

In The Matter Of:
CITY OF CAMDEN
PLANNING BOARD

CITY OF CAMDEN PLANNING BOARD
September 10, 2026

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PLANNING BOARD
CITY OF CAMDEN

- - - -

Thursday, September 10, 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
IAN LEONARD
ERIN CREAM
COUNCILMAN FALIO LEBAY MARTINEZ
OMARI THOMAS
BRENDA FRACTION
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., A.C.I.P., C.F.M., ACTING
REMINGTON & VERNICK ENGINEERS
ACTING PLANNER AND ZONING OFFICER

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1 CHAIRMAN DeJESUS: Good evening. Today
2 is September the 10th. We're having the regular
3 Planning Board meeting here for the City of Camden
4 Planning Board. The City of Camden remains under a
5 Declaration of a health emergency related to the
6 COVID-10 virus. And while City Hall is open, this
7 regular scheduled meeting will be conducted on a
8 virtual meeting platform known as TEAMS.

9 Instructions on accessing this virtual regular
10 scheduled Planning Board meeting, you can find it in
11 the City Hall of Camden's website. Angela, reading
12 of the Opening Statement.

13 MS. MILLER: Yes, I will. Good evening,
14 all.

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

1 with the City Clerk, City of Camden, New Jersey. The
2 subject meeting was publicized on September 3, 2026.

3 CHAIRMAN DeJESUS: Roll call, Angela.

4 MS. MILLER: Jose DeJesus.

5 CHAIRMAN DeJESUS: Present.

6 MS. MILLER: Steven Lee. Mayor Victor
7 Carstarphen. Director Keith Walker. Ian Leonard.

8 MR. LEONARD: Here.

9 MS. MILLER: Councilman Martinez

10 COUNCILMAN MARTINEZ: Present.

11 MS. MILLER: Ms. Crean.

12 MS. CREAN: Present.

13 MS. MILLER: Mr. Thomas.

14 MR. THOMAS: Present.

15 MS. MILLER: Ms. Fraction.

16 CHAIRMAN DEJESUS: Approval of the
17 Planning Board Public Hearing meeting August the
18 13th, 2026.

19 MR. DAVIS: Excuse me.

20 MS. MILLER: Mr. Davis, I need your --

21 MR. DAVIS: Yes. You didn't call my
22 name. Yes.

23 MS. MILLER: Thank you.

24 CHAIRMAN DeJESUS: Sorry about that.

25 MS. MILLER: That's okay.

1 MR. DAVIS: No worries.

2 CHAIRMAN DEJESUS: Approval of Planning
3 Board Public Hearing Minutes August 13, 2026. We
4 need a roll call.

5 MS. MILLER: I need a motion first.

6 MS. CREAN: So moved.

7 MR. THOMAS: Second.

8 MS. MILLER: Mr. DeJesus.

9 CHAIRMAN DeJESUS: Yes.

10 MS. MILLER: Mr. Leonard.

11 MR. LEONARD: Yes.

12 MS. MILLER: Councilman Martinez.

13 COUNCILMAN MARTINEZ: Yes.

14 MS. MILLER: Ms. Crean.

15 MS. CREAN: Yes.

16 MS. MILLER: Mr. Thomas.

17 MR. THOMAS: Yes.

18 MS. MILLER: Mr. Davis.

19 MR. DAVIS: Yes.

20 MS. MILLER: Motion carried to approve.

21 Thank you.

22 CHAIRMAN DEJESUS: Swearing in of all
23 professionals and Planning Board staff.

24 MR. BURNS: For our professional staff,
25 please raises your right hands.

1 MR. JONES: Jim, I have to ask. Do you
2 want me to with these when I'm here?

3 MR. BURNS: Yes.

4 MR. JONES: That's fine.

5 - - -

6 ASHTON JONES, P.P., A.C.I.P, C.F.M,;
7 ROBERT HUNTER, P.E., P.P., C.M.E., having been duly
8 sworn/affirmed, testified as follows:

9 - - -

10 CHAIRMAN DEJESUS: We don't have a
11 Planning Board Report, do we, Angela?

12 MS. MILLER: We do not.

13 CHAIRMAN DEJESUS: Okay. Moving on.

14 New Business: Certificate of
15 Appropriateness, we have one, two -- has all this
16 been checked out, Jim?

17 MS. MILLER: We have A through C which
18 were approved and D was denied. So you would do D by
19 itself.

20 MS. CREAN: That is correct.

21 MS. MILLER: D would be voted on by
22 itself?

23 CHAIRMAN DEJESUS: So we got A, B, and E?

24 MS. MILLER: No.

25 CHAIRMAN DEJESUS: No. Just A, B and C,

1 right? Do I need a motion to approve?

2 MR. BURNS: Let's introduce them. So
3 Mr. Chairman, Certificate of Appropriateness A is for
4 Consuelo Mercado, 1212 N. Octagon Road. The
5 applicant is proposing solar panels at the property
6 located within the Fairview Historic District.
7 Is there anybody here on that matter? Looks like
8 there's nobody here for that. Erin, I know you were
9 at that meeting. Did the Board recommend approval?

10 MS. CREAN: Yes, they did. We
11 recommended approval for A, B and C.

12 MR. BURNS: Very good. So B would be
13 Khayree Jackson, Faith Tabernacle Church, 115 N. 5th
14 Street proposing rooftop HVAC replacement located
15 within the Downtown Historic District. And Mi Casita
16 Day Care Center, 3001 Fenwick Road. The applicant is
17 proposing to replace the TPO and shingles at the
18 property located at the Fairview Historic District.
19 Is there anyone here on those matters?

20 MS. TROTTER: Yes, Ana Trotter from Mi
21 Casita, 3001 Fenwick Road.

22 MR. BURNS: Ana, I'm going to swear you
23 in. Okay.

24 MS. TROTTER: Yes.

25 - - -

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

4 - - -

5 MR. BURNS: Thank you, Ana. Did you
6 appear before the Historic Preservation Committee to
7 present your application regarding your proposed --

8 MS. TROTTER: Yes, I did, Mr. Burns.

9 MR. BURNS: TPO and shingles?

10 MS. TROTTER: Yes.

11 MR. BURNS: And did you hear the
12 recommendation of the Board?

13 MS. TROTTER: Yes, I did.

14 MR. BURNS: And are you finding those
15 recommendations acceptable when you comply with the
16 recommendations of the HPC?

17 MS. TROTTER: Yes, I do.

18 MR. BURNS: Thank you very much,
19 Ms. Trotter. Mr. Chairman, you can open all these
20 matters to the public to see if there's any public
21 comment at this time.

22 CHAIRMAN DEJESUS: Is there any public
23 comment in reference to this application for Mi
24 Casita Day Care Center, 3001 Fenwick Road?

25 MR. BURNS: Or the Khayree Jackson Faith

1 Tabernacle Church.

2 CHAIRMAN DEJESUS: Angela, do you have
3 anybody?

4 MS. MILLER: No hands. I don't see
5 anyone.

6 MR. BURNS: We can close that.

7 CHAIRMAN DEJESUS: Close the public. And
8 then we need a motion from the Board.

9 MS. CREAN: I move to approve A, B and C.

10 CHAIRMAN DEJESUS: I need a second.

11 MR. LEONARD: Second.

12 MR. BURNS: We had Ian second it.

13 CHAIRMAN DEJESUS: Roll call, please.

14 MS. MILLER: Mr. DeJesus.

15 CHAIRMAN DeJESUS: Yes.

16 MS. MILLER: Mr. Leonard.

17 MR. LEONARD: Yes.

18 MS. MILLER: Councilman Martinez.

19 COUNCILMAN MARTINEZ: Yes.

20 MS. MILLER: Ms. Crean.

21 MS. CREAN: Yes.

22 MS. MILLER: Mr. Thomas.

23 MR. THOMAS: Yes.

24 MS. MILLER: Mr. Davis.

25 MR. DAVIS: Yes.

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

3 CHAIRMAN DEJESUS: Thank you.

4 MR. BURNS: Mr. Chairman, Item D is
5 L'Tanya Brooks, 1255 Empire Avenue. The applicant is
6 proposing installation of a fence at said property
7 located within the Parkside Historic District. That
8 was denied by the HPC.

9 Erin, can you tell the Board why it was
10 denied?

11 MS. CREAN: Sure. It was only for the
12 materials. The Historic District requires open
13 fencing. And this was closed panel fencing.

14 MR. BURNS: And did Ms. Brooks understand
15 that and will she be refiling?

16 MS. CREAN: I'm not sure if she'll be
17 refiling but she seemed to understand. I thought she
18 may be here tonight. I don't see her name.

19 MS. MILLER: I didn't see her, no.

20 MR. BURNS: Very good.

21 MS. CREAN: She wasn't thrilled.

22 MR. JONES: I was also there. I would
23 have thought that she would have been here tonight.

24 MS. CREAN: Right. I'm ready. I --

25 MR. JONES: She's definitely not happy

1 with the decision.

2 MS. CREAN: No. I have the ordinance and
3 all the standards ready to go. I thought she would
4 be here.

5 MR. BURNS: Very good. Well, if she's
6 not here tonight, Mr. Chairman, we can just now open
7 that matter to the public for public comment. Is
8 there anyone here from the public on that?

9 CHAIRMAN DEJESUS: Angela, do you got
10 anybody?

11 MS. MILLER: I have no one.

12 CHAIRMAN DEJESUS: Close to the public.

13 MR. BURNS: Close the public portion.

14 CHAIRMAN DEJESUS: And then, therefore,
15 we move to the Board. What is your liking?

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

18 CHAIRMAN DEJESUS: I need a second.

19 MR. LEONARD: Second.

20 MR. BURNS: Okay.

21 CHAIRMAN DeJESUS: Roll call, Angela.

22 MS. MILLER: Mr. DeJesus.

23 CHAIRMAN DeJESUS: Yes.

24 MS. MILLER: Mr. Leonard.

25 MR. LEONARD: Yes.

1 MS. MILLER: Councilman Martinez.

2 COUNCILMAN MARTINEZ: Abstain.

3 MS. MILLER: Ms. Crean.

4 MS. CREAN: Yes.

5 MS. MILLER: Mr. Thomas.

6 MR. THOMAS: Yes.

7 MS. MILLER: Mr. Davis.

8 MR. DAVIS: Yes.

9 MS. MILLER: Motion carried to deny.

10 Thank you.

11 CHAIRMAN DEJESUS: Okay. Preliminary and
12 Final Site Plan of Camden Transportation Partners --

13 MS. MILLER: You skipped one. You
14 skipped E, Minor Subdivision, please, Antioch Baptist
15 Church.

16 CHAIRMAN DEJESUS: Yes. Antioch Baptist
17 Church, 1909 South 7th Street, Block 534, Lot 2. The
18 applicant is proposing to adjust an existing lot line
19 between the two parcels. Anyone here for that?

20 MS. MILLER: I see their attorney,
21 Mr. Rhone.

22 MR. RHONE: Yes. Darryl Rhone of Nash
23 Perez. I'm here on behalf of the applicant, Antioch
24 Baptist Church, please.

25 MR. BURNS: Thank you, Counsel. Do you

1 have any witnesses tonight, Counsel?

2 MR. RHONE: I do. I have Joe Raday.

3 MR. BURNS: Mr. Chairman, Mr. Raday has
4 been accepted by this Board on numerous occasions as
5 a professional engineer and the Board can accept him
6 tonight. When you advise that he's acceptable, I
7 would swear him in, Mr. Chairman.

8 CHAIRMAN DEJESUS: I have no problem with
9 it, therefore, you can do so.

10 - - -

11 JOSEPH RADAY, P.E., having first been
12 duly sworn/affirmed, was examined and testified as
13 follows:

14 - - -

15 MR. BURNS: Very good. Counsel, why
16 don't you give a brief introduction as to why we're
17 here tonight for this minor subdivision and then we
18 can go right to Mr. Raday's testimony as to the
19 proposed lot line adjustment.

20 MR. RHONE: Yes. No problem. Thank you,
21 Counsel. I'm not sure if Pastor Jermaine is
22 available there with us. I'm not sure if we're going
23 to need him this evening. But in the absence of him
24 not to hold you on this evening, Board, I appreciate
25 you hearing our application.

1 We have here is a simple lot line
2 adjustment. No development is proposed on this. The
3 church's intention is to move the lot line of the
4 subsidiary lot which currently houses a residential
5 home in order to sell that property. But there's an
6 issue with the current line that is on that lot where
7 some of the church proper's property is also included
8 on the subordinate home's property.

9 So we're just making an adjustment over
10 to the side where none of the church's property is on
11 a resident's property. Then the church would be able
12 to complete a sale that's intended and pending on
13 that property. If any further development happens on
14 there, of course, we'll come back before the
15 appropriate Board but, otherwise, we're good.

16 Mr. Raday, do you have anything you want
17 to add?

18 MR. RADAY: Yes, I can. If the Chair
19 doesn't mind, I can share my screen to show the
20 plan.

21 CHAIRMAN DEJESUS: Yes, please. Please
22 so.

23 MR. RADAY: Can everybody see our plan?

24 CHAIRMAN DEJESUS: Yes. Can you mark
25 that as Exhibit A?

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

3 MR. RADAY: So if I blow this up.

4 MR. BURNS: Very good. It's marked as
5 Exhibit A. Thank you, Mr. Chairman.

6 MR. RADAY: If I blow this up, right now
7 currently the Tax Map shows the lots in question
8 which is Lot 2 which is the church's property. And
9 it shows an adjacent property. It doesn't show up on
10 the Tax Maps. If you go back, you know, probably 15,
11 20 years ago, the original block plan for the lot,
12 shows that there's a Lot 13 in this location. And we
13 have the deed for that lot.

14 In our opinion that lot exists. And Lots
15 16, 15 and Lot 4, those lots were from what we can
16 see is when Viola Street was vacated, those lots were
17 merged into Lot 2. So simply what we're doing right
18 now, is just doing a lot line adjustment off of Lot 2
19 into our Lot 13.

20 MS. MILLER: Excuse me. For the
21 record --

22 MR. BURNS: And the purpose of that lot
23 line adjustment, as Counsel indicated, was to --

24 CHAIRMAN DEJESUS: Separate the house
25 from the church property.

1 MR. BURNS: Correct.

2 MS. MILLER: For the record, Ms. Fraction
3 joined the meeting at 6:15 p.m.)

4 MR. BURNS: Thank you.

5 CHAIRMAN DEJESUS: Thank you.

6 MR. RHONE: Thank you.

7 MR. BURNS: So the purpose is, the lot
8 line adjustment is to move some of that Lot 13
9 property to the church property for parking and other
10 related improvements, correct?

11 MR. RHONE: That is correct.

12 MR. BURNS: Very good. I know that our
13 engineer, Mr. Hunter, took a look at this. There was
14 some question as to whether or not Lot 13 has, in
15 fact, been identified on the Tax Maps. I went over
16 that in detail with Mr. Hunter and counsel for the
17 applicant and Mr. Raday.

18 And if the Board is inclined to approve
19 this application for the church, what we discussed
20 was, it would be -- approval would be conditioned
21 upon Remington & Vernick's review letter that's going
22 to be issued once they can determine the placement
23 and the viability of Lot 13.

24 So it would be subject to R & V's review
25 letter and final verification of the lots in question

1 by Remington & Vernick and with the solicitor and
2 myself, meaning, the solicitor and R & V reviewing
3 the deed and the legal descriptions. So that's what
4 we discussed today.

5 Bob, do you want to add anything to that
6 or Ashton?

7 MR. HUNTER: Yes. Let me just add. You
8 know, we apologize that some of the information that
9 we needed wasn't provided until this afternoon. We
10 will produce a letter so the applicant has a guide to
11 getting this perfected. There are -- the one thing
12 on the plan that we did note that I believe will be
13 required, is a front-yard setback.

14 It's my understanding that there's
15 actually an encroachment into the right-of-way for
16 the existing porch. We had it listed as six. I just
17 want to make sure that the variance is correct.
18 It'll be zero feet. It's an existing porch. In
19 fact, it's a negative setback but we'll go with zero
20 for the purpose of this.

21 MR. RADAY: Yes, that's correct. The
22 building, the size itself --

23 MR. BURNS: Counsel did have the
24 potential language so we can address that.

25 MR. RADAY: We concur.

1 MR. HUNTER: That's all I really have to
2 add at this point. As Mr. Burns has stated, we'll
3 work through this with the applicant to get it
4 perfected and clarify the Lot 13 issue.

5 MR. RADAY: Understood.

6 MR. RHONE: Much appreciated. Surely we
7 will do that.

8 MR. RADAY: Bob, you did get the deed and
9 everything else that we had sent over, right?

10 MR. RADAY: Yes.

11 MR. BURNS: So at this time, Mr.
12 Chairman, unless the Board has any questions.

13 CHAIRMAN DEJESUS: Mr. Hunter, do you
14 have any concerns that has not been mentioned yet?

15 MR. HUNTER: No. Just like Mr. Raday had
16 just mentioned with the deed and Block Map were sent
17 over this afternoon, we did not have enough time to
18 put a letter together. I apologize for that. No.
19 As long as we get the right -- the proper variances,
20 I think we should be in good shape moving forward.
21 Should there be an issue with Lot 13, I'd assume that
22 the applicant will be back. But I feel like we'll be
23 able to get this finished.

24 CHAIRMAN DEJESUS: Thank you. Any other
25 Board members have any questions related to this

1 subject? Hearing none, I'll open it to the public.
2 Angela, do you have anybody?

3 MS. MILLER: I do not see any hands
4 raised at this time.

5 CHAIRMAN DEJESUS: Then I close the
6 public portion. I need a motion to decide yes or
7 no.

8 MR. BURNS: Mr. Chairman, as I indicated,
9 this is a lot line adjustment between two parcels
10 owned by the church. Public notice was proper and
11 the only conditions that I would note if the Board
12 approves it, it's subject to Remington & Vernick's
13 review letter, final review letter, final
14 verification.

15 CHAIRMAN DEJESUS: Yeah, that they're all
16 both parties are satisfied --

17 MR. BURNS: Reviewed and approval by
18 myself and R & V regarding the legals.

19 MS. CREAN: I move to approve.

20 MR. RHONE: I appreciate that, Counsel.

21 CHAIRMAN DEJESUS: Thank you. I need a
22 second.

23 MS. LEONARD: Second.

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

25 CHAIRMAN DeJESUS: Yes.

1 MS. MILLER: Mr. Leonard.

2 MR. LEONARD: Yes.

3 MS. MILLER: Councilman Martinez.

4 COUNCILMAN MARTINEZ: Yes.

5 MS. MILLER: Ms. Crean.

6 MS. CREAN: Yes.

7 MS. MILLER: Mr. Thomas.

8 MR. THOMAS: Yes.

9 MS. MILLER: Ms. Fraction.

10 MS. FRACTION: Yes.

11 MS. MILLER: Mr. Davis.

12 MR. DAVIS: Yes.

13 MS. MILLER: Motion carried to approve.

14 Thank you.

15 MR. RHONE: Thank you.

16 CHAIRMAN DEJESUS: Preliminary and Final
17 Plan. We're looking at Block 80.02, Lot 1, Units
18 C5000 and C6000. The applicant is proposing to
19 construct 44 new townhome units located on Water and
20 Pearl Streets on the Waterfront.

21 MS. MILLER: Did you skip over F,
22 Mr. DeJesus?

23 CHAIRMAN DEJESUS: No.

24 MS. MILLER: There's two Camden
25 Transformation. One is Site 1 and the other is Site

1 2.

2 CHAIRMAN DEJESUS: All right. Thank you,
3 Angela.

4 MS. MILLER: No problem. So we're going
5 to do Site 1, first, Letter F.

6 CHAIRMAN DEJESUS: They both have almost
7 the same numbers, okay, which is the same block,
8 Block 80.02, Lot 1, Unit 3500. The applicant is
9 proposing to construct 16 new townhome units located
10 on Penn Street on the Camden Waterfront. Who is the
11 attorney here?

12 MR. GILLESPIE: John Gillespie of Parker
13 McCay on behalf of the applicant.

14 CHAIRMAN DEJESUS: Okay. What I'd like
15 to do is get these two F and G together because
16 they're both doing the same thing and both in the
17 same place.

18 MR. GILLESPIE: Yes. We do appreciate
19 that, Mr. Chairman. In fact, we'd like to present
20 them in reverse order because the larger project as
21 you have as the second one C5000 and C6000, actually
22 allows us to feed off of that to do the next one
23 which is the smaller project. So many of your
24 engineer's comments on the smaller project will be
25 addressed when we address the larger project. And

1 then we can do the second project just by hitting the
2 things that aren't cumulative.

3 MR. CHAIRMAN: All right. You have the
4 floor.

5 MR. GILLESPIE: Thank you, sir, I
6 appreciate that. Good evening, Mr. Chairman and
7 members of the Board, John Gillespie of Parker McCay
8 on behalf of the applicant.

9 So as you indicated, there are two
10 projects before you. The larger one involving 44
11 townhomes in seven buildings, is articulated in the
12 Remington Vernick report of September 8th. It is at
13 No. 3 and No. 5 Water Street near Pearl Street. And
14 then the second one involves 16 townhomes on Penn
15 Street.

16 The Unit No. C3500 and C5000 and C6000,
17 arise because all of these properties along with the
18 Triad Office Building, the American Water Building,
19 the hotel, are on the same lot. All right? And
20 they're a condominium-type of development. So many
21 of these projects were already approved but they're
22 all on the same lot.

23 You'll hear testimony with regard to the
24 utilization of common parking particularly with
25 regard to the hotel. And so that's why they're

1 identified with a C number and then those four digit
2 numbers afterwards. This project actually continues
3 to implement the townhouse sections of the original
4 Master Plan for the Downtown Redevelopment Plan area.
5 Of course, the uses are permitted as part of the
6 Mixed Waterfront Zone as referenced in Mr. Hunter's
7 review letters.

8 We only have a couple of witnesses.
9 If needed, we have Rod Ritchie who is a professional
10 engineer and professional planner at Dynamic
11 Engineering. He's the civil engineer responsible for
12 the preparation of the plans. Josh Eckert is both an
13 architect and a certified planner with Urban Practice
14 Architects. And then Nick Cangelosi is with the
15 Michaels Organization in case there are questions for
16 Mr. Cangelosi. So, Mr. Burns, do you want to swear
17 them in?

18 MR. BURNS: Yes, sir. And good to see
19 you, Counsel. Gentlemen, if you could you raise your
20 right hands, please.

21 - - -

22
23 RODMAN RITCHIE, P.E., P.P.; JOSH ECKERT,
24 P.P., R.A., NICK CANGELOSI, having first been duly
25 sworn/affirmed, was examined and testified as follows

1 as to both Site 1 and Site 2.

2 - - -

3 MR. BURNS: Thank you, Gentlemen.

4 CHAIRMAN DEJESUS: Normally since you
5 made your presentation, we have Mr. Hunter to go
6 through his letter. So Mr. Hunter, do you want to
7 start with the big one first and then go through the
8 smaller one last since that's the way we decided to
9 make it happen? Do you hear me?

10 MR. HUNTER: Yes, yes, sir. I can do
11 that.

12 So the letter for Site 2 that you have,
13 so, the first items in the letter are the Area and
14 Bulk Requirements. There were several items for the
15 Area & Bulk Requirements in the Redevelopment Plan
16 that were not identified as for the proposed
17 condition. Could the applicant provide some
18 additional information on the missing items in the
19 Item B, Area and Bulk Requirements?

20 MR. GILLESPIE: Sure. Thank you,
21 Mr. Hunter. Mr. Burns, has Mr. Ritchie been
22 qualified previously?

23 MR. BURNS: I believe Mr. Richie was
24 qualified when he was on the last Camden
25 Transformation's application, Counsel. I can't

1 remember. I believe Mr. Eckert was also on that
2 application. So both your experts have been
3 qualified in their respective professions.

4 MR. GILLESPIE: Gentlemen, are both of
5 your licenses in good standing?

6 MR. RITCHIE: Yes, mine is.

7 MR. ECKERT: Yes, same. Yes.

8 MR. GILLESPIE: And I would ask that
9 since the Board is familiar with these witnesses and
10 they have been previously qualified, that they're
11 licenses are in good standing, I'd ask that they be
12 accepted as experts in their respective fields.

13 MR. BURNS: Mr. Chairman?

14 CHAIRMAN DEJESUS: No problem. Please
15 continue.

16 MR. GILLESPIE: Thanks so much.

17 Rod, if you want to address Mr. Hunter's
18 questions with regard to the bulk standards?

19 MR. RITCHIE: Sure. It might be helpful
20 if I share an exhibit to show the Board and everyone
21 the extent of the lot and the parcel and the
22 development that we're talking about.

23 CHAIRMAN DEJESUS: Would you mark that as
24 Exhibit B, Jim?

25 MR. RITCHIE: I would say A-1.

1 CHAIRMAN DEJESUS: No. We have A-1
2 already.

3 MR. BURN: That was the other
4 application, Mr. Chairman. This will be Exhibit A-1
5 for this application.

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

8 CHAIRMAN DEJESUS: Okay. No problem.

9 MR. RITCHIE: Okay. So this is Exhibit
10 A-1. This what we're looking at now is an overall
11 aerial view of basically the waterfront condominium
12 association. It's the overall tract. As you can see
13 outlined in red here is known as Block 80.02, Lot 1.
14 And it includes all of the buildings that were
15 mentioned a minute ago. 2 Cooper Street office
16 building that's here. The American Water office
17 building. The hotel, this is the Hilton Garden
18 Hotel. This is Water Street here. Pearl Street.
19 Penn Street runs through the middle and Riverside
20 Drive here also runs north-south. North is to the
21 right of the page. South is to the left of the page.

22 So the overall tract about 17 acres,
23 Block 80.02, Lot 1 also includes these qualifiers
24 referenced as C5000 and C6000. So this is the
25 project we're referring to as Waterfront 1 and that's

1 about 3 1/2 acres, this piece here. And then this
2 smaller piece here is what we're calling Waterfront
3 2. This is also known as C3500. And that parcel is
4 a little bit smaller. I believe it's less than an
5 acre. I don't have that exact number in front of me.

6 The question was, what are some overall
7 bulk standards, bulk requirements here that apply to
8 the entire condominium parcel. And I'll just run
9 through a few of those real quick. The overall
10 density that's allowed for this condominium tract is
11 21.78 dwelling units per acre. And what's proposed
12 overall is 12.7 dwelling units per acre. So the
13 application and the condominium property comply with
14 that requirement. Similarly, the overall maximum
15 floor area ratio allowed per the Camden Downtown
16 Redevelopment Plan is 10 and 2.08 is proposed.
17 Again, the application complies.

18 The overall maximum building coverage
19 that's allowed is 80 percent and approximately 33
20 percent is proposed so the application complies in
21 that regard as well. The only area where this is an
22 exception that we're seeking some relief, is the
23 overall maximum lot coverage allowed at 90 percent.
24 And what is proposed here that you're seeing is 95
25 percent. So the applicant is seeking a variance to

1 allow an 95-percent lot coverage.

2 And I would just comment or note that the
3 overall condominium property has received in over the
4 years, multiple independent site plan approvals with
5 relief granted for each of those individual
6 applications. And I would remind the Board that the
7 subject of this app -- or the applications this
8 evening, are as I had mentioned a minute ago, the
9 Waterfront 1 and the Waterfront 2 areas. And I would
10 just note that they each independently would comply
11 with that lot coverage requirement of 90 percent as
12 they're both at approximately 80 percent lot
13 coverage as you'll see as I provide testimony about
14 the individual developments.

15 MR. GILLESPIE: How does the 95 percent
16 compared to existing coverage?

17 MR. RITCHIE: So in these areas -- well,
18 this existing area is 100 percent coverage today.
19 And prior, previously, historically, this area has
20 been 100 percent covered. So the 95 percent is
21 actually less than what the area has been
22 historically.

23 MR. GILLESPIE: Thank you. Please
24 proceed.

25 MR. RITCHIE: That's all I have in terms

1 of, you know, addressing those overall bulk
2 standards. Mr. Hunter, if you'd like, I can go
3 through, you know, each of these projects; each of
4 these areas independently and talk about just some
5 pertinent aspects of each of those projects as they
6 relate to your letters.

7 MR. HUNTER: That's fine with me as long
8 as it's okay with the Chairman.

9 CHAIRMAN DEJESUS: That's not a problem
10 as long as we get it all done.

11 (Whereupon Exhibit No. A-2, Rendering of
12 Waterfront 1, was marked for identification.)

13 MR. RITCHIE: Okay. I'll be brief.

14 I'm going to switch over now to Exhibit
15 A-2. And this is a rendering of what we're
16 referring to as Waterfront 1. This is the
17 proposed townhome development that includes 44
18 townhome units in the seven buildings at the
19 intersection of the corner of Water Street and Pearl
20 Street. So you can see the units, the townhome units
21 themselves are shaded in a brown color. We're
22 proposing two-way access drives throughout with two
23 driveways along Pearl Street. And one of the
24 comments in Mr. Hunter's review letter was to provide
25 no-parking signs along that internal access drive.

1 He also requested that we provide an
2 additional pedestrian crosswalk at the southeast
3 corner of the site in this location here at the
4 pedestrian crosswalk, at the pedestrian connection
5 between the hotel parking lot and this community.
6 And also, he requested an additional ADA ramp at the
7 western access here to Pearl Street. We have no
8 issue with any of that. And we agree to provide
9 those items.

10 I like to address parking. Each of these
11 units will include a one-car garage which satisfies
12 the one-parking-space-per-unit requirement as stated
13 in the Redevelopment Plan. So parking is, we're
14 fully compliant with the parking requirements
15 on-site. We've set the finished floor elevations of
16 these units at a minimum one-foot above the flood
17 hazard area elevation.

18 This site in this particular development
19 is subject to the DEP's flood hazard area and
20 waterfront development regulations. We are in the
21 process of preparing those permit applications and do
22 intent to submit those applications to DEP for their
23 review. We are compliant with the state EV
24 requirements. At least seven of these units or 15
25 percent will be equipped with EV charging stations in

1 the garages.

2 We are including a common area here in
3 the middle of the community along the Pearl Street
4 frontage for use by the residents. And part of that
5 helps to reduce the overall impervious coverage on
6 this lot which is our approach to satisfying the
7 stormwater management requirements. But reducing the
8 impervious coverage on this lot, we're reducing flows
9 to the system. We are including stormwater drainage
10 and collection pipes but simply for conveyance.

11 No signage is proposed as part of this
12 application. Trash is intended to be public
13 pick-up. The plan is for owners to store the trash
14 receptacles in the garage and wheel them to the curb
15 on collection days. And the proposal here, the
16 application includes a landscaping package and
17 lighting package with over 100 new plantings, several
18 pole-mounted area lights and some wall lanterns on
19 the units as well. We are seeking some relief from
20 certain aspects of those requirements. I will get
21 into those in a minute.

22 I'd like to just talk about some
23 variances and waivers that we are seeking for this
24 application. And I'll start with this site and then
25 we can move on to the second site. We are seeking a

1 variance for a front-yard setback where 10 feet is
2 required. The applicant is proposing a five-foot
3 setback from the Pearl Street property line. And I'm
4 going to zoom in here on this exhibit and just show
5 you what we're talking about here.

6 This corner of the property is five feet
7 off of the property line. And that's where we're
8 seeking a front-yard variance. The distance to the
9 curb is actually greater than 18 feet as you can see
10 here. And the distance to the sidewalk is greater
11 than 10 feet. So I believe or it's my opinion that
12 we meet the intent of that setback requirement. But
13 we do technically seek that relief.

14 We're also seeking a variance for
15 sidewalk width where 10 feet to 15 feet is required
16 per the Redevelopment Plan. And throughout this
17 community between the sidewalks along Water Street
18 and the sidewalks along Pearl Street and even the
19 internal sidewalks are all proposed to be four to six
20 feet in width. And we believe that, again, we meet
21 the intent of the ordinance and the Redevelopment
22 Plan in specific locations.

23 But I would also point out that ADA
24 standards only require a three-foot clear travel
25 width. So we do exceed those standards. And you can

1 see in practice here in actuality, there's really a
2 greater distance between the building itself and the
3 curb. In this case, it's 12 feet. But the reason
4 it's measured as four feet is because we have these
5 stoops in these tree wells. So we do seek relief but
6 I think in practice, we're actually meeting the
7 intent of the ordinance.

8 We are seeking a variance from providing
9 minimum lighting levels along the sidewalks. And I
10 spoke with Mr. Hunter earlier today and we agree to
11 work with Remington & Vernick to meet the
12 requirements as best as possible. Same thing for
13 landscaping and street trees. We already have street
14 trees along Water Street. But along Pearl Street,
15 there just isn't the room that we have within the
16 right-of-way. And so we'll have to come up with
17 something that may not meet the entire ordinance --
18 entire requirements of the ordinance but we'll do our
19 best to come as close as possible. And we agree to
20 work with them should the Board find that acceptable.

21 We are seeking another waiver from
22 providing a driveway less than 10 feet from a side
23 property line. And that's here in this location.
24 We could comply if we only -- if we propose one-way
25 drive aisles throughout, but we believe a two-way

1 driveway and two-way drive aisles throughout,
2 provides for a better design, provides better access
3 and circulation throughout the community and
4 particularly for access for emergency vehicles.

5 So I can pause here -- that's the
6 relief. I wanted to run through the relief that
7 we're seeking and point them out individually. I
8 can pause here and take questions on this particular
9 site before we move on to the second one. Or I can
10 launch right into the second one; whatever the Board
11 prefers.

12 CHAIRMAN DEJESUS: I only have one
13 question for this specific site. Do you have the
14 layout of the inside of those units? Is it two
15 bedrooms, three bedrooms? What do you have in these
16 units?

17 MR. RITCHIE: Josh, do you want to --

18 MR. ECKERT: Yes, I can speak to that.
19 I probably can get into the architectural testimony
20 of the units here which also covers on both sites as
21 well. Rod, do you mind if I share the screen?

22 MR. RITCHIE: I'll stop sharing.

23 MR. ECKERT: Thank you.

24 So these are some dichromatic floor plans
25 based on what was submitted as part of our site plan

1 approvals package.

2 MR. BURNS: That will be Exhibit A-3 for
3 the record, Josh, Exhibit A-3?

4 MR. ECKERT: Yes.

5 (Whereupon Exhibit No. A-3, Unit Floor
6 Plans, was marked for identification.)

7 MR. ECKERT: So these are unit plans,
8 again, based on what was submitted as part of the
9 architectural package. Essentially, the front of the
10 buildings are at the bottom, and the backs fronting
11 on the alleys are at the top of the page. You see
12 there's typically a one-car garage on the ground
13 floor and then basically on the rest of the ground
14 floors is either a recreation room; could potentially
15 be an office; could be a bedroom on the ground floor.

16 The second floor is the typical living
17 level, family, kitchen, dining, all on the second
18 floor. And then the third floor has an owner suite,
19 as well as a second bedroom on that floor. These
20 units are slightly different than what we proposed at
21 the Cooper Grant neighborhood in that they have a
22 fourth story which has an option for a third bedroom,
23 as well potentially a fourth bedroom here as well.
24 But then it has a roof terrace fronting onto the
25 river.

1 So the reason we laid the site out in
2 particular with the buildings fronting onto Water
3 Street overlooking the City of Philadelphia and the
4 Waterfront, was so that we could take advantage of
5 that with the roof terrace and the roof deck up
6 there. The units that do not front onto Water Street
7 but front onto Pearl Street and towards the Ben
8 Franklin Bridge, the reason that we laid out the site
9 for that was to create an open space that would allow
10 a majority of those units to then have views up the
11 river towards the North, as well as looking into the
12 Ben Franklin Bridge as well.

13 What you can see in the renderings here,
14 so this is actually -- let me pull the right
15 rendering here. So this is Exhibit A-4 once it pulls
16 up. It'll be the building elevation rendering along
17 Water Street. Sorry. The suspense is killing my
18 computer right now, I guess. it'll pop up here
19 pretty soon.

20 (Whereupon Exhibit No. A-4, Building
21 Elevation Rendering, was marked for identification.)

22 MR. ECKERT: But essentially, it shows
23 that the elevations in the rendering are slightly
24 different than what we submitted. What we submitted
25 had a mix of brick and siding, lap siding. I

1 apologize that this is taking so long -- here we
2 go -- to load. So this is slightly different than
3 what we submitted as part of the site plan approvals
4 package. But we felt that this is a better
5 architectural design because it relates more with the
6 11 Cooper project that's within the designated block
7 and lot, as well as other Camden architectural units,
8 the townhomes and everything as well.

9 One thing that we pushed from a design
10 standpoint was to have more glazing on the front to
11 take advantage of those riverfront views. And you
12 can see up on the upper top, part of the buildings,
13 you can see that roof deck overlooking the waterfront
14 in Camden. So this is showing essentially the
15 sidewalk, the relationship of the building to the
16 street, to the parking across the street and then,
17 again, changing the architectural style of the
18 buildings to more of a brick which is part of one of
19 the requirements in the architectural guidelines was
20 also noted in the review letters, was that brick is
21 the primary material that's allowed in the zone and
22 that's why we changed the elevations to basically
23 meet that requirement in that location.

24 I believe that's all for the
25 architectural testimony on this project hearing.

1 MR. BURNS: Other than the -- I know
2 there's been some highlighted areas of the review
3 letter dated September 8th, 2026. Does the applicant
4 agree to comply with the balance of the comments in
5 that review letter?

6 MR. RITCHIE: Yes.

7 MR. ECKERT: Yes.

8 MR. BURNS: Have we properly identified
9 on page 9, the Summary of the Variances and Waivers?

10 MR. ECKERT: There were a couple
11 different items that were listed in the review letter
12 with regards to the Summary of Variances and Waivers.
13 One of which was missing was the lot coverage which
14 has come up tonight. We're requesting a variance
15 from that. The requirement is 90 percent and we're
16 requesting 95 percent as Mr. Ritchie had mentioned
17 previously.

18 MR. BURNS: Very good.

19 MR. ECKERT: I believe --

20 MR. RITCHIE: It's page 10 if we're
21 talking about the Waterfront 1 Project.

22 MR. HUNTER: I think we're still on 2.

23 MR. BURNS: I think we're still on 2,
24 yes.

25 CHAIRMAN DEJESUS: Yes. The answer to

1 your statement is yes?

2 MR. RITCHIE: John, you're on mute if
3 you're talking.

4 MR. GILLESPIE: We're on the 44-unit one,
5 Rod.

6 MR. RITCHIE: That's Waterfront 1.

7 MR. ECKERT: Yes. That's listed in the
8 cover of your sheet. It says it's Site 1, Water
9 Street, 3 Water Street.

10 MR. RITCHIE: I just want to make sure
11 we're looking at the right review letter and that's
12 exactly right. That's the Site 1 that's at the
13 corner of Water and Pearl, C5000 and C6000. So the
14 list --

15 MR. GILLESPIE: So the point -- oh, I'm
16 sorry, Rod. Go ahead.

17 MR. RITCHIE: I was just going to say,
18 the list of Variances and Waivers is on page 10 and
19 there's just some -- a few minor differences.

20 CHAIRMAN DEJESUS: Do you want to mention
21 what they are?

22 MR. RITCHIE: Yes. So the first four are
23 correct. We are seeking those variances but we no
24 longer -- we do not need a variance for parking, the
25 application. We'll comply with that requirement.

1 And then as Josh mentioned, we're seeking a variance
2 for overall lot coverage for the condominium
3 property. Where 90 percent is required, we're
4 seeking a lot coverage variance of 95 percent. And
5 then I can move on to waivers if you're ready.

6 MR. BURNS: Yes.

7 MR. RITCHIE: Okay. Again, the second
8 one listed under waivers, parking off-site, that's
9 not -- that waiver is not required. We are providing
10 the required parking on-site. And the final waiver
11 at the bottom of that page, structures within a
12 buffer area, we are planning to revise the plan to
13 address that so that we no longer need that waiver.

14 MR. BURNS: Very good. Thank you for
15 clarifying.

16 MR. RITCHIE: Sure.

17 CHAIRMAN DEJESUS: Mr. Hunter, do you
18 have anything else?

19 MR. HUNTER: I do not. Not for this
20 site.

21 CHAIRMAN DEJESUS: All right. We settled
22 two, now, can we go to one?

23 MR. RITCHIE: The other way around. Yes,
24 I'll move on to Waterfront 2 now. If everybody is
25 ready, I'm going to share my screen. And I believe

1 we're up to, what, Exhibit A-5?

2 CHAIRMAN DEJESUS: Correct.

3 MR. GILLESPIE: Rod, let me interrupt for
4 a second. Mr. Burns, this will be two resolutions.
5 Do you care if we continue sequentially with A-5 or
6 do you want to start over with A-1?

7 MR. BURNS: That's a good question.
8 There will be two resolutions so let's start over.
9 This will be A-1 for what has been identified now as,
10 this is Site No. 1, correct?

11 MR. RITCHIE: This is Site No. 2,
12 Waterfront 2.

13 MR. GILLESPIE: Site No. 2.

14 MR. BURNS: Okay. Did we start with two
15 or did we start with one? I'm a little confused.

16 MR. GILLESPIE: Well, we're using -- our
17 reference to Site 1 and Site 2, we're just
18 following Mr. Hunter's letter of September 8th so the
19 agenda calls from the other way but the September
20 review letter calls C5000 and C6000 Site 1. The
21 agenda calls it Site 2. So we're going with the
22 review letters.

23 MR. BURNS: Very good. This will be --
24 so we'll start with new exhibits. So this will be
25 Exhibit A-1 for the Site 2 application.

1 MR. GILLESPIE: 3500. Okay. Thank you.

2 (Whereupon Exhibit No. A-1, Colored
3 Rendered Site Plan for Site 2, was marked for
4 identification.)

5 MR. RITCHIE: So this is Exhibit A-1 and
6 we're talking about the Site 2 application.

7 MR. GILLESPIE: Correct.

8 MR. RITCHIE: As you can see here on this
9 colored rendered version of the site plan, we're
10 proposing 16 townhome units within two separate
11 buildings. The property fronts Penn Street and is in
12 between Victor Place on the west and Riverside Drive
13 on the east. North is facing up. And here at the
14 very corner of the rendering, you can see the corner
15 of the Hilton Garden Inn Hotel which is directly
16 across the street.

17 And that's important to note because
18 these units will not have garages. There will be 16
19 spaces, parking spaces within the hotel parking lot
20 that are specifically dedicated to these 16 units.
21 So that's how we plan to address the parking
22 requirement. And those spaces are, in fact, still
23 on-site as it's all part of the same condominium
24 lot. They just are across the street within the
25 hotel parking lot.

1 CHAIRMAN DEJESUS: Are they going to be
2 marked or what?

3 MR. RITCHIE: I don't know if they're
4 going to be specifically marked. I can testify that
5 there are plenty of spaces available in that hotel
6 lot to meet the anticipated demand. So we don't
7 anticipate there being any issues there. But I don't
8 know that there was a plan to specifically mark those
9 spaces.

10 MR. BURNS: It's probably an issue you're
11 going to be forced to address over time.

12 CHAIRMAN DEJESUS: Sooner or later.

13 MR. BURNS: If it becomes an issue, I'm
14 sure the owners of the property or the tenants will
15 let you know.

16 CHAIRMAN DEJESUS: That's for sure. Very
17 good.

18 MR. RITCHIE: Very good.

19 MR. GILLESPIE: We agree.

20 CHAIRMAN DEJESUS: Try to talk to the
21 hotel and say, can we earmark a specific corner or
22 specific area so that specific parking spot, 16 of
23 them, are specifically earmarked for you guys.

24 MR. GILLESPIE: I don't know if the
25 condominium -- there was a third amendment to the

1 Master Deed that was adopted some time ago that
2 specifically identified the availability of these
3 parking areas for this project. But I don't know
4 that it intended to make them solely available. I
5 think it's mix-and-match. But as Mr. Ritchie
6 testified, there are plenty of spaces available for
7 this project to meet the requirements.

8 CHAIRMAN DEJESUS: And the guys don't
9 want to pay the bill. That's most likely what it is
10 because I'm pretty sure if you -- the hotel is going
11 to say, if I earmark this I want you guys to pay
12 rent. I don't earmarking you have free access and
13 then there's no parking meters so-to-speak.

14 MR. GILLESPIE: But I think that'll be
15 normally the case. But under the Master Deed
16 Amendment, I don't believe the hotel has any control
17 over limiting or barring this project from using the
18 parking lot. So I don't think the hotel has the
19 ability to say: You can't park here and you can't
20 park there. We will address that. However that
21 needs to be done with the hotel, we'll address that.

22 CHAIRMAN DEJESUS: Because I guarantee
23 you if I was homeowner, you better believe I'm going
24 to be giving you a hard time about that issue.

25 MR. GILLESPIE: Understood.

1 MR. HUNTER: Mr. Ritchie, for purposes of
2 the record, can you just confirm that the testimony
3 you gave for -- let me make sure I get this right --
4 Site 1 is related to the Redevelopment Bulk
5 Standards, continues with this application?

6 MR. RITCHIE: Yes, it does.

7 MR. HUNTER: And then one other item, can
8 you just confirm -- I know we had the discussion
9 about parking, but the inclusion of these 16 spaces
10 at the Hilton Garden Inn won't create any parking
11 variance for that use either?

12 MR. RITCHIE: That's correct. Yes.

13 MR. HUNTER: Great. If you want to go
14 through that testimony, that's fine. I was satisfied
15 with the information that you provided me today.

16 MR. RITCHIE: Great. I think that's
17 fine. Should I continue on?

18 CHAIRMAN DEJESUS: Yes, please.

19 MR. RITCHIE: Okay. Similar to the other
20 site, this is also located within a flood hazard
21 area. We're proposing to set the finished floor
22 elevations a minimum of one foot above the flood
23 hazard elevation. And, again, the applicant will be
24 submitting an application to the NJDEP for an FHA
25 permit. Here on this site, we are also addressing

1 stormwater management through the use of a drainage
2 collection system. It will connect to the City
3 system and provide detention to meet soil
4 conservation district standards and the City
5 stormwater reduction requirements as part of the
6 longterm control plan.

7 I would point out that a prior approval
8 for this particular site did include a 100 percent
9 coverage. And this application is proposing a
10 reduction from that 100 percent coverage to more like
11 80 percent is what we're proposing here. And, again,
12 that's how we're proposing to address and satisfy the
13 stormwater management requirements. Just a couple of
14 points that I'd like to -- that were in the review
15 letter, Mr. Hunter's review letter. I'd just like to
16 address them individually.

17 There is an existing curb cut here along
18 Riverside drive that is no longer applicable so we do
19 plan to eliminate that curb cut and replace that with
20 a solid curb along that frontage. We are seeking --
21 as part of this application, we are proposing a
22 6-foot high solid vinyl privacy fence in between the
23 two buildings. And the purpose for that fence is to
24 screen the trash receptacles and the utility meters
25 that we plan to locate in this area. And so it's

1 really for the benefit of anyone passing by. But we
2 do seek some relief from the standards that don't
3 permit a 6-foot high solid vinyl privacy fence in
4 that area.

5 In addition to that relief, we're also
6 in a similar way, to Site 1, we're proposing lighting
7 and landscaping but seeking relief from strict
8 compliance with the requirements, with the
9 understanding that we would agree to work with
10 Remington & Vernick to come up with an acceptable
11 lighting and landscaping plan that comes as close as
12 we possibly can to meeting those ordinance
13 requirements. Just to provide some more information
14 on that, we are proposing to replace seven street
15 tress along the Penn Street frontage.

16 We are also proposing, you know, wall
17 lanterns on these units and we are proposing to
18 relocate an existing street light. There are also
19 two other existing street lights along this frontage.
20 So we believe there's adequate lighting and we are,
21 as I've mentioned, proposing to replace the street
22 trees. But, again, to the extent we need relief,
23 we're seeking that relief and we'll agree to work
24 with Remington & Vernick on that.

25 The only other relief we're seeking is a

1 variance from the front-yard setback again for this
2 project. The requirement is ten feet. And we're
3 proposing a setback of 8.7 feet. And that's from as
4 measured from the front stoops to the curb. The
5 actual setback from the curb to the front of the
6 building is 12.7. But these stoops are four feet
7 wide.

8 And when you measure from the stoop to
9 the curb, it's only eight feet -- 8.7 feet which does
10 not comply. And the reason for that is, we're
11 pushing these buildings as close to Penn Street to
12 the curb as we can to allow for as much space in the
13 rear as possible to give these residents a small yard
14 and to also accommodate some drainage pipes that
15 we're installing in the rear yards as well.

16 Again, the privacy fence is for the
17 screen and for purposes of screening. And so that I
18 think that covers the relief. Let me just refer to
19 the letter. Again, this is the letter for Site 2.
20 And, again, I'm referring to page 9 of the Site 2
21 letter. I think the third line item under variances
22 was just a typo, because this property doesn't front
23 Pearl Street. So we don't seek a variance from
24 providing street trees along Pearl Street. And also,
25 the parking again. So the third and the fourth

1 variances listed on page 9 of that letter do not
2 apply; are not applicable here.

3 And under waivers, the second line item
4 that's referring to parking off-site, again, we're
5 complying with that requirement. So all the other
6 relief that's listed here is correct. And there's
7 nothing knew except also, I guess, the 95 percent
8 impervious coverage for the entire condominium lot
9 does apply here again as well. So we should add that
10 to the list of variances. And other than that, all
11 other comments in the review letter, the applicant
12 has no problem agreeing to.

13 CHAIRMAN DEJESUS: I only have one
14 question to you. Is this -- are these two buildings
15 are similar layouts as the other -- the first one
16 that you guys showed? Or is this a different
17 layout?

18 MR. ECKERT: I can speak to that. Rod,
19 do you mind if I share the screen?

20 MR. RITCHIE: All yours.

21 MR. ECKERT: Thank you.

22 MR. GILLESPIE: You're going to do the
23 architecturals first?

24 MR. ECKERT: Yes.

25 MR. GILLESPIE: So this will be A-2?

1 MR. ECKERT: This will be A-2 on this
2 application, correct.

3 (Whereupon Exhibit No. A-2, Architectural
4 Plans, was marked for identification.)

5 MR. ECKERT: So the only difference
6 between the unit plans that will be on Water Street
7 and Penn Street, is that the one-car garage will be
8 replaced by basically a flex space, storage or flex
9 space in the back there. That will have access
10 through probably double doors into the back yard.
11 Everything else will be the same as far as the --
12 there's probably a three-to-five bedroom unit. Four
13 stories. It'll have the roof deck overlooking the
14 track in the park across the street.

15 And overall, with regards to the building
16 information, they're right around 2,400 square foot
17 units. So they're pretty large townhomes. I forgot
18 to mention that the building height falls within the
19 required amount. We're seeking a building height of
20 about 46 feet. Again, depending on where the grade
21 is for each individual building. The minimum height
22 is 2 stories, 30 feet. The maximum height is 450
23 feet. So we're not close to the max height so we
24 should be fine there.

25 With regards to the rendering which I had

1 here, of course now, it just disappeared on me again.
2 This will be A-3.

3 CHAIRMAN DEJESUS: A-6.

4 MR. BURNS: We're changing so it's A-3.
5 It's A-3 for this application.

6 MR. ECKERT: Yes.

7 MR. GILLESPIE: Yes.

8 (Whereupon Exhibit No. A-3, Site
9 Rendering, was marked for identification.)

10 MR. ECKERT: This is what that will look
11 like. Again, it's the same design with regards to
12 the brick, the stoops, the step-back with the roof
13 deck as well. I should mention there are a couple of
14 architectural waivers from an architectural design
15 that are included in the list already. And that is
16 basically that the maximum number of townhomes in a
17 row is six. And in this case, we're showing eight.
18 Also on Site 1, we have one building where there's
19 nine units in a row.

20 And, also, every certain number of units,
21 you're suppose to have a two-foot break but we
22 actually -- we did not do that on this project, nor
23 the Site 1 project. Just we felt, keeping the
24 traditional Camden rowhome without the variations and
25 breaks, the two-foot breaks, would help both from a

1 site layout as well as to find a street -- the street
2 frontage there. We think it lays out nicely there.

3 CHAIRMAN DEJESUS: What is the going
4 price for each unit? What's the standard price?

5 MR. ECKERT: I'm not sure but I'm going
6 to let Nick Cangelosi speak to that.

7 MR. CANGELOSI: Yes, Chairman.

8 Obviously, the market will factor in on
9 this. But we're anticipating anywhere in the mid to
10 high fours up to the high fives, the ones that face
11 the waterfront there. So it'll vary.

12 CHAIRMAN DEJESUS: Thank you. Anybody
13 else on the Board have any questions in relationship
14 to this project or projects in this case?

15 COUNCILMAN MARTINEZ: Chairman, if I
16 may.

17 MR. BURNS: Yes Councilman.

18 COUNCILMAN MARTINEZ: On the 44-unit
19 project, the common space that was being left for the
20 units, who is going to be in charge of the
21 maintenance of that space?

22 MR. CANGELOSI: Councilman, I can take
23 that. It's the homeowners association will be
24 responsible for maintaining that small kind of
25 passive area.

1 COUNCILMAN MARTINEZ: Thank you.

2 MS. CREAN: I have a quick question.

3 Is this like a public passive area or is
4 it just for the homeowners? Is it going to be
5 private?

6 MR. CANGELOSI: Just for the homeowners.

7 CHAIRMAN DEJESUS: Anyone else from the
8 Board has any questions in relationship to the
9 project? If not, I'm going to go to the public.

10 MR. ECKERT: Do we need planning
11 testimony for the variances and waivers prior to
12 public comment?

13 CHAIRMAN DEJESUS: Excuse me. I'm sorry.
14 I didn't hear you.

15 MR. GILLESPIE: If you want to summarize
16 a couple of them, Josh, you can do that pretty
17 quickly.

18 MR. BURNS: Yes. I think Josh if you
19 could hit that Josh and apply it to both, please.

20 MR. ECKERT: Yes, absolutely. As noted,
21 there are multiple variances and waivers associated
22 with both applications. The Positive Criteria has to
23 meet some of the purposes of the Municipal Land Use
24 Law, the purposes of zoning. In my opinion, it
25 advances Items A, E, G and I. 'A' of which is to

1 encourage municipal action to guide the appropriate
2 use of development of all lands in the state in a
3 manner which will promote the public health, safety
4 and morals and general welfare.

5 This meets a vast majority of all the
6 issues that were outlined in both the Camden Downtown
7 Master Plan, as well as the Redevelopment Plan as
8 well. E is to promote the establishment of
9 appropriate population densities and concentrations
10 that will contribute to the well-being of persons,
11 neighborhoods, communities and region and
12 preservation of the environment.

13 Letter I is my favorite. It promotes the
14 visual -- the desirable visual environment through
15 creative development techniques and good civic design
16 and arrangement. Based on what we've showed and
17 presented today, I believe it meets all those -- the
18 criteria. It also meets the goals and objectives of
19 the Downtown Redevelopment Plan, particularly
20 sections -- foster new and rehabilitated housing
21 development which is basically producing new housing
22 for rent and for sale. That was a goal of the
23 Downtown Redevelopment Plan.

24 From an urban design standpoint, preserve
25 and reinforce Camden's downtown historic and

1 architectural character. I think that preserves the
2 character of the downtown and actually enhances it
3 based on the site layout and architectural details.
4 For Site 1 in particular, one of the goals and
5 objectives was develop opportunities and venues for
6 open space, recreation, entertainment of which the
7 item is, increase the amount of open space downtown.
8 While the open space is private, there is an
9 opportunity to create open space here. When we first
10 looked at this site, we were looking at trying to fit
11 as many units on the site as possible.

12 And we had a concept where it was 50
13 units -- I believe 55 units but there was no open
14 space. It was just lines of rowhomes in there. And
15 we made the conscious decision to reduce the total
16 number of units that we could fit on the site and
17 allow some open space in that location which made for
18 a better site plan, as well as meeting some of the
19 goals and objectives of the Downtown Redevelopment
20 Plan. Overall, I believe we meet the Positive
21 Criteria for the site. It turns a prior vacant site
22 into a fee-simple residential housing, again, which
23 meets the City's goals and objectives for bringing
24 in -- increasing the number of residents in the City,
25 particularly in the downtown area.

1 Regarding the Negative Criteria, granting
2 the variances and waivers will not have a negative
3 impact on the public good nor will it have a negative
4 impact on the Zone Plan, the multi-family use and
5 townhome uses allowed by-right. The variances and
6 waivers that we're requesting are pretty minor in
7 nature. And it's my opinion that the proposals will
8 not have an obnoxious -- there's not an obnoxious use
9 and they will not negatively impact the surrounding
10 parcels.

11 In fact, it will increase and, again, add
12 to the positive of getting people to move to the
13 downtown area, particularly close to the waterfront.
14 Working down here in this location, it does die off
15 quite a bit at six o'clock or even five o'clock. So
16 it would be nice to get some residents down here and
17 not just in the hotel but then also have some folks
18 living down here. The site as it is currently,
19 underutilizes a vacant site so we're eliminating
20 that. And, again, the project will not have a
21 negative impact on the Zone Plan. Again, the use and
22 the density are all permitted. And, again, the
23 variances that we're requesting here are pretty minor
24 in nature.

25 CHAIRMAN DEJESUS: Done?

1 MR. ECKERT: Done.

2 CHAIRMAN DEJESUS: Thank you, Josh. Do
3 you have anything else, Mr. Gillespie?

4 MR. GILLESPIE: I do not, Mr. Chairman.
5 I appreciate the Board's attention to the
6 presentations. And depending upon whether there's
7 anything from the public that we can address, we are
8 happy with our submission.

9 CHAIRMAN DEJESUS: If there's no more
10 questions from the Board, I will now open it up to
11 the public. Angela, do you have anybody?

12 MS. MILLER: I do not see any hands up.
13 I'm sorry.

14 CHAIRMAN DEJESUS: That's okay, Angela,
15 No problem.

16 MR. BURNS: Mr. Chairman, do you want me
17 to do a quick summary?

18 CHAIRMAN DEJESUS: Please.

19 MR. BURNS: You have two applications
20 before you tonight with this applicant. The first
21 we'll identify it as Site 1 is for the proposed
22 construction of 16 new townhouses located on Penn
23 Street on the Camden Waterfront and that's for
24 preliminary and final site plan approval. The second
25 site is also for preliminary and final site plan

1 approval. The applicant is proposing to construct 44
2 new townhomes located on Water and Pearl Streets on
3 the Waterfront.

4 You've heard testimony tonight by the
5 applicant's professionals in support of the
6 application. I believe the applicant has met its
7 burden to establish the Positive and Negative
8 Criteria to support the requested variances through
9 the credible testimony of its professionals for both
10 sites. As it relates to waivers, I also believe the
11 credible testimony was provided to support the
12 requested waivers based on the existing site
13 conditions for both properties.

14 The only conditions that I would note if
15 the Board to going approve this application, is that
16 the applicant comply with the Remington & Vernick
17 review letters, both of which are dated September 8,
18 2026. And that the applicant work with Remington
19 & Vernick to meet to the extent possible, lighting,
20 landscaping and street-tree requirements. Ashton,
21 did I missing anything?

22 CHAIRMAN DEJESUS: Anything on that part,
23 gentlemen?

24 MR. GILLESPIE: I think that accurately
25 summaries it, Mr. Chairman.

1 MR. JONES: Yeah, I think you got it.

2 MR. BURNS: Very good.

3 MS. CREAN: Sounds good. I move to
4 approve both.

5 CHAIRMAN DEJESUS: Okay. We need a
6 second.

7 COUNCILMAN MARTINEZ: Second.

8 CHAIRMAN DeJESUS: Roll call.

9 MS. MILLER: Mr. DeJesus.

10 CHAIRMAN DeJESUS: 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. These are beautiful.
17 I'm really excited to see their progress.

18 CHAIRMAN DEJESUS: Excellent job.

19 MS. MILLER: Mr. Thomas.

20 MR. THOMAS: Yes.

21 MS. MILLER: Ms. Fraction.

22 MS. FRACTION: Yes.

23 MS. MILLER: Mr. Davis.

24 MR. DAVIS: Yes. My son just dropped --
25 he's a doctor -- he just dropped \$650K for new

1 construction in Pennsauken, 3,500 square feet, four
2 bedrooms, three baths. I wished this was available
3 now. I would convince him to go there right now. I
4 love this.

5 CHAIRMAN DEJESUS: He would have
6 waterfront views.

7 MR. DAVIS: He'll be ready to sell in a
8 few years. When is this going to be built?

9 MR. CANGELOSI: After Rod gets us the DEP
10 approval in 30 days which he promised us, we're
11 hoping to start construction the second part of next
12 year.

13 CHAIRMAN DEJESUS: Within the year,
14 right?

15 MR. CANGELOSI: Yeah. Once the flood
16 hazard permits get approved.

17 MR. DAVIS: Okay.

18 MR. CANGELOSI: So we're hoping to start
19 some time early next year. And we really appreciate
20 the positive comments and we're excited about this
21 new venture for scale homeownership. It's really
22 what the City wants and what it needs so we're
23 excited to be a part of it.

24 CHAIRMAN DEJESUS: It will definitely
25 help the City that is growing to the extent and it's

1 bringing in bigger people instead of thinking --

2 MS. FRACTION: Right.

3 MR. DAVIS: Right.

4 CHAIRMAN DEJESUS: -- that only the poor
5 people live in the City of Camden. And that's not
6 going to happen --

7 MR. BURNS: Angela, did get everybody's
8 vote?

9 MS. MILLER: Yes, we did.

10 MR. BURNS: Okay. Good job guys?

11 CHAIRMAN DEJESUS: First and second.
12 Roll call, Angela.

13 MS. MILLER: That was done, sir.

14 CHAIRMAN DEJESUS: Okay, we did it?

15 MS. MILLER: Yes. The only thing we're
16 on now is the Adoption of the Resolutions. So we're
17 done here.

18 MR. BURNS: Good job, gentlemen.

19 MR. GILLESPIE: Thank you so much for
20 your support. We appreciate it. Thank you for your
21 attention. And I echo Nick's comments. Thank you
22 for your kind comments. We look forward to working
23 with you.

24 CHAIRMAN DEJESUS: No problem. Thank you
25 for helping us out.

1 MS. MILLER: Thank you all. Have a good
2 evening.

3 MR. CANGELOSI: Thank you so much
4 everybody. We appreciate it.

5 CHAIRMAN DEJESUS: You're welcome.

6 Mr. Burns, can you do the Adoption of
7 Resolutions?

8 MR. BURNS: Yes. We got a few
9 Certificates of Appropriateness to approve: NJ Synod
10 of the Evangelical, 2755 Tuckahoe Road.

11 Mercedes Reyes, 1088 Nigara Road.

12 E-Zone Management, LLC - Project:
13 Croft Mill Housing Associates, LLC, Jefferson Street
14 between Broadway and 4th Street.

15 Those are the Resolutions to approve.
16 And we also have the Resolution to deny Certificate
17 of Appropriateness for Urban Promise Ministries,
18 Inc., 1063 N. Common Road.

19 And then we have the Pool's Liquors,
20 Inc., 783 Spruce Street sign variance to approve.
21 And Ms. Pena's site plan waiver to approve, 3719
22 Westfield Avenue. So those are the Resolutions
23 submitted for approval.

24 CHAIRMAN DEJESUS: A motion to approve?

25 MS. CREAN: So moved.

1 MS. MILLER: Can I get a second?

2 COUNCILMAN MARTINEZ: Second.

3 CHAIRMAN DeJESUS: Roll call, Angela.

4 MS. MILLER: Mr. DeJesus.

5 CHAIRMAN DeJESUS: Yes.

6 MS. MILLER: Mr. Leonard. Mr. Leonard.

7 I guess he left us. Okay.

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: Mr. Davis.

17 MR. DAVIS: Yes.

18 MS. MILLER: Motion carried to approve.

19 Thank you.

20 CHAIRMAN DEJESUS: The subdivision, do
21 you want to do that?

22 MR. BURNS: This was already -- that was
23 tonight, Mr. Chairman. That was just on the agenda
24 as a carry-over.

25 CHAIRMAN DEJESUS: Then I just need a

1 motion to adjourn.

2 MS. MILLER: Yes.

3 MR. BURNS: We need a motion to adjourn.

4 And Erin.

5 MS. CREAN: Yes.

6 MR. BURNS: God Bless. We'll talk. Good
7 luck with everything.

8 MS. CREAN: Thank you.

9 CHAIRMAN DEJESUS: Don't disappear on me.
10 Don't disappear on me, kiddo.

11 MS. CREAN: If you guys think I'm not
12 nosey enough to log in every month --

13 CHAIRMAN DEJESUS: You better, girl.

14 MS. CREAN: I may not be paying as close
15 attention as I usually do every month, but don't
16 worry, I'll be logged in. I'm not going far.

17 CHAIRMAN DEJESUS: I consider you part of
18 us no matter what happens.

19 MS. CREAN: Guys, I'm still on the HPC.

20 MS. MILLER: Correct.

21 MS. CREAN: My term there is until 2028.
22 So any time you got any questions, you know where to
23 find me.

24 CHAIRMAN DEJESUS: Thank you for all the
25 time you've given us here.

1 MS. CREAN: Of course. My pleasure. I
2 loved every second of it. You guys have a great
3 night and with that, I will move to adjourn.

4 MS. MILLER: Thank you.

5 CHAIRMAN DEJESUS: I need a second.

6 COUNCILMAN MARTINEZ: Second.

7 CHAIRMAN DEJESUS: Roll call, Angela.

8 MS. MILLER: Mr. DeJesus.

9 CHAIRMAN DEJESUS: Yes.

10 MS. MILLER: Mr. Leonard -- oh, that's
11 right he's gone. Councilman Martinez.

12 COUNCILMAN MARTINEZ: Yes.

13 MS. MILLER: Ms. Crean.

14 MS. CREAN: Yes.

15 MS. MILLER: Mr. Thomas.

16 MR. THOMAS: Yes.

17 MS. MILLER: Ms. Fraction.

18 MS. FRACTION: Yes.

19 MS. MILLER: Mr. Davis.

20 MR. DAVIS: Yes.

21 MS. MILLER: Motion carried to adjourn
22 everyone. Have a good weekend. Be safe.

23 - - -

24 *(Meeting concluded at 7:20 p.m.)*

25

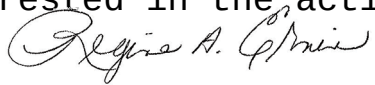
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