

In The Matter Of:
CITY OF CAMDEN
PLANNING BOARD

Transcript of Meeting
January 9, 2020

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PLANNING BOARD
CITY OF CAMDEN

- - - -

Thursday, January 9, 2020

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Transcript of proceedings in the above
matter taken in City Council Chambers, 2nd floor
City Hall, 520 Market Street, Camden, New Jersey
08101, 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, ACTING CHAIRMAN
FREDERICK H. MARTIN, Jr., VICE-CHAIRMAN
BRENDA FRACTION
COUNCILWOMAN FELISHA REYES-MORTON
DIRECTOR KEITH WALKER

- - - -

ANGELA MILLER, PLANNING BOARD SECRETARY
KYLE EINGORN, ESQUIRE., ATTORNEY FOR THE BOARD
DENA MOORE JOHNSON, P.E., C.M.E.
REMINGTON & VERNICK ENGINEERS
DR. EDWARD C. WILLIAMS, SECRETARY, HISTORIC
PRESERVATION COMMISSION & DIRECTOR OF PLANNING

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I N D E X

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1 ACTING CHAIRMAN DeJESUS: This is the
2 meeting of the Camden City Planning Board for the
3 month of January 9, 2020. We'll have a reading of
4 the Opening Statement.

5 MS. MILLER: Adequate notice of this
6 meeting has been provided in accordance to the Open
7 Public Meeting Act. The Camden City Planning Board
8 adopted a resolution approving the regular scheduled
9 meetings to be held during the year of 2020 by, one,
10 posting a copy thereof on the bulletin boards
11 reserved for such purposes in the office of City
12 Hall, first floor, Camden, New Jersey; two,
13 transmitting a copy thereof to the Courier Post and
14 to the Philadelphia Inquirer. These newspapers have
15 been designated by this Board to receive same, and
16 filing a copy thereof with the City Clerk, City of
17 Camden, New Jersey. The subject meeting was
18 publicized on January 6, 2020.

19 ACTING CHAIRMAN DeJESUS: Roll call.

20 MS. MILLER: Mayor Moran. Fred Martin.

21 MR. MARTIN: Present.

22 MS. MILLER: Jose DeJesus.

23 ACTING CHAIRMAN DeJESUS: Present.

24 MS. MILLER: Ulysses Baker. Brenda
25 Fraction.

1 MS. FRACTION: Present.

2 MS. MILLER: Councilwoman Reyes-Morton.

3 MR. MARTIN: Here.

4 MS. MILLER: Director Walker.

5 DIRECTOR WALKER: Present.

6 MS. MILLER: Erin Crean.

7 ACTING CHAIRMAN DeJESUS: Approval of
8 Planning Board Public Hearing meeting December 12,
9 2019.

10 MR. MARTIN: Mr. Chairman, I move the
11 minutes to be approved as presented.

12 ACTING CHAIRMAN DeJESUS: We have a
13 first. I need a second.

14 DIRECTOR WALKER: Second.

15 ACTING CHAIRMAN DeJESUS: Roll call.

16 MS. MILLER: Fred Martin.

17 MR. MARTIN: Yes.

18 MS. MILLER: Jose DeJesus.

19 ACTING CHAIRMAN DeJESUS: Yes.

20 MS. MILLER: Brenda Fraction.

21 MS. FRACTION: Abstain. I wasn't here.

22 MS. MILLER: Councilwoman Reyes-Morton.

23 COUNCILWOMAN REYES-MORTON: Yes.

24 MS. MILLER: Director Walker.

25 DIRECTOR WALKER: Yes.

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

3 ACTING CHAIRMAN DeJESUS: Swearing in of
4 all professionals and planning staff.

5 - - -

6 DR. EDWARD WILLIAMS, P.P., DENA MOORE,
7 P.E., C.M.E., having first been duly affirmed/sworn,
8 was examined and testified as follows:

9 - - -

10 ACTING CHAIRMAN DeJESUS: Planning Board
11 Director's report?

12 DR. WILLIAMS: Good evening, Acting
13 Chairman, Vice-Chairman, Members of the Board. My
14 report will be short for this evening.

15 The first thing is, I believe last month
16 Ms. Berrios, a member of the Planning Board, turned
17 in her resignation given that she has moved out of
18 the City. And we will make sure that the Mayor's
19 office is aware of that and seek a replacement for
20 her in kind.

21 The second thing is, on your agenda sheet
22 under my report section, you will find under the
23 professional categories for Board attorney, Board
24 Engineer, Conflict Attorney and Engineer, and those
25 groups or firms are the recommended firms we have

1 consideration on this evening. Dembo, Brown & Burns,
2 LLP for Board attorney. Eric Bernstein & Associates,
3 LLC for the Conflict Attorney.

4 As you may be aware during the last year,
5 we've had a number of cases where the primary
6 attorney for our Board was in conflict. So, in
7 keeping with the Conflict Engineer, we want to insure
8 that we had also a Conflict Attorney to serve the
9 Board in those cases where our Board counsel is in
10 conflict. And, of course, our Board Engineer,
11 Remington & Vernick, as well as the Conflict
12 Engineer, Alaimo Group Consulting Associates.

13 Again, we have consideration tonight part
14 of the RFP process and these were the firms that were
15 ranked and in kind. And that concludes my report,
16 Mr. Chair.

17 MR. EINGORN: We just have one record
18 correction. The meeting minutes that were approved
19 were the November minutes, not the December minutes.

20 ACTING CHAIRMAN DeJESUS: We didn't have
21 one.

22 MR. EINGORN: There was no meeting in
23 December.

24 MR. MARTIN: Right. I think I said, the
25 minutes as presented. I didn't say what month. I

1 just said, the minutes as presented.

2 MR. EINGORN: Just so the record is
3 clear.

4 DR. WILLIAMS: Understood. Thank you.

5 ACTING CHAIRMAN DeJESUS: Reorganization.

6 MR. MARTIN: First, I think we have to
7 vote on the recommendations.

8 ACTING CHAIRMAN DeJESUS: Yes. We have
9 to vote on the Planning Director's recommendation of
10 the attorneys and also the engineers.

11 MR. MARTIN: Mr. Chairman, I move that
12 the recommended Board Counsel, Conflict Counsel,
13 Board Engineer and Conflict Engineer be approved as
14 recommended by the Planning Director.

15 COUNCILWOMAN REYES-MORTON: Second.

16 ACTING CHAIRMAN DeJESUS: Roll call.

17 MS. MILLER: Fred Martin.

18 MR. MARTIN: Yes.

19 MS. MILLER: Jose DeJesus.

20 ACTING CHAIRMAN DeJESUS: Yes.

21 MS. MILLER: Brenda Fraction.

22 MS. FRACTION: Yes.

23 MS. MILLER: Councilwoman Reyes-Morton.

24 COUNCILWOMAN REYES-MORTON: Yes.

25 MS. MILLER: Director Walker.

1 DIRECTOR WALKER: Yes.

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

4 MR. EINGORN: We need a nomination for
5 Board chairman.

6 MR. MARTIN: Mr. Chairman, I would like
7 to nominate Jose DeJesus currently vice-chairman to
8 serve as chairman for the ensuing year.

9 MR. EINGORN: Are there any additional
10 nominations? Hearing none, do we have a second?

11 COUNCILWOMAN REYES-MORTON: Second.

12 MR. EINGORN: We have a second. We'll
13 need a roll call.

14 MS. MILLER: Fred Martin.

15 MR. MARTIN: Yes.

16 MS. MILLER: Jose DeJesus.

17 VICE-CHAIRMAN DEJESUS: Abstain.

18 MS. MILLER: Brenda Fraction.

19 MS. FRACTION: Yes.

20 MS. MILLER: Councilwoman Reyes-Morton.

21 COUNCILWOMAN REYES-MORTON: Yes.

22 MS. MILLER: Director Walker.

23 DIRECTOR WALKER: Yes.

24 MS. MILLER: Motion carried to approve.
25 Thank you.

1 ACTING CHAIRMAN DeJESUS: Election of
2 vice-chairman nominee would be Fred Martin.

3 COUNCILWOMAN REYES-MORTON: Second.

4 MR. MARTIN: I'm willing to accept.

5 MS. MILLER: Fred Martin.

6 MR. MARTIN: Abstain.

7 MS. MILLER: Jose DeJesus.

8 ACTING CHAIRMAN DEJESUS: Yes.

9 MS. MILLER: Brenda Fraction.

10 MS. FRACTION: Yes.

11 MS. MILLER: Councilwoman Reyes-Morton.

12 COUNCILWOMAN REYES-MORTON: Yes.

13 MS. MILLER: Director Walker.

14 DIRECTOR WALKER: Yes.

15 MS. MILLER: Motion carried to approve.

16 Thank you.

17 ACTING CHAIRMAN DeJESUS: Election of
18 secretary and recommend that we keep the current one
19 that's already on board.

20 MR. MARTIN: I would nominate Angela
21 Miller to serve this Board as its secretary for the
22 ensuing year.

23 COUNCILWOMAN REYES-MORTON: Second.

24 MS. MILLER: Thank you.

25 ACTING CHAIRMAN DeJESUS: Roll call.

1 MS. MILLER: Fred Martin.

2 MR. MARTIN: Yes.

3 MS. MILLER: Jose DeJesus.

4 ACTING CHAIRMAN DEJESUS: Yes.

5 MS. MILLER: Brenda Fraction.

6 MS. FRACTION: Yes.

7 MS. MILLER: Councilwoman Reyes-Morton.

8 COUNCILWOMAN REYES-MORTON: Yes.

9 MS. MILLER: Director Walker.

10 DIRECTOR WALKER: Yes.

11 MS. MILLER: Motion carried to approve.

12 Thank you.

13 MR. MARTIN: Mr. Chairman, I move we
14 appoint Dembo, Brown, Burns as Planning Board counsel
15 for the ensuing year.

16 MS. FRACTION: Second.

17 ACTING CHAIRMAN DEJESUS: Roll call.

18 MS. MILLER: Fred Martin.

19 MR. MARTIN: Yes.

20 MS. MILLER: Jose DeJesus.

21 ACTING CHAIRMAN DEJESUS: Yes.

22 MS. MILLER: Brenda Fraction.

23 MS. FRACTION: Yes.

24 MS. MILLER: Councilwoman Reyes-Morton.

25 COUNCILWOMAN REYES-MORTON: Yes.

1 MS. MILLER: Director Walker.

2 DIRECTOR WALKER: Yes.

3 MS. MILLER: Motion carried to approve.

4 Thank you.

5 MR. MARTIN: Mr. Chairman, I recommend
6 that we appoint Eric Bernstein & Associates as the
7 Board Conflict Attorney.

8 COUNCILWOMAN REYES-MORTON: Second.

9 ACTING CHAIRMAN DEJESUS: Roll call.

10 MS. MILLER: Fred Martin.

11 MR. MARTIN: Yes.

12 MS. MILLER: Jose DeJesus.

13 ACTING CHAIRMAN DEJESUS: Yes.

14 MS. MILLER: Ulysses Baker.

15 MR. BAKER: Yes.

16 MS. MILLER: Brenda Fraction.

17 MS. FRACTION: Yes.

18 MS. MILLER: Councilwoman Reyes-Morton.

19 COUNCILWOMAN REYES-MORTON: Yes.

20 MS. MILLER: Director Walker.

21 DIRECTOR WALKER: Yes.

22 MS. MILLER: Motion carried to approve.

23 Thank you.

24 MR. MARTIN: Mr. Chairman, I recommend
25 that we appoint Ed and Craig as -- or Craig and Ed as

1 the Planning Board engineers. That's Remington &
2 Vernick.

3 COUNCILWOMAN REYES-MORTON: Second.

4 ACTING CHAIRMAN DEJESUS: Roll call.

5 MS. MILLER: Fred Martin.

6 MR. MARTIN: Yes.

7 MS. MILLER: Jose DeJesus.

8 ACTING CHAIRMAN DEJESUS: Yes.

9 MS. MILLER: Brenda Fraction.

10 MS. FRACTION: Yes.

11 MS. MILLER: Councilwoman Reyes-Morton.

12 COUNCILWOMAN REYES-MORTON: Yes.

13 MS. MILLER: Director Walker.

14 DIRECTOR WALKER: Yes.

15 MS. MILLER: Motion carried to approve.

16 Thank you.

17 MR. MARTIN: Mr. Chairman, I recommend
18 that we appoint Alaimo Group Consulting Engineers as
19 the Conflict Engineers for the Planning Board.

20 COUNCILWOMAN REYES-MORTON: Second.

21 ACTING CHAIRMAN DEJESUS: Roll call.

22 MS. MILLER: Fred Martin.

23 MR. MARTIN: Yes.

24 MS. MILLER: Jose DeJesus.

25 ACTING CHAIRMAN DEJESUS: Yes.

1 MS. MILLER: Brenda Fraction.

2 MS. FRACTION: Yes.

3 MS. MILLER: Councilwoman Reyes-Morton.

4 COUNCILWOMAN REYES-MORTON: Yes.

5 MS. MILLER: Director Walker.

6 DIRECTOR WALKER: Yes.

7 MS. MILLER: Motion carried to approve.

8 Thank you.

9 MR. MARTIN: Mr. Chairman, I move the
10 adoption of the Planning Board dates as included with
11 the agenda for the ensuing year.

12 COUNCILWOMAN REYES-MORTON: Second.

13 ACTING CHAIRMAN DEJESUS: Roll call.

14 MS. MILLER: Fred Martin.

15 MR. MARTIN: Yes.

16 MS. MILLER: Jose DeJesus.

17 ACTING CHAIRMAN DEJESUS: Yes.

18 MS. MILLER: Brenda Fraction.

19 MS. FRACTION: Yes.

20 MS. MILLER: Councilwoman Reyes-Morton.

21 COUNCILWOMAN REYES-MORTON: Yes.

22 MS. MILLER: Director Walker.

23 DIRECTOR WALKER: Yes.

24 MS. MILLER: Motion carried to approve.

25 Thank you.

1 ACTING CHAIRMAN DeJESUS: New Business:
2 Spectrum Capital Camden, LLC, 1107 Penn Street, NS AD
3 WIL 74 E. of 11th Street, 1182 Linden Street,
4 1112-1156 Linden Street and SS Linden 418 E. 11th
5 Street. The applicant is proposing to vacate the
6 Utility and Function of Alleyway; will non-existent
7 with construction of hotel. Are they here?

8 MS. MILLER: No, they are not here.

9 ACTING CHAIRMAN DeJESUS: We will move on
10 then. 617 Broadway, LLC. 613-617 Broadway.

11 MR. BARON: Good evening, Mr. Chairman,
12 Members of the Board, Counsel. I'm Jeffery Baron.
13 I'm an attorney admitted to practice in the State of
14 New Jersey. I'm here on behalf of 617 Broadway, LLC.

15 This is probably one of your longest
16 standing applications. I think I became qualified
17 for Social Security during this application. In any
18 event, the last Board meeting, the Board granted
19 amended preliminary site plan approval. The only
20 thing that remained was final site plan approval.
21 The engineer had not issued a final site plan
22 review letter because she was waiting,
23 understandably, for the preliminary to see if there
24 was something she should have put in the letter. We
25 now have her letter.

1 So, the only thing that's pending is
2 final site plan approval. And we are proposing a
3 sign that is larger than the sign permitted under the
4 zoning ordinance. It is, however, smaller than the
5 sign. And we have on a phone a picture to show you
6 what it has been. So, we are asking for that relief.
7 The sign we're asking for is 47.5 square feet.
8 Brian, what's a permitted size?

9 MR. CLEARY: Twenty-four square feet.

10 MR. BARON: Thanks. Twenty-four is
11 permitted. So, it's roughly twice as large as it is
12 permitted. And Brian will talk to you about the need
13 for that sign and why. But I think what's important,
14 the prior sign, there were two of them on the
15 building. Now, there's only going to be one sign.
16 So, it is larger but it's not larger than both of the
17 signs put together the way that it was.

18 So, with that introduction, I'll just
19 call our engineer and show you the sign. I'm sure
20 we'll go over the engineer's report which I'm happy
21 to say we don't have very much to say about it.

22 MS. MOORE: We sure don't.

23 MR. BARON: It took us long enough to get
24 here.

25 MS. MOORE: Four or five meetings, you're

1 right.

2 MR. BARON: Yes, I know.

3 Brian, please come up and introduce
4 yourself.

5 MR. CLEARY: Brian Cleary from the Pettit
6 Group. I'm a licensed professional engineer in the
7 State of New Jersey. I've testified in front of this
8 Board for this application every time we've been
9 here.

10 MR. BARON: And been qualified. So we'd
11 ask the Chair and the Board to accept him once again
12 as an engineer and planner. He's qualified as both.

13 ACTING CHAIRMAN DeJESUS: What we need to
14 do is let us go through right to the letter so
15 there's no conflict at this point in time.

16 MR. BARON: That's fine.

17 MS. MOORE: Most of the underlined items
18 are just administrative things that we need to go
19 through.

20 Mr. Chairman, I'm referring to Remington
21 & Vernick's letter dated January 8, 2020. There is a
22 parking variance approved previously. If the
23 requested parking variance is granted, the Applicant
24 shall then make a cash contribution to the City for
25 each required space not provided per Section

1 577-230.F (30 spaces). The contribution shall be in
2 an amount equal to the cost of providing the required
3 minimum number of parking spaces to be calculated by
4 the City Engineer.

5 MR. BARON: We're negotiating right now
6 with the City on the amount that will be paid, so we
7 will comply with that requirement.

8 MS. MOORE: Page five. There's signage
9 for "No Parking - Loading Zone." That's been denoted
10 on the site plan and included on the detail sheet. A
11 note has been added on the Signage detail indicating
12 that the time period will be determined by the City.
13 So, the Applicant needs to coordinate that with the
14 City or Department of Public Works to determine what
15 to put specifically on that "No Parking Zone"
16 sign.

17 MR. BARON: And we will -- we didn't want
18 to call out a specific time without consultation with
19 the City and that's why we put the note on there.
20 But we will do that. So, it's at a convenient time
21 in the City's opinion.

22 MS. MOORE: Okay. A CCTV inspection of
23 the sewer (combined, sanitary and storm) system must
24 be performed and reviewed by the City Engineer prior
25 to obtaining final signatures on the plan. The

1 Applicant will be responsible for any improvements to
2 the existing infrastructure required for the
3 connection of the proposed project.

4 MR. BARON: That's agreed.

5 MS. MOORE: A stormwater fee of \$87.45
6 has been calculated for the site as outlined in
7 Appendix XVIII of the City Ordinance. This fee must
8 be paid by the Applicant prior to final signatures of
9 the plan.

10 MR. BARON: Also agreed.

11 MS. MOORE: All developers and applicants
12 should note that due to a City Ordinance, a Capacity
13 Fee may be applicable to the proposed development.
14 The applicant should contact the City Engineer for
15 all costs related to the same.

16 MR. BARON: And we will comply.

17 MS. MOORE: Page 10 for signage: Per
18 Section 577-253.0.12.b, the maximum gross surface
19 area of a freestanding identification sign in the C-2
20 zone shall not exceed 24 feet. The Applicant
21 proposes a facade sign that is 47.7 square feet in
22 total area. A variance is requested. Is it 47.7 or
23 47.5?

24 MR. CLEARY: 47.7.

25 MS. MOORE: Okay. And a variance is

1 being requested, correct?

2 MR. BARON: Yes.

3 MS. MOORE: And do you want to put
4 testimony on the record?

5 MR. BARON: We can do it now if you'd
6 like to do it.

7 MS. MOORE: Yes.

8 MR. BARON: Brian, you have the plan.
9 Can you show the Board the sketch that's on the plan
10 of the sign, please?

11 MR. CLEARY: I don't have a large version
12 of it. It's in the plans that were submitted to the
13 Board.

14 MR. BARON: Okay. I don't know if you
15 all have the plans with you. Brian, do you have the
16 smaller sized plans you submitted?

17 MR. CLEARY: Yes.

18 MR. BARON: Can you indicate on that
19 smaller version? Let's mark that first of all,
20 please. This is part of the overall site plan
21 that was submitted to the Board?

22 MR. CLEARY: Yes.

23 MR. BARON: And what sheet and page is
24 it, Brian?

25 MR. CLEARY: It's Sheet 6.

1 MR. BARON: Six of seven?

2 MR. CLEARY: Yes.

3 MR. BARON: And what's the date on this
4 plan?

5 MR. CLEARY: It is, last revised on
6 December 18, 2019.

7 MR. BARON: Did you prepare this plan or
8 are you familiar with the plan?

9 MR. CLEARY: I prepared it and I am
10 familiar with it.

11 MR. BARON: I'm going to mark this under
12 today's date, if the Solicitor is all right with that
13 as A-1.

14 MR. EINGORN: A-1. The record will
15 reflect that Sheet 6 of 7 will be marked A-1 for the
16 record.

17 MR. BARON: Thank you.

18 Brian, we'll pass this to the Board in a
19 second. This is the sign on the smaller sized plan.
20 I'll just pass it up and down so you can all see it.
21 It's in the bottom line. It says, Family Dollar and
22 it shows the sign. It does not show the color. But
23 Brian will testify about the color.

24 So, once again where it says Family
25 Dollar. Brian, you already indicated for the

1 engineer, but what's the size of that sign?

2 MR. CLEARY: It is 47.7 square feet.

3 MR. BARON: And what are the colors of
4 the sign?

5 MR. CLEARY: They will be white, red and
6 yellow -- orange. Excuse me.

7 MR. BARON: Do you know which portions of
8 the sign are white, red, orange?

9 MR. CLEARY: It's noted on that detail.
10 Obviously, it's difficult to see because it's black
11 and white.

12 MS. MOORE: It's the typical Family
13 Dollar sign, right?

14 MR. CLEARY: Yes, it is.

15 MS. MOORE: We're all pretty familiar
16 with that.

17 MR. BARON: And what is the height and
18 what is the width of the sign?

19 MR. CLEARY: The width, I believe, is 17
20 feet, 4 1/2 inches. And the height -- the lettering
21 is 24 inches. And then the medallion in the center
22 is 33 inches tall.

23 MR. BARON: And as was just asked by the
24 engineer, it's the same sign that Family Dollar uses
25 as its trade identification in its facilities?

1 MR. CLEARY: Yes.

2 ACTING CHAIRMAN DeJESUS: Is that
3 attached to the building?

4 MR. BARON: Yes.

5 MR. CLEARY: Yes, it is.

6 MR. BARON: You have on your phone a
7 picture of what was on the building previously; is
8 that correct?

9 MR. CLEARY: Yes, what is currently.

10 MR. BARON: Let's pass this in front of
11 the Board as well. Just orient it.

12 MR. CLEARY: So, the sign is located
13 along the Line Street frontage of the existing
14 building.

15 MR. BARON: And there are actually more
16 than one sign?

17 MR. CLEARY: I'd say that there are three
18 signs. There are two billboard signs located on the
19 building on the Line Street frontage and on the
20 opposite side of that building. And then there's an
21 identification sign for the current building on Line
22 Street.

23 MR. BARON: And for the Family Doctor,
24 we're just proposing one sign on the same side of the
25 building as it was previously?

1 MR. CLEARY: Yes. Is the sign going to
2 be on Line or on Broadway?

3 MR. MARTIN: Broadway. It'll be
4 facing -- the sign will be facing Broadway.

5 MR. ALESSO: Yes. I believe it's facing
6 Broadway.

7 MR. MARTIN: So, at this point --

8 MR. BARON: Well, it makes sense to be on
9 Broadway obviously.

10 MR. MARTIN: So, your signage would be on
11 different facets of the building than what's
12 currently there, correct?

13 MR. CLEARY: Yes.

14 MR. BARON: Well, this will be removed
15 obviously, Mr. Martin, the signage that sits here.

16 MR. MARTIN: Yes.

17 MR. BARON: So, it'll be --

18 MR. MARTIN: Mr. Baron, the question is:
19 The side that you're putting the sign on currently
20 does not have a sign, correct?

21 MR. BARON: That's correct. And the
22 signage that is here, won't be there.

23 So, I'm just going to pass this down
24 again to the Board just as an exhibit to show you
25 what has been there over the years. I'm not arguing

1 pre-existing and entitlement and all that because I
2 don't think it's necessary for this. But it is
3 larger, those three signs, than the one facade sign
4 we're proposing?

5 MR. CLEARY: Yes.

6 MR. BARON: Now, let's talk about the
7 justification for the variance under the Flexible C
8 Standard in the Municipal Land Use Law which
9 requires that the benefits --

10 MR. MARTIN: Jeff, let me ask one
11 question. Who owns the existing billboard on that
12 building?

13 MR. ALESSO: We assume the owner of the
14 property.

15 MR. BARON: It would probably be leased,
16 Mr. Martin. I would assume that that space is owned
17 by the owner of the building.

18 MR. ALESSO: Is it current looking?

19 COUNCILWOMAN REYES-MORTON: Looks current
20 to me.

21 MR. MARTIN: It looks like a current
22 sign. The current -- just FYI and I'm sure you had
23 entitlements like this in the past.

24 MR. BARON: Let me just ask him a
25 question. So, the building is owned by one of my

1 clients by coincident.

2 MR. MARTIN: Funny you should mention it.
3 We're not conflict.

4 MR. BARON: And I can tell you -- I
5 almost represent everybody it seems sometimes.

6 MR. MARTIN: It's longevity for you.

7 MR. BARON: That's what I always tell
8 people. I say, you get to know everybody if you just
9 live long enough.

10 I can tell you that there is no intent to
11 maintain that building. So, the building is coming
12 down and the sign will come down with it. I can make
13 that representation.

14 MR. MARTIN: Right. So, you can assure
15 that there's no prior leasehold by the billboard
16 owner?

17 MR. BARON: If it is, the owner will have
18 to do --

19 MR. MARTIN: Extinguish it.

20 MR. BARON: -- what has to be done to get
21 it away. I didn't realize that but it won't be
22 there.

23 DR. WILLIAMS: If I may through the Board
24 Chairman to Counsel. So, is it your understanding to
25 have once the building is constructed, that the

1 billboards will not be placed on the building?

2 MR. BARON: Correct. You can make it a
3 condition of approval that the billboards that are
4 currently there, will be removed and only one sign
5 will placed there. That's fine.

6 CHAIRMAN DeJESUS: Yeah, absolutely.

7 MR. BARON: I can call Mr. Sandone right
8 now and ask him but believe me, you don't want to
9 listen to him.

10 Let's go through again, the Flexible C
11 Standard under the Municipal Land Use Law under
12 40:55D-70.c.(2). Our obligation is to prove to the
13 Board that the purposes of zoning would be advanced
14 by the action that we're asking, the variance. And
15 that there will be no substantial detriment to the
16 public good.

17 So, first of all, will this sign and the
18 identification of the building, enhance safety and
19 public health by identifying the use and allowing
20 folks that are either walking or driving on Broadway
21 or Williams, to be able to see this location?

22 MR. CLEARY: Yes.

23 MR. BARON: In your opinion as a
24 professional engineer, is it a reasonable size given
25 the size of the building and given the speeds that

1 vehicles would be traveling on Broadway?

2 MR. CLEARY: Yes, especially due to the
3 fact that two signs are permitted for this building.
4 You're allowed to have one sign on each facade that
5 faces a roadway. So, if you add up the two 24-foot
6 square feet permitted, that's 48 square feet. We're
7 just providing that in one sign on the highly
8 traveled roadway instead of on the side street.

9 MR. BARON: In your opinion, would the
10 placement of the sign enhance the free-flow of
11 traffic so that people wouldn't be stopping in the
12 middle of the roadway trying to find where the site
13 is?

14 MR. CLEARY: Yes.

15 MR. BARON: In your opinion, does that
16 satisfy the positive criteria that we have to
17 demonstrate to get a variance for a sign?

18 MR. CLEARY: Yes.

19 MR. BARON: Let's talk about the negative
20 criteria. There's two standards. One, no
21 significant detriment to the intent and purpose of
22 the zone plan and zoning ordinance.

23 As a result of seeing the photograph of
24 the signage that's there and knowing that it has been
25 there for some time, does it appear to you that it is

1 consistent with the zoning in the area since it must
2 have at some point been approved by one of the
3 Boards?

4 MR. CLEARY: Yes.

5 MR. BARON: And let's talk about the
6 other one, the no substantial detriment to the public
7 good which has been interpreted by the Courts of New
8 Jersey, meaning, that it is consistent with the
9 surrounding neighborhood.

10 Is this single sign, where there were two
11 signs, smaller than the two signs with the colors
12 that you've identified, is that consistent with the
13 neighborhood?

14 MR. CLEARY: Yes.

15 MR. BARON: So, is it your opinion then
16 there is no substantial detriment to the public good
17 from the proposed sign?

18 MR. CLEARY: I don't believe so.

19 MR. BARON: That's the testimony on the
20 sign.

21 MR. MARTIN: For the record, on behalf of
22 the owner, you're assuring us that the billboard
23 which the City has deemed negative impacts in the
24 past in other cases, will be removed which is another
25 positive benefit for the changing of the sign?

1 MR. BARON: Absolutely. Yes. The
2 elimination of that sign which is older is, in fact,
3 the billboard, and, again, makes the overall signage
4 larger, will come off.

5 I'm making the representation as counsel
6 for the applicant and for the owner of the property,
7 that I will get that in writing. I will get the
8 owner of the property to indicate to the Board and
9 the City, that that signage will be removed. It
10 can't be there because the building is coming down.

11 ACTING CHAIRMAN DeJESUS: Is there
12 anything else you want to say?

13 MR. BARON: I think perhaps the engineer
14 wants to finish her report, Mr. Chairman.

15 ACTING CHAIRMAN DeJESUS: Yes, please.

16 MS. MOORE: The Applicant proposes the
17 facade sign facing Broadway. Revised plans should
18 include all sign details such as proposed colors and
19 hours of sign illumination per Section 577-253.0.

20 MR. BARON: We will provide that post
21 the hearing so that you can see the colors.

22 MS. MOORE: On Page 11 under Block and
23 Lots, No. 3: The Applicant indicates that a lot
24 consolidation by deed for the various lots is being
25 proposed as part of this application. A copy of

1 this deed should be provided for review to our office
2 and the Planning Board Solicitor for form and
3 content.

4 MR. BARON: Yes. We will provide that to
5 the Board attorney and also to your office.

6 MS. MOORE: Along with the lot
7 consolidation on Page 12, there's the "Ordinance
8 Establishing Standards for the Submission of Maps and
9 Other Documents in a Digital Format." So, the
10 Applicant should be aware that final signatures of
11 approval and building permits will not be issued
12 until that required information is received.

13 MR. BARON: Understood.

14 MS. MOORE: And that's two copies of that
15 Lot Consolidation Plan on a CD sent to our office.

16 MR. BARON: Understood.

17 MS. MOORE: We have the Summary of
18 Variances and Waivers on Page 13 approved under the
19 Amended Preliminary Application. And then we have
20 the Summary of Variances and Waivers Required for
21 Approval with Final Application. And that would just
22 be the maximum facade area that we didn't approve at
23 the amended preliminary that we're now getting
24 approved for final.

25 MR. BARON: 47.7.

1 MS. MOORE: Yes. 27.7.

2 ACTING CHAIRMAN DeJESUS: 47.7.

3 MS. MOORE: 47.7.

4 DR. WILLIAMS: 47.7.

5 MR. BARON: 47.7 square feet.

6 MS. MOORE: 47.7 square feet.

7 You're aware of the approval process as
8 listed on pages 13 and 14?

9 MR. BARON: We agree to all of that.

10 MS. MOORE: And outside agency approvals,
11 the Camden County Planning Board is pending.

12 MR. BARON: Pending, correct.

13 MR. CLEARY: Yes.

14 MS. MOORE: And I received the Camden
15 County Soil Conservation District Certification.

16 MR. BARON: Yes. That was just issued.

17 MS. MOORE: And there are no others
18 necessary, correct?

19 MR. BARON: That is correct.

20 MS. MOORE: And Mr. Chairman, that
21 concludes our review.

22 ACTING CHAIRMAN DeJESUS: Any questions
23 from the Board?

24 COUNCILWOMAN REYES-MORTON: I remember at
25 the last meeting we spoke about trees that would be

1 planted. I believe it was on the front -- on the
2 side of the building.

3 MS. MOORE: The street trees. They have
4 been planted. The street trees, they propose them.

5 MR. BARON: We're agreeing to do that.
6 We agreed to do that.

7 COUNCILWOMAN REYES-MORTON: Okay.

8 ACTING CHAIRMAN DeJESUS: Any questions
9 from the public? Now is the time to speak.

10 MR. EINGORN: Specific to the
11 application.

12 ACTING CHAIRMAN DeJESUS: To the
13 application itself.

14 MR. EINGORN: Please come forward to be
15 sworn. Please raise your right hand, sir.

16 MR. WILLIAMS: I'm not giving any
17 testimony relative to what their application is. I
18 just have a statement to make specific to the Family
19 Dollar Chain in general.

20 MR. EINGORN: I still need to swear you
21 in.

22 - - -

23 DUANE WILLIAMS, having been first duly
24 sworn/affirmed, was examined and testified as
25 follows:

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MR. EINGORN: Can you give your name and address?

MR. WILLIAMS: Duane Williams, 2938 Berkeley Street, Camden, New Jersey.

When I learned that this particular item was on the Planning Board agenda, I just wanted to make a point to come over because I needed to make a point with regard to Family stores and Dollar stores in the City of Camden in general. And I'm going to tell you two stories.

I don't particularly oppose the fact of the Family store to make that clear. But I want to say this, I heard that they don't have a loading area within the plan where they're actually going to pull their trucks up and load -- unload their items. And if that is the case, then I'm going to suggest that they be made to construct the sidewalk to be able to sustain heavy-load vehicles.

And the reason why I'm saying this, it's because the Family Dollar Store that's located in East Camden in my neighborhood on Marlton Pike, if you go out there where they said initially that they would load from the street and not be on the sidewalk, they're on the sidewalk and the entire

1 sidewalk is chewed up from the tractors and the
2 trucks being on the sidewalk.

3 From there I want to say this. Because
4 I'm the one who has called Code Enforcement a number
5 of times with regard to the Family Dollar in East
6 Camden because they are a concern of mine. Because I
7 don't understand how a large chain like Family Dollar
8 would allow their properties to be unkept the way
9 Family Dollar does in East Camden. My call to Code
10 Enforcement had Code Enforcement go out was relative
11 to all the trash that was allowed to accumulate.

12 And if you went out there the other day
13 and looked at the street, you will have seen all this
14 trash along the parking edge and it looked really
15 nasty. So, Code Enforcement had to go out and speak
16 to the people to get them to clean it up. Now, you
17 think that was relative to this particular store but
18 it wasn't.

19 I was at a Save Our Waterfront meeting.
20 The late Rod Sadler, who was a member of that
21 organization, attended that meeting and the
22 community. The issue of the Family Dollar came up at
23 Linden. And it was talking about the trash. Wilbert
24 Mitchell had suggested, well, maybe we get some
25 volunteers together and go out there and clean it

1 up. I said, I wouldn't lift a finger to go over
2 there and clean up a commercial entity, particularly
3 that kind of store's property.

4 So, I just wanted to make it clear in the
5 record that something has to be said about them
6 because I don't know. Because I see Family Dollars
7 in other communities and they do not look like the
8 Family Dollars here in the City of Camden. Those
9 properties are well-maintained and well-kept. And
10 that has to be the standard here. They cannot come
11 on Broadway and act like this is the norm. If
12 they're not going to be better than any of the other
13 stores, then do we really need them? Do we really
14 need them here to add to the blighted conditions that
15 are already here? We're hoping that they're coming
16 here to improve the environment. And I would think
17 that that would be part of the Family Dollar
18 standards.

19 So I just wanted to enter that on the
20 record because that is a big concern about, you know,
21 their maintenance in maintaining their properties.
22 And the City should not be in a position where it
23 thinks it has to accept, you know, that kind of
24 behavior really from anyone. Because you know, it
25 affects all of us who live here every day and it

1 contributes to much of what we see happening in our
2 community in terms of problems. I expect Family
3 Dollar and I hope that they would agree with me that
4 they would be a beacon in the City as opposed to a
5 dark light. Thank you.

6 MR. EINGORN: Thank you for your time.

7 ACTING CHAIRMAN DeJESUS: Anyone else who
8 would like to make a speech?

9 MS. MOORE: With clarification too, the
10 loading is coming off of Broadway, correct? So that
11 County approval --

12 MR. BARON: I'll address that. I'll
13 address his comments but I don't want to do that
14 until the public has had a chance to speak.

15 MR. EINGORN: Please come forward to be
16 sworn. Please raise your right hand.

17 - - -

18 REGINA LORD, having been first duly
19 sworn/affirmed, was examined and testified as
20 follows:

21 - - -

22 MR. EINGORN: Please state your full name
23 and address for the record.

24 MS. LORD: Regina Lord, 576 Benson
25 Street.

1 A question I guess; maybe a comment as
2 well. And that is, once you agree to a sign of this
3 size, doesn't that open it up for then the precedent?
4 And I think the gentleman, the lawyer here commented
5 that well, you know, there was some billboard there
6 and there was perhaps the Board approved that.
7 That's not necessarily always true in Camden. Things
8 go up and they've been there for a while. I don't
9 know if that billboard had approval or did not have
10 approval. So, it's just a basic question I have for
11 the Board. Is that true? Like once this --

12 ACTING CHAIRMAN DeJESUS: According to
13 them they made statements and the lawyer has
14 validated it that there will be no billboard on that
15 new building.

16 MS. LORD: No, I understand that, yeah.

17 MR. EINGORN: So, to the extent that
18 another applicant seeks to make a sign that's larger
19 than what's permitted in the zone in which the
20 property is located, they'd be required to seek an
21 application. And the applications are taken on a
22 case-by-case basis based upon the location in the
23 City, the size of the property and what type of sign,
24 how large, whether it's lighted or not lighted, it's
25 a fact analysis which has to be done based upon who

1 is coming and where they are.

2 So just because this applicant has
3 proposed a sign and it's larger, doesn't mean that
4 the next person who comes in or next applicant, will
5 be granted a sign that's larger just because this
6 applicant became -- excuse me -- got approval for a
7 larger sign. Because they'll have to go through and
8 prove the positive and negative criteria for a
9 variance from the signage ordinance.

10 MS. LORD: Is this size sign larger than
11 the approved size that it should be if there were two
12 smaller signs?

13 MR. EINGORN: That's what they're asking
14 for. They asked for a variance from the ordinance
15 because they were allowed two signs which was the
16 testimony at what, I'm sorry?

17 MS. MOORE: 24 square feet each.

18 MR. BARON: We're .3 (point three) square
19 feet below.

20 MR. EINGORN: Right. The total.

21 MS. MOORE: They could have 24 square
22 feet on each side, Broadway and Line.

23 MS. LORD: And how does that fit into the
24 streetscape there as far as the signage size?

25 MS. MOORE: The 47.7 square feet?

1 MS. LORD: Yeah, I know. Do you have a
2 picture of that? What does that look like?

3 MR. EINGORN: Does the applicant have an
4 elevation available?

5 MR. MARTIN: The thing about signage,
6 signage is almost site specific. And it's also
7 venue-specific; what's going to be there. If you
8 recall Broadway as it was, there were facade signs
9 that were significantly larger than what the
10 ordinance permits now and brighter. The signage, the
11 way the ordinance was written, was to kind of make
12 every one of those signs in the future come before a
13 Board, either this or the Zoning Board of Adjustment
14 to have a sign approved on a case-by-case basis.

15 At some level the ordinance, when it was
16 written, made for de minimis signage. And most times
17 we find the signs end up being a variance of a little
18 bit bigger, little bit different than the original
19 zoning ordinance intended. But that keeps them
20 coming before these Boards on a case-by-case basis to
21 be judged in that manner.

22 As far as the issue of urban design and
23 the size, that hasn't been raised. And there's
24 really no design standards for that area the way
25 there are for the waterfront. Maybe at some point in

1 time the City will adopt design standards.

2 The final point is, what the applicant in
3 this case is proposing, is signage consistent with
4 his business wherever it is, whether it's in Camden
5 or Haddonfield or Cherry Hill or along Route 30
6 somewhere in Berlin. That's the same basic sign
7 design. A little less in scale because Broadway is
8 not as big as the White Horse Pike, for example.
9 But it's the same consistent pattern. So, when we as
10 a Board hear this, we got to take those things into
11 consideration. We do it on a case-by-case basis.
12 And precedent and signage rarely wins.

13 MS. LORD: One more question. Is it
14 typical to have somebody ring up a variance when -- I
15 was not at the December meeting so I'm not sure what
16 happened there -- but is it typical to come back
17 to -- when you're going for a final approval, to go
18 back to asking for a variance?

19 MR. MARTIN: Very often the signage is
20 the very last thing considered. And very often it
21 shows up at -- if we're having a -- where there's
22 preliminary granted at subsequent final, that they do
23 that then, rather than take a separate application to
24 the Zoning Board of Adjustment for the signage. It
25 makes sense for the owner to do it.

1 MS. MOORE: This Applicant provided
2 testimony at their amended preliminary approval that
3 they were going to wait for the signage until final.
4 So, that is the only variance that they needed to ask
5 for tonight. Because everything else was approved at
6 the previous meeting.

7 MR. BARON: The notice that was filed for
8 amended preliminary included the request for
9 additional signage of a larger size. The
10 preliminary -- amended preliminary granted by the
11 Board, that's what the engineer just said, we did not
12 address the signage. We said we would do that when
13 we came back for final. And that's exactly --

14 MS. MOORE: Not knowing when final was
15 going to be.

16 MR. BARON: So, it's been noticed to the
17 public; it's been noticed in the newspaper in general
18 circulation. It's been told to the Board when the
19 public was here, that this would be the night we
20 would talk about signage.

21 MR. MARTIN: And, therefore, your implied
22 question is, is this one of these secret surprises at
23 the last minute so that the public has got involved?
24 In this case, the applicant complied with everything
25 and did notice that a sign variance was coming.

1 Mr. Baron, correct me if I'm wrong, but
2 if we didn't grant this at this time, you'd have to
3 go to the Zoning Board of Adjustment?

4 MR. BARON: I would have to if it weren't
5 done as part of site plan.

6 MR. MARTIN: Now, you'd probably would
7 love to have additional billable hours but I'm not so
8 sure the applicant would.

9 MR. BARON: Actually, I'm not sure my
10 client -- yes, that's right. And I'm pretty sure
11 neither the Board nor the public would be interested
12 in seeing me.

13 I would like to show -- you asked for the
14 signage. Would you like to come up and I'll show you
15 where it would be?

16 MS. LORD: No.

17 MR. BARON: Well, I've marked as A-2 if
18 the Board would like to take a look at it. The top
19 left corner shows you that signage on Broadway so the
20 Board can see. I'm just going to characterize it as
21 de minimis. You'll see the frontage of the store
22 and how much space the sign occupies. I think that
23 gives you a pretty good idea of whether it's
24 excessive signage.

25 MS. MOORE: Maybe if the public is aware

1 of how much the frontage of the building is on
2 Broadway, it's a better idea. So, how long is the
3 building on Broadway?

4 MR. CLEARY: It's 80 feet.

5 MS. MOORE: Eighty feet. And then the
6 sign?

7 MR. MARTIN: The sign is like 17.

8 MR. CLEARY: It's less than 20 percent.

9 MS. MOORE: Just for scale. Sometimes
10 it's easier to know for the scale. That's all.

11 MR. BARON: It might be on there.

12 MR. MARTIN: You can see the frontage and
13 how it's set.

14 MR. EINGORN: Let the record reflect that
15 the document which has been marked by counsel as A-2,
16 reflects multiple elevations. It's a single sheet.
17 And will be annexed to the application, again, as
18 Exhibit A-2.

19 MR. BARON: Find. Thank you. I
20 appreciate that.

21 ACTING CHAIRMAN DeJESUS: Any further
22 comments from the public? If not, I close it.

23 MR. BARON: Let me address the issue.
24 It's a very serious issue about trash. You remember
25 earlier on in the application some folks compared

1 this store with a store that's on Mt. Ephraim Avenue
2 and the issue with trash. And at that time, we
3 explained that we are the landlord/owner. Family
4 Dollar leases from us.

5 And, Joe, Mr. Alesso, would you come up
6 because I don't want to make any representations that
7 you're not willing to accept.

8 MR. EINGORN: Please come forward to be
9 sworn. Please raise your right hand.

10 - - -

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

14 - - -

15 MR. BARON: For the members of the
16 public --

17 MR. EINGORN: Can you provide your name
18 and address?

19 MR. ALESSO: Joesph Alesso, A-L-E-S-S-O,
20 45 Academy Street, Newark, New Jersey.

21 MR. BARON: And I was going to ask you.
22 What is your position with Family Dollar -- not the
23 Family Dollar -- with the owner of the site?

24 MR. ALESSO: I'm the director of
25 development. It's my responsibility to get approvals

1 and entitlements.

2 MR. BARON: You're involved with the
3 drafting of leases?

4 MR. ALESSO: Yes.

5 MR. BARON: Are you willing to accept the
6 condition of approval that there will be a provision
7 in the lease for maintenance of this site and some
8 penalty assessed against the tenant if it is not kept
9 that way?

10 MR. ALESSO: Yes.

11 MR. BARON: And we'll provide that to the
12 Board attorney obviously and the engineer, that if it
13 requires any action by the City, not actual, you
14 know, cost, but if they have to come out the way
15 Duane described then there should be a penalty to
16 that. There's no reason why the zoning officer in
17 Camden should have to go out and look at the
18 condition of a property. So, we'll pass that by the
19 engineer. I can't give you the number tonight that
20 we would assess, but I'll give it to the Board. And
21 obviously, you can make a determination if you think
22 it's adequate.

23 COUNCILWOMAN REYES-MORTON: Through the
24 Chair to the Director. I understand where the public
25 comment is coming from concerning the trash. In my

1 neighborhood in North Camden, we also have a Family
2 Dollar and it's all similar. I'm not saying that
3 they're all the same but just saying that that's
4 something repetitive.

5 And I know that the City recently did a
6 Business Improvement District. So, is this part of
7 that zoning in the Business Improvement District? Or
8 if it is not, is there a way for the entity to
9 contribute towards that so that way we can, one,
10 leverage our Public Works and Code Enforcement
11 resources; and that it goes into the bigger City
12 Master Plan that recently was, you know, launched?

13 DR. WILLIAMS: Through the Chair to
14 Councilwoman Morton. I have not been involved in the
15 formation of the Business Improvement District. So,
16 I wouldn't know all the particulars.

17 MR. BARON: I can tell you,
18 Councilwoman --

19 COUNCILWOMAN REYES-MORTON: I've
20 particularly been involved in that. I just don't
21 know the exact zoning streets. So, you know, I'd
22 have to defer to some staff.

23 MR. BARON: This is in a redevelopment
24 area which is referenced in the report that was
25 issued by the engineer. It has its own standards.

1 And so it's very unlikely that what you're describing
2 as an overlay would apply because that's what a
3 redevelopment area is.

4 MR. MARTIN: Mr. Chairman, may I
5 present --

6 ACTING CHAIRMAN DeJESUS: Yes.

7 MR. MARTIN: Counsel and Mr. Alesso, what
8 the Councilwoman is referring to is a concept called
9 Business Improvement Districts where property owners
10 participate by contributing to actually having people
11 who go with little brooms and buckets and clean the
12 streets in front of their properties that are
13 participating in the Business Improvement District.
14 There's a map of that which you may or may not be
15 included in. But would your firm be interested in
16 having your site included in such a district if it
17 was available to you?

18 MR. BARON: I think it's a cost issue,
19 isn't it?

20 MR. ALESSO: Yes. The store --

21 MR. MARTIN: You would consider it.

22 MR. ALESSO: -- it's a triple net -- of
23 course we would consider it.

24 MR. BARON: Sure, we would.

25 MR. ALESSO: Sure, we would consider.

1 MR. MARTIN: So, in other words, you're
2 probably not in the Business Improvement District,
3 otherwise, he'd know it. The second thing is, --

4 COUNCILWOMAN REYES-MORTON: Well, it was
5 just recent. It's recent too. It's only about a
6 month old.

7 MR. MARTIN: Well, we've done it --
8 Cooper's Ferry had organized that in the past, a
9 Business Improvement District in the downtown area.
10 So, there's been similar activity. But I don't think
11 it's probably extended down Broadway far enough to
12 this location to Line Street.

13 MR. BARON: And Councilwoman, I know it's
14 your first term on the Board. So, the law of zoning
15 in the State of New Jersey is, the zoning in place at
16 the time an application is deemed complete is the
17 zoning that controls.

18 MR. MARTIN: But the zoning --

19 MR. BARON: I know. It's not zoning. I
20 heard what was said, Mr. Martin. But from a zoning
21 standpoint, it couldn't. But we're more than happy
22 to look at it if it's a reasonable cost, of course.
23 I mean, we want to be good neighbor. We were very
24 concerned, I can tell you, after that testimony that
25 some of the residents made about Mt. Ephraim Avenue.

1 We were very concerned about what was described to
2 us. I think Mr. Alesso actually went out and took a
3 look at it subsequent to that.

4 COUNCILWOMAN REYES-MORTON: I drive by
5 the one in my neighborhood everyday, so I'm also --

6 MR. BARON: Is yours the one that's on
7 Admiral Wilson Blvd. across from the apartments?

8 COUNCILWOMAN REYES-MORTON: I'm sorry?

9 MR. BARON: Are you talking about the one
10 that's across from the apartments?

11 COUNCILWOMAN REYES-MORTON: The Northgate
12 1 and 2?

13 MR. BARON: Yes.

14 COUNCILWOMAN REYES-MORTON: Yes.

15 MR. BARON: I've seen it.

16 COUNCILWOMAN REYES-MORTON: There's a lot
17 of green space around there.

18 MR. BARON: My dad had a grocery store
19 three blocks away. So, I'm very familiar with that
20 area. It looks to be fairly well-maintained. But
21 that's only from driving by. I'm not a resident so
22 I don't know it like you know it.

23 COUNCILWOMAN REYES-MORTON: There's a
24 beautiful stormwater area there. And it just looks
25 very plagued for the trash. But I'm not saying that

1 for all Family Dollars but I do understand where he's
2 coming from.

3 MR. BARON: I do too. I lived on Marlton
4 Pike after I lived at Elm & 5th.

5 COUNCILWOMAN REYES-MORTON: I mean, I
6 think it's a -- I'm not sure of the zoning because
7 like you said, it's my first term. But I'm sure we
8 do conditions often and I would really entertain that
9 as a condition if that was allowable. Because like I
10 said, the Business Improvement District Plan is
11 something new in the City and I think it's a great
12 start of a infrastructure for the business quarter
13 that exists.

14 MR. BARON: We can only agree and we
15 would voluntarily to investigate it. And if it's a
16 reasonable cost, to participate. We can't agree cart
17 blanch to say, we'll do it because I don't know what
18 it is. I mean, I now know it because Mr. Martin told
19 me. But I'd like to read it so that I know what the
20 terms are because the client has a --

21 COUNCILWOMAN REYES-MORTON: Yeah, and
22 this is really good for me too because the
23 assessments were done and I guess the pending
24 projects were not assessed a part of that, so now I
25 can ask those questions going back as to, all right,

1 what happens to the, you know, pending applications
2 during that time with the assessment that was done,
3 and are those included or not or what was the
4 process? It's a learning curve for all of us.

5 UNIDENTIFIED SPEAKER: It's approved?

6 COUNCILWOMAN REYES-MORTON: Yeah, that
7 was approved, the assessment that was done. This is
8 still a pending project. So, technically, this
9 wasn't there.

10 UNIDENTIFIED SPEAKER: And I know, if
11 that property exceeds, what, four hundred thousand,
12 so they'd be paying for it.

13 MR. BARON: Well, that solves that
14 problem. We will be paying it.

15 MR. MARTIN: So, you'll be participating
16 in this improvement project which you didn't know you
17 had?

18 MR. BARON: No, I didn't.

19 MR. MARTIN: But it's probably going to
20 be the tenant's problem, not the landlords.

21 MR. BARON: It will be the tenant's
22 problem.

23 ACTING CHAIRMAN DeJESUS: Are there any
24 other questions that you want to add on to this
25 discussion?

1 MR. MARTIN: Mr. Chairman, I'm prepared
2 to make a motion.

3 ACTING CHAIRMAN DeJESUS: Would you
4 please. I'd appreciate that.

5 MR. MARTIN: Mr. Chairman, I move the
6 granting of the final site plan approval for 617
7 Broadway, LLC with the properties listed in the
8 application, providing that the variances previously
9 granted in a preliminary application are continued
10 and approved, adding the variance for the signage,
11 adding the condition of the removal of all
12 billboards, and adding the condition of property
13 maintenance in the lease to the tenant.

14 COUNCILWOMAN REYES-MORTON: Second.

15 ACTING CHAIRMAN DEJESUS: Roll call.

16 MS. MILLER: Fred Martin.

17 MR. MARTIN: Yes.

18 MS. MILLER: Jose DeJesus.

19 ACTING CHAIRMAN DEJESUS: Yes.

20 MS. MILLER: Brenda Fraction.

21 MS. FRACTION: Yes.

22 MS. MILLER: Councilwoman Reyes-Morton.

23 COUNCILWOMAN REYES-MORTON: Yes.

24 MS. MILLER: Director Walker.

25 DIRECTOR WALKER: Yes.

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

3 MR. BARON: Thank you very much. Happy
4 New Year to all of you.

5 ACTING CHAIRMAN DeJESUS: Adoption of the
6 following Resolutions: Resolution of the Planning
7 Board of the City of Camden: Courtesy Review
8 regarding the New Jersey Transit ROW Billboard, Block
9 461, Lot 1601, Camden, New Jersey.

10 Resolution of the Planning Board of the
11 City of Camden granting Amended Preliminary Site Plan
12 Approval and Bulk Variance Approvals to 617 Broadway,
13 LLC, 613-617 Broadway, Blocks 212, Lots 73, 75, 78
14 and 92.

15 Resolution of the Planning Board of the
16 City of Camden, granting Street Vacation to Jersey
17 Precast, 415 Williams Street, Block 189, Lots 1, 6,
18 8, 9, 11, 19, 22, 25, 27, 37. Portion of Washington
19 Street between South 5th Street and Broadway in
20 Camden, New Jersey.

21 Reading all of those, can I have a
22 motion?

23 MR. MARTIN: Mr. Chairman, did somebody
24 else move?

25 ACTING CHAIRMAN DeJESUS: No. I have one

1 more apparently. I'm sorry. I apologize. There's
2 four of them so bear with me, please.

3 Resolution of the Planning Board of the
4 City of Camden granting Amended Final Site Plan
5 Approval to FTB Equities Urban Renewal, LLC,
6 Riverside Drive, Block 81.05, Lot 1, Camden, New
7 Jersey.

8 Resolution of the Planning Board of the
9 City of Camden, approving the Certificate of
10 Appropriateness, Rutgers, The State University of New
11 Jersey, 413, 415, 417, 419, 421 Cooper Street. And
12 418 420, 422, 424, 426, 428 Lawrence Street.

13 Resolution of the Planning Board of the
14 City of Camden granting Preliminary & Final Site Plan
15 Approval and Variance Approval to Camden Town Center,
16 LLC, parking lot at Pearl & Water Streets; 2 Pearl
17 Street, Block 80.02, Lot 1, Camden, New Jersey.

18 The last one, Resolution of the Planning
19 Board of the City of Camden granting Street Alley
20 Vacation Approval to Cooper's Ferry Partnership,
21 Camden City Fleet Maintenance Garage, 445 Kaighn
22 Avenue between Broadway and South 4th Street, Block
23 327, Lots 28, 29, 30, 31, 32, 33, 35, 36, 37, 52 and
24 53.

25 MR. MARTIN: I'm going to ask a question

1 to counsel. Some of the Resolutions that the Chair
2 read, are not included in the agenda for this
3 meeting. Can we still approve them, adopt them even
4 though they're not --

5 MR. EINGORN: Adoption of the Resolutions
6 is ministerial act which I don't believe is affected
7 by their appearance on the agenda.

8 MR. MARTIN: Okay. So, therefore, I
9 would move the Adoption of the Resolutions as read by
10 the Chair.

11 MS. FRACTION: Second.

12 ACTING CHAIRMAN DEJESUS: Roll call.

13 MS. MILLER: Fred Martin.

14 MR. MARTIN: Yes.

15 MS. MILLER: Jose DeJesus.

16 ACTING CHAIRMAN DEJESUS: Yes.

17 MS. MILLER: Brenda Fraction.

18 MS. FRACTION: Yes.

19 MS. MILLER: Councilwoman Reyes-Morton.

20 COUNCILWOMAN REYES-MORTON: Yes.

21 MS. MILLER: Director Walker.

22 DIRECTOR WALKER: Yes.

23 MS. MILLER: Motion carried to approve.

24 Thank you.

25 ACTING CHAIRMAN DeJESUS: We need a

1 motion to adjourn.

2 MR. MARTIN: So moved.

3 COUNCILWOMAN REYES-MORTON: Second.

4 ACTING CHAIRMAN DEJESUS: Roll call.

5 MS. MILLER: Fred Martin.

6 MR. MARTIN: Yes.

7 MS. MILLER: Jose DeJesus.

8 ACTING CHAIRMAN DEJESUS: Yes.

9 MS. MILLER: Brenda Fraction.

10 MS. FRACTION: Yes.

11 MS. MILLER: Councilwoman Reyes-Morton.

12 COUNCILWOMAN REYES-MORTON: Yes.

13 MS. MILLER: Director Walker.

14 DIRECTOR WALKER: Yes.

15 MS. MILLER: Motion carried to adjourn.

16 Thank you.

17 ACTING CHAIRMAN DeJESUS: I want to thank
18 you all for trusting me to take this position.

19 Hopefully, I will perform the job as is requested.

20 - - -

21 (**Meeting concluded at 7:00 p.m.**)

22

23

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25

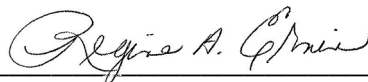
1 CERTIFICATION

2
3
4 I HEREBY CERTIFY that I am a Certified Court
5 Reporter and Notary Public.

6 I FURTHER CERTIFY that the witness was sworn
7 to testify to the truth.

8 I FURTHER CERTIFY that the foregoing is, to
9 the best of my ability, a true and accurate
10 transcript of the testimony taken stenographically by
11 me at the time, place, and date hereinbefore set
12 forth.

13 I FURTHER CERTIFY that I am neither a relative,
14 employee, attorney or counsel to any of the
15 parties to the action, nor a relative or employee of
16 such attorney or counsel and that I am not
17 financially interested in the action.

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