNS: Very good. The public is
15 closed so the Board can proceed.

16 CHAIRMAN DEJESUS: Does anyone else on
17 the Board have anything? And if not, then I need a
18 motion, please.

19 COUNCILMAN MARTINEZ: Motion to approve
20 the sign variance.

21 MS. CREAN: Second.

22 MR. BURNS: Very good.

23 CHAIRMAN DeJESUS: Roll call, Angela.

24 MS. MILLER: Mr. DeJesus.

25 CHAIRMAN DeJESUS: Yes.

1 MS. MILLER: Mr. Lee.

2 VICE-CHAIRMAN LEE: Yes.

3 MS. MILLER: Councilman Martinez.

4 COUNCILMAN MARTINEZ: Yes.

5 MS. MILLER: Ms. Crean.

6 MS. CREAN: Yes.

7 MS. MILLER: Mr. Davis.

8 MR. DAVIS: Yes.

9 MS. MILLER: Motion carried to approve.

10 Thank you.

11 MR. BURNS: Thank you, Mr. Wilson. Good
12 seeing you, sir.

13 MR. WILSON: Thank you, all.

14 CHAIRMAN DeJESUS: Take care.

15 MS. MILLER: Have a good night.

16 CHAIRMAN DeJESUS: Preliminary and Final
17 Site Plan, Patricia Pena, 3719 Westfield Avenue,
18 Block 1017, Lot 18. The applicant is proposing a
19 Personal Care and Wellness Studio located on the
20 first-floor unit, providing nonmedical aesthetic skin
21 care services and nutritional instruction with
22 limited instructional food preparation for
23 demonstration purposes only. Anyone here for this
24 specific company?

25 MR. BURNS: Ms. Pena is here. Ms. Pena,

1 you're on mute, ma'am.

2 MS. PENA: Yes, I am here. Thank you.
3 Nice to see you all.

4 MR. BURNS: I'm going to swear you in,
5 Ms. Pena, okay?

6 MS. PENA: Okay.

7 MR. BURNS: Would you raise your right
8 hand, please.

9 - - -

10 PATRICIA PENA, having first been duly
11 sworn/affirmed, was examined and testified as
12 follows:

13 - - -

14 MR. BURNS: Very good. And you are
15 Patricia Pena, correct?

16 MS. PENA: I am, yes.

17 MR. BURNS: And you're here for a site
18 plan waiver, I think, correct?

19 MS. PENA: That is correct, yes.

20 MR. BURNS: And Ms. Pena, our engineer
21 did a review of your application. Would you mind if
22 we turned it over to our engineer and he can describe
23 the application to the Board? And you can certainly
24 chime in with any comments you would like to make?

25 MS. PENA: Sure.

1 MR. BURNS: Very good. Mr. Chairman, we
2 can turn it over to Mr. Hunter and he can do his
3 review.

4 CHAIRMAN DeJESUS: All right. Mr. Hunter,
5 you have the floor.

6 MR. HUNTER: Yes, sir, thank you.

7 So we met with the applicant in a
8 pre-application meeting; went through the intended
9 use of the property. It is, I believe, a twin home.
10 The home on the left, I believe, it's still common
11 ownership or familial ownership. Is that correct?

12 MR. PENA: That is correct. My parents
13 owned the property next to it.

14 MR. HUNTER: So the entire building is
15 owned by the family. The applicant is not proposing
16 to making any changes to the site. She has parking
17 to the rear of the property for her proposed business
18 use. I prepared a letter that basically outlines the
19 justification for site plan waivers according to the
20 Camden ordinance.

21 Ashton and myself met with the applicant
22 and determined that this was -- did qualify, in our
23 opinion, for the site plan waiver based on the
24 information she provided to us. I can go through the
25 standard real quick. And then if the Board has any

1 questions for the applicant, I'd like to turn it over
2 to you.

3 It says, the Planning Board may waive the
4 requirement for the site plan approval where there is
5 change in use or occupancy and no extensive
6 construction or improvements are sought. The waiver
7 may be granted only upon a resolution of the Board's
8 finding that the use will not affect existing
9 drainage, circulation, relationship of buildings to
10 each other, landscaping buffering, lighting and other
11 considerations of site plan approval. And that the
12 existing facilities do not require upgraded or
13 additional site improvements.

14 The application for a waiver shall
15 include a discussion of the prior use of the site,
16 the proposed use and its impact. The waiver can be
17 granted only at a public meeting. An application for
18 site plan waiver shall be considered to be an
19 application for site plan approval so as to authorize
20 and permit the Planning Board to exercise its
21 ancillary powers to hear a variance request pursuant
22 to N.J.S.A. 40:55D-60.

23 So like I said, in our meeting we had
24 determined or we had heard the applicant's proposed
25 use. We had gone through the site. I've actually

1 driven past the site. We feel that it does qualify
2 for the site plan waiver. However, at this time,
3 I'll turn it over to the Board for any additional
4 questions they may have in their determination.

5 CHAIRMAN DeJESUS: Thank you.

6 MR. BURNS: Ms. Pena, I'm sure the
7 Board -- I'm going to ask this one question to you.
8 If you could just describe what the prior use was at
9 the site?

10 MS. PENA: It's a duplex. And I was
11 occupying both properties. That's where my house
12 is. That's where I live.

13 MR. BURNS: And you're now seeking to use
14 that property as well -- it's a commercial zone for
15 your business, correct?

16 MS. PENA: That is correct, yes.

17 CHAIRMAN DeJESUS: You're using --

18 MS. PENA: I'm sorry, sir. I couldn't
19 hear you.

20 CHAIRMAN DeJESUS: You're using the first
21 floor only?

22 MS. PENA: That is correct, yes. So I'm
23 keeping my house, you know, like to live on the
24 second floor and then to have my studio on the first
25 floor.

1 MR. BURNS: So the only other question
2 is, all the improvements will be interior. There
3 will be no changes to the exterior as indicated,
4 correct?

5 MS. PENA: That is correct. I don't need
6 anything because for the state when they come to do
7 the inspection for the skin, everything is already
8 the way that they want it. I don't need to do
9 anything else.

10 MR. BURNS: Very good. Any questions
11 from the Board, Mr. Chairman?

12 CHAIRMAN DEJESUS: Anyone else wants to
13 ask the applicant any questions? Hearing none --
14 Angela, is there anyone outside in the public seeking
15 any information?

16 MS. PENA: No, sir.

17 CHAIRMAN DeJESUS: Closing to the public.
18 I have now the Board to make a decision on approval
19 or disapproval.

20 MR. BURNS: This would be a motion to
21 approve the site plan waiver. So that's what's being
22 recommended. It's a site plan waiver. And I want to
23 complement Ms. Pena. She was very diligent in her
24 application and how she proceeded. And we do
25 appreciate that. You really helped your application

1 and you're a pleasure to deal with.

2 MS. PENA: Thank you so much, sir.

3 CHAIRMAN DEJESUS: You did an excellent
4 job. Well done.

5 COUNCILMAN MARTINEZ: So moved.

6 MS. CREAN: I move to approve the
7 waiver.

8 MR. BURNS: I believe the councilman made
9 the motion first. Could we get a second?

10 MS. CREAN: Yes, I second it.

11 CHAIRMAN DeJESUS: Roll call.

12 COUNCILMAN MARTINEZ: I just wanted to
13 add a comment before we do the roll call. This is
14 within my Ward. I have seen the location. I drive
15 through the location many times a week. I do commend
16 Patricia Pena as one of our good business owners and
17 I know that she is being very cautious with the
18 parking incidences that we have and parking concerns
19 we have in the community. So I strongly feel that
20 this project also has sufficient parking for what
21 she's presenting. So I just wanted to make sure I
22 told the rest of the Board those comments before my
23 vote of 'yes'.

24 MR. BURNS: Thank you, sir.

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

1 CHAIRMAN DeJESUS: Yes, please.

2 MS. MILLER: Mr. Lee.

3 VICE-CHAIRMAN LEE: Yes.

4 MS. MILLER: Councilman Martinez.

5 COUNCILMAN MARTINEZ: Yes.

6 MS. MILLER: Ms. Crean.

7 MS. CREAN: Yes.

8 MS. MILLER: Mr. Davis.

9 MR. DAVIS: Yes.

10 MS. MILLER: Motion to approve. Thank
11 you. Have a good evening.

12 MS. PENA: You all yourselves. Bye, bye.

13 CHAIRMAN DeJESUS: You too.

14 MR. BURNS: Thank you, ma'am.

15 CHAIRMAN DeJESUS: Courtesy review, Liney
16 Ditch and CCMUA Administration Building Site
17 Improvements Project, 1645 Ferry Avenue, Block 465,
18 Lot 1, Block 471, Lot 1. The applicant is proposing
19 site improvements for existing CCMUA Administration
20 Building and Liney Ditch Park. Anyone here for that?

21 MS. KAPFERER: Good evening, everyone.
22 I'm here for this application.

23 MR. BURNS: Very good.

24 MS. KAPFERER: Can you hear me?

25 MR. BURNS: We can hear you.

1 MS. KAPFERER: Good.

2 MR. BURNS: I'm going to swear you in,
3 okay, Lori. If you can just identify yourself for
4 the record.

5 MS. KAPFERER: Sure. My name is Lori
6 Kapferer. I am a licensed professional engineer in
7 the State of New Jersey. I'm a site civil engineer
8 or work for our site civil engineering department of
9 PS&S located at 3 Mt. View Road in Warren, New
10 Jersey. And we have an office in Cherry Hill.

11 Would you like me to go through my
12 background a bit?

13 MR. BURNS: Why don't I swear you in.
14 If you could raise your right hand.

15 - - -

16 LORI KAPFERER, having first been duly
17 sworn/affirmed, was examined and testified as
18 follows:

19 - - -

20 MR. BURNS: And then I will turn it over
21 to our Chairman who will make the determination as to
22 whether or not he needs to hear any additional
23 information regarding your background and education.
24 Mr. Chairman?

25 CHAIRMAN DeJESUS: Since you're going to

1 just give us a preliminary review, we can bypass you
2 and go ahead and go into the review that you're going
3 to present.

4 MS. KAPFERER: Okay. That sounds great.

5 So thank you Chairman and Mr. Burns,
6 Planning Board professionals and members. Thank you
7 for this opportunity to present our application
8 tonight. I'm here on behalf of Camden County
9 Municipal Utilities Authority to present our project
10 at Liney Ditch Park. And also on the CCMUA
11 Administration Building property. And I have some
12 plan sheets that I will plan to walk you through.
13 But prior to that, we'll give you a bit of
14 background on the project.

15 The basic intent of this project was to
16 modify existing stormwater facilities that are within
17 the CCMUA's property as well the adjoining Liney
18 Ditch property to disconnect some of the surface
19 drainage from the combined sewer system that exists
20 in Ferry Avenue. And we'll be sharing about three
21 different stormwater green infrastructure facilities
22 that we've designed to do that. They're designed in
23 accordance with NJ DEP's rules, their stormwater
24 management rules that are at NJAC7:8.

25 The project was initiated by the CCMUA in

1 partnership with the City, you know, with them having
2 the park property. It's Block 465, Lot 1. That's
3 the CCMUA property. And then Block 471, Lot 1 all as
4 you know in the City of Camden, Camden County, New
5 Jersey. The CCMUA, because they have an agreement
6 with the EPA related to combined sewer overflows,
7 they have a long-term control plan and it has a green
8 infrastructure program. And that green
9 infrastructure is to be used as one of the strategies
10 that they will have to meet reductions, required
11 reductions that they have in the frequency and the
12 volume of their combined sewer overflows.

13 You may be aware that during extreme
14 storm events, the capacity of the combined sewer
15 system in the City is not adequate at times to convey
16 both the sanitary sewer flows as well as the
17 stormwater and that's when there are overflow events.
18 And so this project along with many others, is really
19 designed to reduce the frequency and the volume of
20 those overflows.

21 Because that initiative is in place,
22 there's also some grant money available. And so
23 CCMUA was told about a possible grant opportunity if
24 they were to install green infrastructure. They were
25 told that, you know, that could be -- it had to occur

1 within the Waterfront South community or part of the
2 City. And so they were looking for different areas
3 where they could put those facilities where things
4 could be improved. And when they looked at maybe
5 where there could be additional benefits even beyond
6 the green infrastructure itself, the park was
7 identified as one area where they could both perhaps
8 install some green infrastructure and at the same
9 time, maybe the park could realize some other
10 benefits understanding that those sports courts are
11 in need of renovation.

12 So that was kind of the -- the park was
13 kind of viewed as one area. And I believe, you know,
14 there have been prior community meetings about
15 improvements at Liney Ditch Park. So it seemed to
16 kind of align with some things that the community had
17 already been thinking about. So they were looking at
18 that property and also their own for installing green
19 infrastructure; just knowing that they have the space
20 and they know that they could maintain it.

21 And so on the park property, it's
22 approximately .83 acres of impervious surface from
23 the sports courts that will be controlled or
24 disconnected from the storm system using the green
25 infrastructure. And on the CCMUA property, it's just

1 over an acre. I think it's 1.05 acres. We'll have
2 that opportunity for disconnection. And, again, all
3 of these were designed to meet the stormwater rules,
4 the DEP Stormwater Rules at 7:8.

5 So now I want to share my screen and walk
6 through some of the plans that we've submitted. Some
7 of you are likely familiar with this site location.
8 So this is Sheet CZ01. We talked about how this
9 project is in the Waterfront South neighborhood.
10 Specifically it's at 1645 Ferry Avenue. The CCMUA
11 building property is, if you can see my cursor here,
12 it's located south of Jackson Street on the east side
13 of the railroad and the waste water treatment plant.
14 You have 4th Street on the east side and then the
15 park and Jasper Street to the south.

16 Also, significant feature on the west
17 side is the Delaware River, of course. Surrounding
18 land uses -- so the property itself is actually zoned
19 residential. It's the R-2 Zone. And it is
20 surrounded by industrial zoning to the west --
21 sorry -- the north and the south and it's residential
22 along 4th Street. Looking at the existing conditions
23 and site demolition plan, to provide some
24 orientation, north is plan right.

25 So 4th Street is at the bottom of the

1 page. This is where there are residential dwellings
2 here. Ferry Avenue runs along the right side of the
3 page here. And then the railroad is up at the top.
4 The CCMUA property is on the right and the park on
5 the left. So you can see that here are the existing
6 sports courts. And then on the CCUMA property, we
7 have the existing parking lot and the existing
8 building.

9 There are a few environmental features to
10 be aware of with the site. It's located within the
11 FEMA flood hazard area or floodplain area of the
12 Delaware River. If you look at the FEMA, the flood
13 insurance -- the FEMA flood insurance rate maps for
14 Camden County, it's Map 34007C0036F dated August 17,
15 2016. It indicates that the flood hazard elevation
16 is at Elevations 9 and 10. And it's impacted by the
17 tides of the Delaware River. And the way that DEP
18 looks at those elevations, if it's in a tidal flood
19 hazard area, for now those elevations are considered
20 the same flood elevations for DEP's purposes.

21 Because this project had more than one
22 acre of disturbance, it's considered a major
23 development for the purposes of meeting the DEP
24 standards and also the City's standards. And so
25 because it's qualified as a major development,

1 actually the application did need to go to the DEP.
2 We needed to obtain a land use permit. It's actually
3 a Flood Hazard Area Permit or individual permit for
4 the improvements that were taking place or will take
5 place there. It is File No. 0408-25-0005.2; Land Use
6 Permit 260001. We did obtain the permit actually
7 just this week. It's dated August 11, 2026 and it's
8 good for five years.

9 As a part of that process when we were
10 working through the approval process, DEP did have
11 some minor comments on our initial submission. And
12 in response to that, we did make a minor modification
13 to one of the BMP facilities. I'll talk about that a
14 bit more later. But just to say that that was one
15 change that happened since the plans that you
16 received from us. So we will submit the updated
17 plans. And I will detail what that change was when I
18 get into stormwater.

19 So a few other reviews or approvals that
20 we needed to obtain one, we needed to reach out to
21 Green Acres regarding the improvements on the park
22 property. And our understanding was that the
23 stormwater improvements are, in this case,
24 permitted. And they were to review the information
25 as part of the DEP review. We also did a Phase 1A,

1 cultural resource reconnaissance that went to the
2 State Historic Preservation office and they did say
3 that they agreed that there were no significant
4 cultural resources that would be impacted by the
5 project.

6 There's also an environmental review as
7 part of -- this application went to them due to
8 the application for I-Bank funding. And so there was
9 a review related to that. And then one last one is
10 the DelAtlantic Soil Conservation District review
11 which we received their comments this week and they
12 were minor in nature mostly regarding notes. So
13 we're making those updates right now.

14 Maybe one other item of note because I
15 think this is one thing that's come up, you know, as
16 we've interacted with the public on this, is that
17 there has been some concern about tree removal so
18 we'll talk a bit more about that when we get to
19 landscaping. But there are a few trees that will be
20 removed as part of the project. And we will show a
21 landscaping plan later. We will show you what we're
22 planning to plant later.

23 I mentioned a couple times too related to
24 reaching out to the public. I know that CCMUA
25 performed or they had communication with the

1 community through some surveys to get an idea about
2 whether the community wants the sports courts to be
3 replaced in kind or whether there was other, you
4 know, programming that was preferred. And the
5 understanding was that sports courts are good. Just,
6 you know, want an improved condition of those courts.

7 And maybe as of note also is that there's
8 a separate project that the City is doing with
9 updating playgrounds kind of on the south side of the
10 park that's not part of this specific application.
11 But that's another piece that's kind of going on
12 concurrently with this one.

13 So this is Sheet C-04, the site plan.
14 You can see as we've talked about already, that
15 there's a replacement of the tennis court, the
16 basketball courts, and the handball court. We are
17 planning to keep the wall that's at the handball
18 court. We know that that has some -- that there are
19 people in the community who are very attached to that
20 wall. And so we're planning to keep that.

21 As a part of the courts replacement, we
22 are planning to excavate to get to the bottom -- like
23 to the subsurface of those courts. We know
24 there's -- that the surface, the condition of some of
25 these courts is not great currently and so we're

1 going to replace that subsurface and we're going to
2 use a geogrid material to provide stability.

3 Another item of note is, that there will be slight
4 decrease in impervious surface. We're going to
5 remove some of the grass that's around the courts.
6 As of one of the goals of the project was to reduce
7 impervious surface so we will be doing that.

8 We'll talk a bit later about there's an
9 infiltration facility under one of the basketball
10 courts. There will be new hoops, new nets, new
11 fence, new surface, new striping. There will be a
12 bike rack and a path connection to the basketball
13 path that went in last summer. There are also
14 benches proposed to be added to these courts, as well
15 as trash and recycling facilities. And the City is
16 working with PSE&G to update the lighting that's in
17 the park, in the court area.

18 On the CCMUA side, they are planning to
19 mill and pave the parking area. There are no changes
20 related to the building at this time. There will be
21 signage and striping improvements. There's an
22 existing stormwater demonstration project that is
23 failing. It's impervious pavement and the condition
24 it is not good. The grading, the stormwater actually
25 missing the feature. And there's some animal

1 burrows. So that's going to be removed as part of
2 the project. So currently there are 64 spaces for
3 parking. And with the removal of that green
4 infrastructure demonstration project, there will now
5 be 68 spaces, including three handicap spaces and
6 four EV spaces.

7 There will be some lighting improvements
8 on the CCMUA side. That will be LED fixtures on the
9 building rather and also on poles. There will be
10 fire-lane striping and we're coordinating with the
11 Fire Marshall right now on that. There will be grass
12 pavers that are going to be installed and that's for
13 the purposes of maintaining the green infrastructure
14 feature here. And I did say there was no changes to
15 the building. One clarification there is, we are
16 taking roof drainage from the building to this --
17 it'll be BMP 3 is what we'll call it. We'll talk
18 about that later. But no change to the building
19 itself.

20 And then just two more sheets to go.
21 Thanks for bearing with me. We do have the Grading
22 Drainage and Utility Plan to get into a bit more
23 detail about the stormwater runoff and also the
24 stormwater facilities. The existing site, grading
25 and drainage pattern is generally being maintained.

1 We do have slopes of approximately one to two percent
2 for the sports courts which is standard for those
3 facilities. As I said before, we look for
4 opportunities to provide disconnection from existing
5 sewer or storm sewer systems that run to Ferry
6 Avenue.

7 So we were looking for ways to provide
8 disconnections and to hold back some of that water
9 and infiltrate some of it. And we are doing that
10 through these three stormwater green infrastructure
11 best management practices which are a small-scale
12 bioretention area in the grass area in front of -- on
13 the Ferry Avenue side of the CCMUA building. There's
14 a storm chamber system providing volume and
15 infiltration under this basketball court and another
16 infiltration facility next to the CCMUA
17 administration building.

18 One of the other things we had in mind
19 when we were working on this in addition to looking
20 at the grant requirements and trying to use the green
21 infrastructure to reduce sewer overflows, we were
22 also looking at what some other cities in the state
23 are doing with -- they're calling them resilience
24 parks like Hoboken and Jersey City and some of the
25 other states that have some real issues with

1 flooding. And they're kind of using parks in
2 particular as a location for adding green
3 infrastructure. We're kind of hoping that we wanted
4 to try that here in Camden too just to see if we
5 could combine the park improvements with the green
6 infrastructure.

7 So looking at a bit more at the
8 stormwater requirements, we've talked already about
9 how this site qualifies as a major development and is
10 required to meet the stormwater requirements. There
11 are usually -- when you talk about that, there are
12 three, kind of three areas where you look at meeting
13 those requirements. One is groundwater recharge
14 which doesn't apply in our case because we're located
15 in a PA-1 planning area.

16 We're not required to meet water quality,
17 the water quality requirements of the ordinance
18 because we're not increasing -- we're increasing
19 motor vehicle surface by .1 acres. And it's a
20 quarter acre, the trigger for that one. But we do
21 provide water quality improvement through the
22 bioretention facilities through the plantings. And
23 the underground storage provides water quality
24 benefits as does -- there's a feature called an
25 isolator row within the storm chamber system that

1 also performs filtration and water quality --
2 provides water quality benefits there.

3 And we do meet the water quantity. We're
4 required to meet the water quantity requirements
5 which means that for -- we have to reduce the
6 stormwater outflow. For the two-year it's by 50
7 percent. The 10-year it's by 75 or to 75 percent of
8 the predevelopment flow. And for the 100 years, it's
9 to 80 percent of the predevelopment flow. And we
10 were able to do that through these three systems, the
11 bioretention area, and the grass area in front of the
12 building or in front of the parking lot rather, the
13 BMP facility under the basketball court and then the
14 third BMP facility next to the administration
15 building which is taking the roof drainage.

16 So combined, these facilities reduce the
17 flows to the combined sewer system that's located
18 within Ferry Avenue. One other item of note is that
19 there is a pipe and manhole replacement within Ferry
20 Avenue. And so we're in communication with the
21 County and will be addressing that through the Road
22 Opening Permit process. And there are no other
23 planned updates to communications, water, sewer or
24 gas utilities.

25 And then quickly regarding landscaping.

1 The project's landscaping improvements are, there are
2 two primary areas that we're looking at here and that
3 is, installing native trees around the sports courts
4 and parking lot. And then also looking at the
5 stormwater management or the plantings within this
6 bioretention area here. The landscape design intent
7 centers on providing a welcome and vibrant setting
8 around the renovation of the sports courts. As I
9 said before, we try to preserve as many shade trees
10 as possible while also accommodating the required
11 grading for the other improvements.

12 So as of now, 11 trees are to be removed
13 and the landscaping plan proposes to plant 12
14 evergreen trees, 14 ornamental trees and 16 shade
15 trees. We are relying on native species throughout
16 the site selected for their performance and amenity
17 to wildlife and local ecology.

18 In the area of the sports courts, I know
19 that shade is a concern for anyone who is playing
20 over in the sports courts area. And so, in that area
21 it's mid-size ornamental trees including the Eastern
22 Red Bud and the American Hornbeam for these areas.
23 And they were chosen based on their roots and kind of
24 their impacts or lack of impact rather on the
25 adjacent pathway and sports courts. And also, they

1 provide seasonal interest with spring blooms and fall
2 foliage.

3 Those trees, we're hoping to install them
4 at kind of a larger size like a 4 to 4 1/2-inch
5 caliber size which is close to like a 14-to-16-foot
6 tree height just because we want, as much as
7 possible, want there to be shade from the beginning.
8 Those will grow to be approximately 20 to 30 feet
9 when they're full-grown. And then between the sports
10 courts and the parking lot we want to replace, as
11 there's a couple of Honey Locust trees that are not
12 in good shape, so we want to replace those.

13 And then finally the bioretention area
14 has a mixture of native evergreen and then deciduous
15 scrubs. And then in addition to that, its native
16 seed mixes that have perennials and ornamental
17 grasses that will go in that area. And the kind of
18 purpose of those plantings is to enhance permeability
19 of the soil, reduce the volume of runoff, reduce
20 erosion and provide nourishment for pollinators. In
21 addition to those plantings, there will be a canopy
22 of trees, native shade and evergreen trees including
23 River Birch, Black Gum, Pin Oaks and the Eastern Red
24 Cedar. With that, that's all I have and I'm grateful
25 to hear any questions or comments that you may have

1 for me.

2 CHAIRMAN DeJESUS: Well done. Thank you
3 very much.

4 MS. KAPFERER: You're welcome.

5 CHAIRMAN DeJESUS: James, can we mark
6 this as Exhibit A for all the pictures that were
7 presented?

8 MR. BURNS: We can, Mr. Chairman. But
9 it's a Courtesy Review so if you want to mark it, we
10 can mark it A-1. That's fine, the entire package.

11 (Whereupon Exhibit No. A-1, Packet of
12 Photographs, was marked for identification.)

13 CHAIRMAN DeJESUS: Yes, the whole
14 package.

15 MR. BURNS: Okay.

16 CHAIRMAN DeJESUS: That way at least we
17 have it. Does anyone on the Board have any questions
18 in relationship to this project?

19 COUNCILMAN MARTINEZ: Chairman, if I
20 may?

21 CHAIRMAN DeJESUS: Yes, of course.

22 COUNCILMAN MARTINEZ: Thank you. One of
23 my only questions and maybe I missed it, I love the
24 fact that we're going to turn this into a green space
25 and a park to be used. Is there any security plans

1 as to when we think about the investment going back
2 there? Are we thinking about any cameras that we're
3 going to add; any of those phones that sometimes are
4 in parks so when people are using them, they can
5 call; any of that?

6 MS. KAPFERER: You know what, there's not
7 been discussion about cameras or phones. I mean,
8 there was at a community meeting that we had, there
9 was some discussion about currently there's a lock
10 that's shown -- there's a fence that's around the
11 tennis court. There was discussion about whether or
12 not that should be locked. And with that, there was
13 a discussion about whether or not there should be a
14 sign on the tennis court itself to be able to call
15 somebody, if needed, for locking or unlocking that
16 gate. But that's as far as the conversation has gone
17 with that.

18 But I can bring that back to the City and
19 also CCMUA. I know that security has been a
20 concern. Even in thinking about like plantings and
21 things like that and trees and kind of balancing. We
22 want to have the tree covering, the plantings but we
23 also need to be able to see people and things. We're
24 kind of -- we're trying to do what we can. We're
25 aware that that's an issue. So I'll certainly take

1 that back so that it can be under advisement.

2 COUNCILMAN MARTINEZ: I think it's more
3 than -- it's not just an issue and my council
4 colleagues would know. I just brought this up about
5 another park within my ward and specifically certain
6 investments happening. And then, you know, a fence,
7 you still need to see what's going on. I think it's
8 just a way that we should plan these parks and these
9 investments.

10 Is there any thoughts of adding any air
11 quality monitors, anything like that in that park?
12 That community has recently seen some different
13 things environmentally. So a question to you is, is
14 there any thoughts on that when it comes to, you
15 know, we're promoting kids to be there, is it even
16 safe for the kids to be there at that moment? So I
17 kind of just throw that out since, I guess,
18 Mr. Burns, you said Courtesy Review, correct?

19 MR. BURNS: It's a Courtesy Review,
20 Councilman, but part of our Courtesy Review is to
21 make any recommendations that this Board would feel
22 applicable for Mayor and Council to consider. We
23 know you're our Councilman on the Board but these are
24 certainly recommendations that I think have merit.

25 COUNCILMAN MARTINEZ: Just a thought. I

1 love the investment. I'm all about it. Just I'm
2 thinking about people using the park, being safe in
3 the park; all the way around from safety to the --

4 MR. BURNS: Yes.

5 COUNCILMAN MARTINEZ: -- to the quality of
6 the air as well. There's room for that creativeness
7 as we build this out. That's all I have. Thank you,
8 Mr. Chairman.

9 CHAIRMAN DeJESUS: I have a question. I
10 don't see any bicycle support sections. Are you
11 proposing to put any of them up?

12 MS. KAPFERER: Yes. We do have a few
13 bike racks that are proposed next to the tennis
14 courts. So the thought there was, I know there was
15 an asphalt path that went in, I think, last summer.
16 So, yes, we did want to provide. I think it's four
17 bike racks that we have. We could, if needed, look
18 at providing more if you think that more would be
19 used. We did want to consider that. We want kids to
20 be using the park. I know that -- we hope that some
21 are getting there by bike.

22 CHAIRMAN DeJESUS: Or Motor bikes or one
23 of the two.

24 MS. KAPFERER: Yeah.

25 CHAIRMAN DeJESUS: Is there any signage

1 in this specific area reflecting where to go in and
2 how to get out and all that stuff?

3 MS. KAPFERER: Currently that's not
4 proposed. That's something else that could be taken
5 under recommendation. I mean, there's some signage
6 in the parking lot related to parking spaces. Yes,
7 that's as far as signage goes.

8 CHAIRMAN DeJESUS: A sign saying, okay,
9 this is the direction to the basketball court; this
10 is for the tennis court and stuff like that. This
11 way, if people who are not familiar with the area can
12 find it real quick.

13 MS. KAPFERER: That's a great suggestion.
14 Thank you.

15 CHAIRMAN DeJESUS: Is there anyone else
16 on the Board have any questions related to the
17 project? Hearing none, Angela, is there anybody
18 outside?

19 COUNCILMAN MARTINEZ: Mr. Chairman, I'm
20 sorry. I forgot to mention --

21 CHAIRMAN DeJESUS: Hang on one second,
22 Councilman Martinez. Angela, do you have anybody?

23 MS. MILLER: I have no one else with
24 their hand up.

25 CHAIRMAN DeJESUS: You got the floor,

1 Councilman.

2 COUNCILMAN MARTINEZ: Sorry about that,
3 Chairman. One more thing. Being the fact that, and
4 I know the community gave input, but one thing that I
5 also see us lacking in a lot of parks, and I will
6 just give this as something to think about, is
7 activities for kids with disabilities. We got to
8 think about our disabled community. A lot of our
9 parks aren't built and this a perfect space as I
10 think about it because it has a greenery. So maybe
11 there's something that we can include that
12 community. And I just wanted to share that. So
13 thank you, again, Mr. Chairman. Nothing else. I
14 will put myself on mute.

15 CHAIRMAN DeJESUS: Since there is no more
16 mentioning as I've already closed the public, I need
17 a motion -- oh, there's no motion.

18 MS. MILLER: No motion.

19 MR. BURNS: No motion. Mr. Chairman, I
20 think based on the comments that we received from the
21 Councilman and you, I think what would be
22 appropriate, and you can correct me if I'm wrong,
23 that the applicant take back recommendations that
24 they consider some air-quality monitoring as brought
25 up by our councilman, security cameras on-site and

1 directional signage as they move this project
2 forward. Did I capture that correctly, Mr. Chairman
3 and the Councilman?

4 CHAIRMAN DeJESUS: Yes. And also make
5 sure that there is proper signage for direction to
6 know where to go to enter the park and use the park
7 as it is laid out.

8 MR. BURNS: Right.

9 CHAIRMAN DeJESUS: Very good. Thank you,
10 Lori.

11 MS. KAPFERER: Thank you very much and I
12 appreciate your time and your feedback. Thank you.

13 CHAIRMAN DeJESUS: You got it.

14 James, do you want to take the Adoption
15 of the following Resolutions?

16 MR. BURNS: Yes, sir. The Resolutions
17 that we have tonight for adoption are three
18 Certificates of Appropriateness, Camden
19 Transformation Partners, LLC, Front Street,
20 Centennial Avenue and N. 2nd Street. Anil Bickman,
21 1514 Wildwood Avenue. Mi Casita Daycare Center, 3001
22 Fenwick Road.

23 And the only Resolution on an application
24 we have is Cajun Realty, LLC, d/b/a Church's Chicken,
25 1701 Mt. Ephraim Avenue. That was a sign variance.

1 So those are the Resolutions and I would just need a
2 motion to approve and a second.

3 MS. CREAN: Move to approve.

4 COUNCILMAN MARTINEZ: Second.

5 CHAIRMAN DeJESUS: Roll call.

6 MS. MILLER: Mr. DeJesus.

7 CHAIRMAN DeJESUS: Yes.

8 MS. MILLER: Mr. Lee.

9 VICE-CHAIRMAN LEE: Yes.

10 MS. MILLER: Councilman Martinez.

11 COUNCILMAN MARTINEZ: Yes.

12 MS. MILLER: Ms. Crean.

13 MS. CREAN: Yes.

14 MS. MILLER: Mr. Davis.

15 MR. DAVIS: Yes.

16 MS. MILLER: Motion carried to approve
17 the Adoption of Resolutions.

18 CHAIRMAN DeJESUS: I need a motion to
19 adjourn.

20 MS. CREAN: So moved.

21 COUNCILMAN MARTINEZ: Second.

22 CHAIRMAN DeJESUS: Roll call, Angela.

23 MS. MILLER: Mr. DeJesus.

24 CHAIRMAN DeJESUS: Yes.

25 MS. MILLER: Mr. Lee.

1 VICE-CHAIRMAN LEE: 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
9 adjourn.

10 - - -

11 *(Meeting concluded at 7:13 p.m.)*
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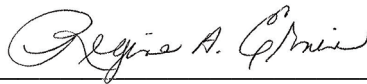
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2
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4 I HEREBY CERTIFY that I am a Certified Court
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7 to testify to the truth.

8 I FURTHER CERTIFY that the foregoing is, to
9 the best of my ability, a true and accurate
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