

In The Matter Of:
CITY OF CAMDEN
PLANNING BOARD

Transcript of Meeting
October 8, 2020

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PLANNING BOARD
CITY OF CAMDEN

- - - -

Thursday, October 8, 2020

- - - -

Transcript of proceedings regarding the
City of Camden Planning Board conducted as a virtual
meeting via a remote conferencing platform, ZOOM,
commencing at 6:01 p.m.

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

FREDERICK H. MARTIN, Jr., Vice-Chairman
COUNCILWOMAN FELISHA REYES-MORTON
DIRECTOR KEITH WALKER
ERIN CREAN
STEVEN LEE

- - - -

ANGELA MILLER, PLANNING BOARD SECRETARY
JAMES BURNS, 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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1 VICE-CHAIRMAN MARTIN: Good evening.
2 Welcome to the City of Camden Planning Board meeting
3 for October 8, 2020 being held virtually through a
4 remote platform via Zoom. We'll have the reading of
5 the opening statement, Angela.

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

20 VICE-CHAIRMAN MARTIN: Roll call.

21 MS. MILLER: Mayor Moran. Fred Martin.

22 VICE-CHAIRMAN MARTIN: Present.

23 MS. MILLER: Jose DeJesus. Ulysses
24 Baker. Councilwoman Reyes-Morton.

25 COUNCILWOMAN REYES-MORTON: Present.

1 MS. MILLER: Director Walker.

2 DIRECTOR WALKER: Present.

3 MS. MILLER: Erin Crean.

4 MS. CREAN: Present.

5 MS. MILLER: Steven Lee.

6 MR. LEE: Here.

7 VICE-CHAIRMAN MARTIN: We have a quorum.

8 Did anyone actually receive the minutes or did you
9 all get the invoice from the court reporter? The
10 minutes were to be sent out electronically but I
11 believe there was a mix up and we got the wrong
12 attachment. In that case, I'm going to defer the
13 approval of the September minutes until the November
14 meeting. I don't believe that will require a motion.

15 MR. BURNS: That is correct, Fred.

16 Swearing in of all professionals, please.

17 - - -

18 DENA MOORE JOHNSON, P.E., C.M.E.;

19 DR. EDWARD C. WILLIAMS, P.P. AICP, CSI, having been
20 duly sworn/affirmed, testified as follows:

21 - - -

22 VICE-CHAIRMAN MARTIN: Planning
23 Director's report.

24 DR. WILLIAMS: For the Board's
25 information, the state will convene it's NJPO meeting

1 through a virtual meeting format. So Angela is
2 responsible for making sure that all the appropriate
3 members are signed up. Number 2, that our new
4 member, Mr. Lee, is signed up for the Planning Board
5 members course that is offered by the NJPO. Just to
6 give you a heads up, you'll be given instructions for
7 how to link into the courses for those who signed up
8 when we get the final information from the league
9 office. That's my report, sir. Thank you

10 VICE-CHAIRMAN MARTIN: Thank you. Any
11 questions for the Planning Director at this time by
12 the Board? Seeing or hearing none, at this point,
13 Mr. Burns, would you like to discuss the issues of
14 the items that will not be considered this evening?

15 MR. BURNS: Thank you, Mr. Chairman. The
16 application for Preliminary and Final Site Plan for
17 Hemang Patel, their notice did not contain the
18 required the Zoom notification or reference to
19 referencing people to the City website to obtain the
20 ability to access tonight's meeting. So, that notice
21 will have to be re-done for the November meeting.
22 And, Angela, what is the date of the November
23 meeting?

24 MS. MILLER: November 12.

25 MR. BURNS: So, that will be carried to

1 November 12th provided they give proper notice. And
2 I've been advised by the director that -- by Dr.
3 Williams that Camden Cleaning Center, Inc. has also
4 requested to be put off until the November 12th
5 meeting. So, that just leaves us tonight, Mr.
6 Chairman, with the two Certificates of
7 Appropriateness and the application for Harrison
8 Avenue Solar, LLC.

9 VICE-CHAIRMAN MARTIN: Thank you, Mr.
10 Burns.

11 So, we're moving right to New Business
12 Item A and Item B. The first Certificate of
13 Appropriateness for Gil Perez, 2949 Tuckahoe Road.
14 The applicant is requesting to construct a porch.
15 And the second is a Certificate of Appropriateness
16 denial for Regina Brown, 1671 Minnesota Road. The
17 applicant is proposing to install solar panels.
18 Doctor Williams, would you care to comment on these
19 matters?

20 DR. WILLIAMS: Mr. Chairman and Members
21 of the Board, as was indicated by the Vice-Chair, the
22 HPC will move forward with Item B for Regina Brown
23 for 1671 Minnesota Road and as well as Gil Perez for
24 2949 Tuckahoe Road. I spoke to the chairman of the
25 Commission this week and we'll be working with Mr.

1 Perez to build a porch consistent with Fairview's
2 standards. So, we'll agree with moving forward with
3 Tuckahoe Road and denying 1671 Minnesota Road.

4 VICE-CHAIRMAN MARTIN: Any comments from
5 the Board? So, I'm going to ask for a motion to
6 ratify the actions of the Historic Preservation
7 Commission to approve Item A and deny Item B.

8 DR. WILLIAMS: Mr. Chair, you have to
9 open it up to the public.

10 VICE-CHAIRMAN MARTIN: No. First you
11 have to have a motion on the floor moved and
12 seconded. And then we open it to discussion and to
13 the public.

14 MR. BURNS: If you want, that's fine. We
15 should open it up to the public first before we do a
16 motion because we want to hear what the public
17 comments are. It may impact what you may decide to
18 do. So, I would recommend that we do the public
19 first.

20 VICE-CHAIRMAN MARTIN: Sorry. Different
21 parliamentary procedure. I apologize for that
22 mistake.

23 At this point, any comments from the
24 Board on this? Any comments from the public? If you
25 wish to comment, unmute yourself and identify

1 yourself. I see no one unmuting and I hear no one
2 identifying themselves. So, since there's no
3 comments from the public at this point, I will
4 entertain a motion.

5 MR. BURNS: A motion was made. Do we
6 hear a second?

7 MR. LEE: Second.

8 MR. BURNS: Motion was to approve one and
9 deny the other; approve Perez and deny Brown.

10 MS. MILLER: Can you tell me who did the
11 first motion?

12 MR. BURNS: I thought it was made by
13 Fred. I'm sorry.

14 VICE-CHAIRMAN MARTIN: I can't make the
15 motion. I'm chairing. So, I'm looking for a motion.
16 Can somebody make the motion to approve?

17 MS. CREAN: I'll make the motion to
18 approve 2949 Tuckahoe Road and deny 1671 Minnesota
19 Road.

20 VICE-CHAIRMAN MARTIN: Thanks, Erin.

21 MR. BURNS: Thanks, Erin.

22 VICE-CHAIRMAN MARTIN: Second?

23 MR. LEE: I second that.

24 MS. MILLER: Who seconded that?

25 MR. BURNS: Mr. Lee.

1 MS. MILLER: Did he second both?

2 MR. BURNS: Yes.

3 VICE-CHAIRMAN MARTIN: Angela, roll call.

4 MS. MILLER: Fred Martin.

5 VICE-CHAIRMAN MARTIN: Yes.

6 MS. MILLER: Councilwoman Morton.

7 COUNCILWOMAN REYES-MORTON: Yes.

8 MS. MILLER: Director Walker.

9 DIRECTOR WALKER: Yes.

10 MS. MILLER: Erin Crean.

11 MS. CREAN: Yes.

12 MS. MILLER: Steven Lee.

13 MR. LEE: Yes.

14 MS. MILLER: Motion carried to approve
15 Item A and motion carried to deny Item B under New
16 Business.

17 VICE-CHAIRMAN MARTIN: We're moving to
18 Item D, Harrison Avenue Solar, LLC, 1865 Harrison
19 Avenue. Is there counsel present for that applicant?

20 MR. SWARTZ: Yes. Good evening, Mr.
21 Chairman. My name is Robert Swartz. I'm an attorney
22 with the law firm of Florio, Perrucci, Steinhart
23 & Capelli. And I'm here this evening representing
24 the applicant, Harrison Avenue Solar, LLC in their
25 request for Preliminary and Final Major Site Plan

1 approval, as you said, at the property located at
2 1865 Harrison Avenue, Block 810, Lots, 4,5,& 6 in the
3 City of Camden.

4 The property is owned by the Salvation
5 Army and currently houses the Salvation Army Ray and
6 Joan Croc Core Community Center. The property is
7 located in the MW-2 Mixed Waterfront Zone.

8 VICE-CHAIRMAN MARTIN: Do you have
9 witnesses?

10 MR. SWARTZ: I do, Mr. Chairman. I have
11 with me this evening, Louis Sabec, president and COO
12 of the applicant and Crystal Eggers, P.E., a
13 professional engineer with Langan Engineering.

14 VICE-CHAIRMAN MARTIN: Mr. Burns, if you
15 care to swear these witnesses in.

16 MR. BURNS: Very good. If you all can
17 raise your right hands, please.

18 - - -

19 CRYSTAL EGGERS, PE, LEED, AP;
20 LOUIS SABEC, having first been duly sworn, was
21 examined and testified as follows:

22 - - -

23 VICE-CHAIRMAN MARTIN: At this point the
24 normal process is to ask our engineer to go through
25 the letter and then your engineer responds. But if

1 you would like to take a brief moment to set for
2 overview of the project for the Board, that would be
3 helpful.

4 MR. SCHWARTZ: That would be great. I
5 thank you very much, Mr. Chairman.

6 Tonight we are here to present the
7 applicant's application for Preliminary and Final
8 Site Plan approval with variance and/or waiver relief
9 to permit the construction of a ground-mounted and
10 roof-top solar array with a ground-mounted slope
11 canopy, height of 13.6 feet to 21 feet along with any
12 and all other waivers, variances and other relief and
13 approvals as required by the City of Camden Planning
14 Board.

15 In accordance with the code of the City
16 of Camden Chapter 870 Section 266, Solar Energy
17 Systems, the applicant proposes to construct the
18 array as a permitted use at the property. The
19 purpose of the array will be to provide clean power
20 and energy for the Salvation Army's principal use of
21 the property as a recreation and community center.

22 In addition, Mr. Chairman, to the request
23 for Preliminary and Final Site Plan approval, the
24 applicant requests the following bulk variances:
25 Section 870-266.C, Solar Energy Systems are

1 prohibited in front yards and shall not be located
2 past the front wall of principal building. Whereas,
3 we propose the Solar Energy system to be located in
4 the front yard of the subject property past the front
5 wall of the principal building.

6 Additionally from Section 860-266.H,
7 Solar Energy systems may not be more than 12 feet in
8 height whereas, we propose a slope canopy roof
9 between 13 and 21 feet tall. Thank you, Mr.
10 Chairman.

11 VICE-CHAIRMAN MARTIN: I expect that
12 there will be testimony as to why those variances are
13 required but let's proceed with Ms. Johnson's letter.

14 MR. SWARTZ: If you don't mind, Mr.
15 Chairman, I apologize. Mr. Burns, do we want to
16 first place our expert witness's credentials on the
17 record just so you have that?

18 MR. BURNS: Yes. What we normally do is,
19 once you call your first witness, that witness can
20 provide their name, address, affiliation and
21 credentials on the record. And then the Chair can
22 accept their credentials in their given profession.

23 MR. SCHWARTZ: Thank you, I appreciate
24 it. Sorry for the interruption.

25 MR. BURNS: Not at all.

1 VICE-CHAIRMAN MARTIN: No problem.

2 So, if we go through Dena's letter as
3 soon as the applicant responds -- or your witnesses
4 respond, we can then credential them and get them
5 identified for the purpose of the court reporter. Is
6 that adequate, Mr. Burns?

7 MR. BURNS: Yes, sir.

8 VICE-CHAIRMAN MARTIN: Dena, if you would
9 proceed.

10 MS. MOORE: Mr. Acting Chair, I am
11 referring to Remington & Vernick's letter dated
12 October 6, 2020 and I will begin on page 2 under the
13 zoning requirements. We have noted as the attorney
14 mentioned, code reference 870-266.C, the item is the
15 front yard accessory building setbacks which is
16 prohibited and they are proposing something so that
17 would be -- they're proposing to have this in the
18 front yard. A variance would be required.

19 In addition, a variance would be
20 required to -- I'm sorry -- the overall size of the
21 panel should be dimensioned. So, it appears that a
22 variance will be necessary. And that's associated
23 with accessory structures shall not occupy more than
24 25 percent of the rear-yard requirements or 750
25 square feet whichever is smaller.

1 VICE-CHAIRMAN MARTIN: So, at this point,
2 would it be appropriate for testimony from the
3 applicant's engineer in response?

4 MS. MOORE: Yes. Well, Ms. Eggers will
5 be responding to most of this letter so it's probably
6 best that she put her credentials on record now.

7 MS. EGGERS: Good evening. My name is
8 Crystal Eggers. I'm a professional engineer in the
9 State of New Jersey.

10 MS. MOORE: Ms. Eggers, you're coming in
11 through both -- I guess you're on twice. Your cell
12 phone is also on here so that's why there's an echo.

13 THE BOARD: Yes.

14 MS. MOORE: I don't know if anyone else
15 is hearing the echo. I can see that you're on twice.
16 So, maybe your phone?

17 MS. EGGERS: All right. Sorry about
18 that. Technology. Speaking of technology, my civil
19 engineering degree, my Bachelor's of Science and my
20 Master's of Science are from New Jersey Institute of
21 Technology in Newark, New Jersey. I have been
22 practicing engineering since 2003. I have been a
23 professional engineer since 2007.

24 I have testified on site plans in front
25 of planning and zoning boards across New Jersey and

1 New York. I'm also a professional engineer in the
2 State of New York. I have been involved in the
3 design and permitting of approximately 40 solar
4 sites. And those are my credentials.

5 VICE-CHAIRMAN MARTIN: I accept them.
6 Mr. Burns, are you satisfied as well?

7 MR. BURNS: With your credentials, if you
8 accept Ms. Eggers, I'm certainly happy with that, Mr.
9 Chair. So, yes, her credentials are impressive.

10 MS. MOORE: Did you want to go ahead and
11 put testimony on the record regarding the variances
12 that I have noted in the zoning requirements at this
13 time?

14 MS. EGGERS: Sure. Certainly.

15 MS. MOORE: And that would be for, once
16 again, the front yard setback, the area, the building
17 height. And I am not sure about the solar lot
18 coverage. We have that, to be determined on here.

19 MS. EGGERS: Okay. God it. So, we are
20 proposing solar within the front yard. It will be
21 overhanging the front yard as shown on the site plan
22 which I have on the screen right now.

23 VICE-CHAIRMAN MARTIN: Let's take this as
24 Exhibit A-1 that's on the screen right now.

25 MR. BURNS: Okay.

1 MS. EGGERS: CS101 Sheet 3 of 9 of the
2 submitted plan set.

3 MR. BURNS: Thank you.

4 MS. EGGERS: The proposed solar array
5 will overhang the front yard setback line and it is
6 proposed to be approximately 12.7 feet back from the
7 property line. The need for this is to apply the
8 maximum amount of solar to the parking lot as
9 possible and as shown in this exhibit which is called
10 Street View 1.

11 VICE-CHAIRMAN MARTIN: Let's make this as
12 A-2.

13 MR. BURNS: Very good.

14 MS. EGGERS: This is a rendering from the
15 standpoint of across the street standing to the south
16 of the proposed arrays that shows that the vegetation
17 that would be removed and the vegetation that will
18 remain. And you can see that it is still set far
19 enough back from the street. It doesn't feel like
20 it's crowding in on the street. I will also show
21 what we are calling the Street View 2 which is from
22 the north --

23 VICE-CHAIRMAN MARTIN: This will be
24 Exhibit A-3.

25 MR. BURNS: Thank you.

1 MS. EGGERS: In this prospective which is
2 looking south along Harrison Avenue, you can see also
3 that the array is not entirely crowded up on the
4 street. Street View 3 is from further south on
5 Harrison Avenue --

6 VICE-CHAIRMAN MARTIN: This will be a
7 A-4.

8 MS. EGGERS: -- roughly at Entrance 1 to
9 the community center. So from these exhibits, I
10 believe that we have demonstrated that there's not a
11 negative impact on the street from the location of
12 the arrays.

13 MR. BURNS: Because the solar panels are
14 inherently beneficial, it meets the Positive
15 Criteria. So the Negative Criteria was -- whether or
16 not there would be a substantial impairment to the
17 Zone Plan and Zoning Ordinances and a detriment to
18 the public good. And, again, these are solar arrays
19 so they'd certainly meet a purpose that is beneficial
20 to the community.

21 MS. MOORE: We do have noted as I
22 mentioned, accessory structure shall not occupy more
23 than 25 percent of the rear yard requirements or 750
24 square feet, whichever is smaller. The overall size
25 of the panels should be dimensioned. It appears that

1 a variance will be necessary.

2 MR. SWARTZ: If I may, Ms. Johnson.
3 According to code under 870-266.F, the Solar Energy
4 Systems. It states: If Solar Energy Systems are
5 attached to accessory buildings, the number of
6 accessory buildings allowed shall be regulated in
7 accordance with the provisions set forth in this
8 chapter.

9 MS. MOORE: Right. So, if they're
10 attached, you do have a portion that's attached, is
11 that correct, to accessory buildings?

12 MR. SWATZ: Crystal, is that correct?

13 MS. EGGERS: Not attached to accessory
14 buildings. There are panels that are attached to the
15 principal building, but the carport structures are
16 free-standing structures.

17 MR. BURNS: So, no panels are being
18 attached to any accessory structure --

19 MS. EGGERS: That is correct.

20 MR. BURNS: -- is that what we're hearing?

21 MR. SWARTZ: There's panels that --

22 VICE-CHAIRMAN MARTIN: Let's hang on.
23 This would now be A-5 which would be the preliminary
24 plat, major site plan Harrison Avenue Solar that's
25 now on the screen?

1 MS. EGGERS: Plan rendering, yes.

2 MS. MOORE: So, the solar is not being
3 attached to any of the accessory buildings. It's
4 only the primary -- the principal building?

5 MS. EGGERS: That is correct.

6 MS. MOORE: Okay.

7 VICE-CHAIRMAN MARTIN: So, it's basically
8 two chunks of solar, a freestanding carport
9 arrangement and solar panels on the roof of the main
10 building?

11 MS. EGGERS: Correct.

12 MR. BURNS: I can see the confusion
13 though because when you look at it, it's tough to
14 tell what's accessory, what's not. It's all
15 connected is what you're telling us, the building,
16 it's all one building?

17 MS. MOORE: Okay. Well, I mean, we've
18 reviewed this original site so we'll have to have
19 that clarified. Because when our planner reviewed
20 it, she had mentioned that it was attached to an
21 accessory building also.

22 MR. SWARTZ: By the way, if there's a
23 problem with it, then we'll request a variance for
24 the evening. I was just looking for clarification.

25 MR. BURNS: I think, Counsel, you might

1 be better suited since it is a solar array and the
2 benefits and the Positive and Negative Criteria are
3 very easy to meet, you might want to request that as
4 a catch-all so you don't have to come back.

5 MS. MOORE: We'll just get it clarified
6 after the meeting just to make sure that there wasn't
7 something that --

8 VICE-CHAIRMAN MARTIN: Let me step in
9 here. We will move it as the variance as if it
10 was attached because as counsel has pointed out for
11 the Planning Board, it's a fairly low-bar to meet the
12 requirements of the State Land Use Law and our Zoning
13 Code to support a variance for a solar structure.

14 MR. SWARTZ: Thank you.

15 MR. BURNS: Thank you, Chair.

16 MS. MOORE: And then the variances being
17 requested for the height, the building height, what's
18 required is 12 feet. What's being proposed is 20
19 feet. Is that 20 point something or is that the
20 height?

21 THE REPORTER: The screen froze. What
22 height was that?

23 MS. MOORE: That's what we're getting
24 clarified now.

25 MS. EGGERS: No. If I can just step back

1 to the accessory uses for one moment. I just want to
2 say that the carport area in total is approximately
3 46,500 square feet. The need for that is, again, to
4 generate as much clean energy as possible on the site
5 from just over top of the parking area. That's why
6 that's necessary.

7 MS. MOORE: Okay.

8 MS. EGGERS: From a building height
9 prospective, we were unable to meet the 12-foot
10 maximum because emergency vehicles will not be able
11 to access underneath. The fire official has
12 requested a 14-foot clear height minimum, whereas we
13 had previously proposed a 13-foot clear height
14 minimum in order to meet that 14-foot. Then our
15 previously proposed 20-foot maximum height also needs
16 to go up by one foot. So, we are now proposing a
17 14-foot clear height and a maximum structure height
18 of 21 feet.

19 MS. MOORE: 21 feet. Okay.

20 MS. EGGERS: With the reason being for
21 emergency vehicle access throughout the parking lot.

22 VICE-CHAIRMAN MARTIN: And this is in
23 response to the fire marshall's comment?

24 MS. EGGERS: Correct.

25 MS. MOORE: Okay. And then the solar lot

1 coverage, was that the amount that you had provided?
2 You'll provide that information on type of resolution
3 compliance documents, the percentage?

4 MS. EGGERS: Yes.

5 MS. MOORE: And with that you would not
6 require a variance or?

7 MS. EGGERS: We will not require a
8 variance. The lot taken as one whole lot because the
9 lots, 5 and 6 are additional lots which for zoning
10 purposes can be handled all as one. The lot is over
11 20 acres and we're talking about a little bit more
12 than one acre of solar, which is approximately five
13 percent of the site. It's less than 20 percent of
14 the site.

15 MS. MOORE: All right. If you can just
16 provide those. Is it exactly five percent?

17 MS. EGGERS: It's approximately. We will
18 absolutely provide the actual percentage on the
19 revised document.

20 MS. MOORE: I'll say plus or minus five
21 percent that it conforms. And then while we're at
22 this point, we'll talk about the parking. But I have
23 discussed this on the review letter. So there's no
24 change with the parking spaces, correct? The 262
25 spaces will remain?

1 MS. EGGERS: That is correct.

2 MS. MOORE: And I'll go to the
3 performance standards.

4 If a street opening is necessary, this
5 application would be subject to the Street Opening
6 Permit Ordinance of the City. The City Engineer
7 should be contacted concerning the application and
8 fees involved. You acknowledge that statement?

9 MS. EGGERS: Acknowledged.

10 MS. MOORE: The first comment with
11 parking, first two comments regarding parking are no
12 longer applicable because the 262 parking spaces will
13 remain. There's no change from existing to proposed
14 conditions.

15 I'm on page 4, No. 3: Per Section
16 577-231.B.1.a, parking spaces shall be 9 feet wide.
17 It appears that the addition of the solar support
18 posts on the north side of the parking lot will
19 reduce the width of the stalls. Stalls should be
20 dimensioned. A waiver may be necessary.

21 MS. EGGERS: Agreed. We will dimension
22 the stalls and the reduction. The reduction will be
23 no more than one foot per stall and it will not occur
24 within a door-opening area. Largely -- and I'm going
25 to go back to the site plan here which has already

1 been marked -- largely the encroachment will be in
2 the corners of parking stalls. And the remaining
3 encroachments will be on the parking lot lines, on
4 white line that divide the parking stalls.

5 However, even if all of the stalls that
6 are affected were to be completely taken out, which
7 they are not going to be, the site would still have
8 the required number of parking spaces, as calculated
9 for all of its uses, including the sport athletic
10 facilities.

11 MS. MOORE: So, you would be requesting
12 the waiver for the width of the parking space,
13 correct?

14 MS. EGGERS: Correct. To be less than
15 9 feet where it is encroached by the support posts.

16 MS. MOORE: Okay. And we mentioned that
17 the fire official should review the plans to insure
18 that adequate clearance will be provided for access
19 by fire trucks.

20 As part of the installation of the
21 carport structure, plantings will be removed. A
22 demolition plan showing all existing vegetation to be
23 removed, including parking lot islands and the buffer
24 between Harrison Avenue and the parking lot should be
25 provided.

1 In addition, a compensatory plan showing
2 all proposed landscaping should be provided. In the
3 event that landscaping is not provided, the following
4 waivers will be necessary. And we list: Parking lot
5 buffering, parking islands, mechanical screening and
6 street trees.

7 MS. EGGERS: The applicant is requesting
8 those waivers. The number of trees to be removed is
9 approximately 23 trees. Sixteen trees that are
10 smaller than four-inch diameter at breast height,
11 three trees that are approximately four-inch diameter
12 at breast height, and three trees that are
13 approximately six-inch diameter at breast height.

14 MS. MOORE: Okay. Is there a plan right
15 now to have compensatory planting on the site?

16 MS. EGGERS: There is currently not a
17 plan. The applicant is requesting a waiver.

18 THE REPORTER: The screen froze.

19 MR. BURNS: We can hear you.

20 MS. MOORE: The last thing you heard was
21 Ms. Eggers talking?

22 THE REPORTER: Yes.

23 MR. BURNS: The statement was, the
24 applicant is requesting waiver for compensatory
25 re-planting; is that correct, Dena?

1 MS. MOORE: Well, she mentioned a
2 waiver. We don't have anything noted. I mean,
3 compensatory planting is pretty much specified by the
4 Planning Board, so there wouldn't be a waiver of that
5 per se.

6 MR. BURNS: Okay.

7 MS. MOORE: And it's whether or not the
8 Planning Board decides that they would like to see
9 planting elsewhere on the site for what's being
10 removed at this time.

11 MR. BURNS: I guess the question then,
12 Mr. Chairman, is there any ability to provide that
13 planting elsewhere on the site?

14 VICE-CHAIRMAN MARTIN: I think we'll need
15 to discuss that when we're done with the
16 presentation. I'd like to go back to the planting
17 issue. It's clearly been the -- how should I say
18 this -- the concern of this Board in the past to
19 insure that compensatory planting occurs especially
20 on the 20-acre site. And so, consequently,
21 I would suggest that other members of the Board
22 consider that issue when I open it up to discussion
23 for members of the Board.

24 MS. MOORE: Okay. Then we'll continue.
25 They did request the waivers for the parking lot

1 buffering, parking islands, mechanical screening and
2 street trees.

3 So as a part of the installation of the
4 carport structure, light fixtures will be removed.
5 A demolition plan showing all fixtures to be removed
6 should be provided. In addition, a lighting plan
7 should be provided in accordance with Section
8 577-243. The applicant requests a variance.
9 Lighting levels must comply with Sections 577-243.D.2
10 and Section 577-243.A.10.

11 You're requesting a variance for the
12 lighting plan?

13 MS. EGGERS: The applicant will provide a
14 lighting plan. However, we are requesting a variance
15 from strict compliance with the lighting ordinance
16 sections. We will meet those sections to the maximum
17 extent possible. We will work with your office
18 certainly. If the levels are exceeding, it would be
19 for purposes of safety and would not impact off-site
20 areas.

21 MS. MOORE: Okay.

22 MS. EGGERS: The lighting would be
23 mounted underneath of the canopies. As you can see,
24 they're slanted in such a way that the lights
25 underneath would not be -- the glare from the lights

1 underneath would not be seen on the street side.

2 MS. MOORE: All right. So I wanted to
3 note. I am adding -- I'm removing the variance from
4 page 7 for the lighting plan because you are going to
5 provide lighting information. But as you mentioned,
6 the variances, I had added the variances for the two
7 lighting levels to the best extend. And if you do
8 not meet any, for any reason, there is the variance
9 that you're requesting, correct?

10 MS. EGGERS: Yes.

11 MS. MOORE: And testimony should be
12 provided as to whether any changes in signage would
13 be proposed and whether any signage will be placed on
14 the solar array. In addition, safety signage should
15 be addressed.

16 MS. EGGERS: None of the existing signage
17 is proposed to be modified. Safety signage will be
18 provided on the solar array and associated electrical
19 equipment as required by the National Electric Code
20 and by Camden's Building Department.

21 MS. MOORE: I'll note, safety signage as
22 required. Okay.

23 On to page 5. The plans reference the
24 1988 NAVD. A conversion factor to 1929 NGVD should
25 be provided on the plans.

1 MS. EGGERS: We'll add that.

2 MS. MOORE: Testimony should be provided
3 regarding the amount of energy produced, the voltage
4 and the ultimate end user. So, what is your
5 approximate voltage with the energy?

6 MS. EGGERS: I will defer those points to
7 the applicant.

8 MR. SCHWARTZ: Lou, is that something you
9 can respond to, please?

10 MR. SABEC: Yes. The voltage that we
11 will be producing is --

12 VICE-CHAIRMAN MARTIN: Stop. Stop. You
13 have to identify yourself for the court reporter and
14 give your credentials.

15 MR. SABEC: Sure. My name is Louis B.
16 Sabec. I am the president and COO of the applicant,
17 Harrison Solar.

18 MR. BURNS: Thank you. Go ahead, Lou.
19 Now you can tell us the voltage.

20 MR. SABEC: No problem. It's 480 volts
21 is the voltage we would produce at the solar level.

22 MS. MOORE: And then the ultimate end
23 user?

24 MR. SABEC: Salvation Army producing all
25 the energy for their use; only in their use.

1 MS. MOORE: And the applicant should
2 indicate if any geotechnical work was completed for
3 the proposal and if any structural design constraints
4 were identified.

5 MR. SABEC: I'm in the process of
6 completing the geotechnical investigation and we will
7 use those findings to finalize our foundation.

8 MS. MOORE: And that will be -- when it
9 is finalized, that'll be forwarded to our office
10 during possible resolution compliance review?

11 MR. SABEC: We can forward it to your
12 office. We're hopeful that we can have resolution
13 prior to and be able to forward that to -- along for
14 our permit application.

15 MS. MOORE: Typically, we have that
16 information provided prior to. That will be during
17 the design phase of the project. That's fine?

18 MR. BURNS: When you said resolution, are
19 you talking about the resolution of any approval or
20 what you are speaking of?

21 MS. MOORE: Me?

22 MR. BURNS: No. Mr. Sabec.

23 MR. SABEC: I'll defer to you, Robert.

24 MR. SWARTZ: Lou, just so you understand,
25 this is not a holdup to the resolution itself. It's

1 a holdup to compliance after that prior to
2 construction.

3 MR. SABEC: Right.

4 MR. BURNS: We will proceed and then
5 subsequent reviews will occur.

6 MR. SABEC: Okay.

7 MR. SWARTZ: Thank you.

8 MS. MOORE: And then a copy of the
9 structural analysis prepared by a New Jersey
10 professional engineer should be provided.

11 MR. SABEC: Yes, we can do that. We've
12 already completed.

13 MS. MOORE: You've completed that so then
14 you'll forward a copy of that to our office for
15 review?

16 MR. SABEC: Yes, we can do that.

17 MS. MOORE: The design of the footing
18 should be completed for the canopy structure. We
19 probably need to go back to Ms. Eggers for the rest
20 of these.

21 MR. SWARTZ: Yes.

22 MS. EGGERS: The design of the footing
23 will be completed and a detail will be added to our
24 plan set.

25 MS. MOORE: And then a comment that I

1 added, the applicant is to provide testimony
2 regarding any updated environmental concerns, studies
3 and remediation pertaining to the site. And any
4 effect of the installation of the footings of the
5 solar canopy with these concerns.

6 MS. EGGERS: The site is a former
7 landfill. The site improvements such as the asphalt
8 pavement and the fill thickness in the grass areas do
9 act as a cap. The applicant is in the process of
10 obtaining a minor landfill disruption permit for the
11 geotechnical investigation.

12 And they will then obtain a major
13 landfill disruption permit from the DEP for the
14 installation of the solar posts and the associated --
15 all the electrical appurtenances, the trenching for
16 the cables and the foundations for the add-mounted
17 solar equipment. So, the foundation installation
18 will be in conformance with DEP standards.

19 MS. MOORE: And there is still an LSRP on
20 site, correct? All this --

21 MS. EGGERS: There is an LSRP. And for
22 that, the applicant is working with that LSRP for
23 that permitting.

24 MS. MOORE: All right. And I'll just
25 note that.

1 ground is vandal-proof?

2 MS. EGGERS: That is the purpose of the
3 rigid metal conduit.

4 MS. MOORE: So I just wanted to note so
5 everyone is aware that it would be vandal-proof.

6 According to the stormwater report, the
7 project impervious coverage will increase by
8 approximately 100 square feet. A stormwater fee is
9 to be calculated for the site as outlined in
10 Appendix XVIII of the City Ordinance. The
11 calculation will be reviewed by our office. The fees
12 must be paid by the applicant prior to the final
13 signature of the plan.

14 You acknowledge the stormwater fee?

15 MS. EGGERS: Acknowledged.

16 MS. MOORE: And then if you provide that
17 calculation to our office, we'll review that.

18 The applicant indicates the proposed
19 improvements will require flood hazard permitting and
20 that the permitting will be addressed through
21 permits-by-rule. The applicant must specifically
22 address each permit-by-rule with compliance
23 statements regarding the installation meeting the
24 criteria of each rule.

25 MS. EGGERS: We will update the

1 stormwater reports to provide specific compliance
2 statements for each permit-by-rule.

3 MS. MOORE: Okay. The project must be
4 approved by the City Engineer and the City Fire Chief
5 prior to final approval with written verification
6 provided to our office prior to final signatures on
7 the plan by both gentlemen.

8 MS. EGGERS: Acknowledged.

9 MS. MOORE: Plans should include
10 installation details.

11 MS. EGGERS: Those will be provided.

12 MS. MOORE: The square footage of each
13 solar panel and the location/spacing of the support
14 columns should be provided. Other design details
15 should be noted including the tilt of the solar
16 panel.

17 MS. EGGERS: We will indicate the
18 spacing. On the detail we will indicate the tilt of
19 the solar panel.

20 MS. MOORE: Testimony should be provided
21 regarding any potential negative impacts such as
22 glare. I know you mentioned glare previously. But
23 if you can provide something on record quickly about
24 potential negative impacts, any that you're aware of.

25 MS. EGGERS: Sure. So the glare that I

1 spoke of previously was the glare of the lighting
2 underneath of the panels. Regarding glare from the
3 solar panels, they are very high up as we discussed
4 and, therefore, glare should not be a concern at
5 street level. Additionally, the panels will have a
6 glare-resistant coating.

7 And the other potential negative impact
8 might be shadows. Because we are in the northern
9 hemisphere, the sun shines from the south. And these
10 panels are really in the southern corner of the
11 property. Therefore, any shadows will only fall on
12 the subject property. They will not fall on the
13 street.

14 MS. MOORE: A rendering or perspective
15 drawing should be provided to illustrate the visual
16 impact of the carport-mounted solar system which
17 you've provided this evening. Our office has
18 concerns that a 21-foot structure located 12.7 feet
19 from the right-of-way will have a significant visual
20 impact. So, you have provided that information that
21 specifically the street-view that you're showing now
22 on the screen that we were --

23 MS. EGGERS. Right.

24 MS. MOORE: And because of that concern,
25 we mentioned that a visual impact assessment should

1 be provided in accordance with Section 577-275.

2 MS. EGGERS: I understand that the
3 applicant would like to request a waiver from this
4 requirement.

5 MS. MOORE: Okay. And there's no
6 capability for a waiver of the visual impact
7 assessment. It is typically an item that is
8 requested during submission. So, we pretty much look
9 at it and determine whether the project is applicable
10 for the project. And we think for this project, it
11 would be applicable to have the visual impact
12 assessment submitted.

13 The only person who could say that that
14 wouldn't be the case, would be the zoning
15 officer/administrative officer. So, we can ask his
16 opinion at this time. He is on the line.

17 Doctor Williams, did you have an opinion
18 about this?

19 DR. WILLIAMS: Would you repeat your
20 question again, please.

21 MS. MOORE: Our office thinks that a
22 visual impact assessment should be provided in
23 accordance with Section 577-275. And according to
24 the ordinance, you would be the only person to say
25 that it's not -- you feel as though it's not

1 necessary.

2 MR. BURNS: Maybe you can explain for us
3 what the purpose is of the visual impact assessment.

4 MS. MOORE: It shows the different views
5 that they're talking about. It shows the actual
6 shadows at certain locations. It's more of an
7 explanation of everything. We think that visually,
8 this will have an impact especially since we just had
9 a residential project approved across the street from
10 that at the Zoning Board and we just wanted to see
11 the visual impacts of that area of the project.

12 MR. BURNS: So, the renderings that
13 they've provided and all of that, doesn't help?

14 VICE-CHAIRMAN MARTIN: If I may, Counsel,
15 Dena, and Dr. Williams. A visual impact assessment
16 if they want to request a waiver, they should provide
17 testimony on why they feel they need -- that it
18 should be waived. Right now it's a requirement.
19 They've provided no testimony to the record of why
20 they would like the waivers; simply that they want
21 one. That's not going to fly.

22 MS. MOORE: It's not a waiver. At this
23 point it's a --

24 VICE-CHAIRMAN MARTIN: I understand,
25 Dena. I was not using the correct term of art. It's

1 a requirement, the fulfillment of that requirement.
2 If they want to avoid the fulfillment of that
3 requirement, they haven't provided testimony as to
4 why. And if they fail to provide testimony as to
5 why, then I would suggest that they put the zoning
6 officer in a position that he has no grounds not to
7 ask for it. Do you understand my logic here,
8 Counsel?

9 MR. BURNS: Oh, yeah. I get what you're
10 saying absolutely. I wasn't sure what was entailed?
11 If it was something that -- you know, what type of
12 studies had to be done and what could be provided. I
13 see all these exhibits. I didn't know if that was
14 part of it or if they needed more. Dena has
15 explained now what they require. I just wasn't sure
16 what the extent was for --

17 MR. SWARTZ: Ms. Johnson, can we make
18 this a condition of the approval or Mr. Chairman?

19 MS. MOORE: Absolutely. Everything I
20 outline now would be a condition of the approval.

21 MR. SWARTZ: Let's just -- we understand
22 the concerns. We will just -- if that would be okay,
23 just make it a condition of approval and that will be
24 great. Thank you.

25 VICE-CHAIRMAN MARTIN: Ms. Johnson, if

1 you would proceed.

2 MS. MOORE: The applicant should indicate
3 if there is a safety and regular maintenance and
4 monitoring plan in place.

5 MS. EGGERS: I understand that there is
6 details on that. That will be provided by the
7 applicant.

8 MS. MOORE: Okay.

9 A note should be added to the plan that
10 the installation and equipment will comply with the
11 most recent and applicable mechanical, fire,
12 structural and electrical codes.

13 MS. EGGERS: It will and we'll add that
14 note.

15 MS. MOORE: A note should be added to the
16 plans stating that in the event that the solar power
17 is no longer required, the panels will be demolished
18 at the property owner's expense and the site returned
19 to its pre-panel state.

20 MS. EGGERS: We will add that note as
21 well.

22 MS. MOORE: The plan should note that the
23 applicant will comply with the City's "Ordinance
24 Establishing Standards for the Submission of Maps and
25 Other Documents in a Digital Format."

1 MS. EGGERS: We will add that note as
2 well.

3 MS. MOORE: A signature block on the
4 plans should be revised to replace the signature for
5 the City Engineer with the Planning Board Engineer.

6 MS. EGGERS: Agreed.

7 MS. MOORE: The applicant and owner are
8 reminded that site safety is their responsibility.
9 The plan should note that "The owner, or his
10 representative, is to designate an individual
11 responsible for construction site safety during the
12 course of site improvements pursuant to N.J.A.C.
13 5:23-2.21 (e) of the N.J. Uniform Construction Code
14 and CFR 1926.32 (f) (OSHA Competent Person.)"

15 MS. EGGERS: I'll add that.

16 MS. MOORE: And then a Summary of the
17 Variances and Waivers. For variances, I've removed
18 the variance for the lighting plan and replaced that
19 with lighting levels. And that would be for Section
20 577-243.D.2, and also Section 577-243.A.10. Both are
21 lighting levels. And then we have variances for the
22 accessory structure size, solar in front yard. And I
23 corrected the section on the next one. It should be
24 Section 870-266.H. And that would be the height of
25 ground-mounted solar. That's correct for the

1 variances?

2 MR. SWARTZ: Yes, thank you.

3 MS. MOORE: And then Waivers. We have
4 parking lot buffering, parking islands, mechanical
5 screening, street trees. And then I added Section
6 577-231.B.1.a. And that would be parking space
7 width. And that's also for -- that's it for the
8 waivers.

9 MR. SWARTZ: Yes. Thank you.

10 MS. MOORE: And you're aware of the
11 approval process as listed on pages 7 and 8. If
12 there is any question, you can definitely give me a
13 call about the actual process.

14 And Outside Agency Approvals, I have
15 noted Camden County Planning Board, Camden County
16 Soil Conservation District, U.S. Army Corps of
17 Engineers. And then there was NJDEP permitting
18 through the LSRP that was mentioned. So, I will add
19 that note. I knew there was nothing for the
20 stormwater but the LSRP I'll note the DEP permitting.

21 Are there any others necessary that
22 you're aware of?

23 MS. EGGERS: No others that are necessary
24 that I'm aware of. If I may speak to the Soil
25 Conservation District. The electrical cable routing

1 will be modified. As I described it, it will do
2 straight over to the building and then go up the
3 building and across the roof. Between that and the
4 installation method, the proposed soil disturbance
5 will be less than 5,000 square feet.

6 So, if the soil disturbance ends up being
7 more than -- you know, ends up being proposed to be
8 more than 5,000 square feet, we will abide to the
9 Camden County Soil Conservation District. But at
10 this time, we anticipate it'll be less than 5,000
11 square feet, and that their certification will not be
12 required.

13 MS. MOORE: Okay. I will just note.
14 I'll keep that if more than 5,000 square feet. And
15 I'll see what the revised plans; what you have on
16 revised plans and we'll proceed whether or not that
17 would be required.

18 MS. EGGERS: Agreed.

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

21 VICE-CHAIRMAN MARTIN: At this point, are
22 there any questions or comments from the members of
23 the Board? Please unmute yourself.

24 MS. CREAN: I just have a question about
25 the reason behind not having a compensatory planting

1 plan? What is the reason for that?

2 VICE-CHAIRMAN MARTIN: Counsel for the
3 applicant, would you care to respond?

4 MR. SWARTZ: I just want to make sure
5 that I understood the question. I apologize. Just
6 for sound, was your question --

7 VICE-CHAIRMAN MARTIN: The question
8 was --

9 MR. SWARTZ: -- relative to the plantings?

10 VICE-CHAIRMAN MARTIN: Yes.

11 MS. CREAN: Yes.

12 MR. SWARTZ: Lou, are you able to respond
13 to this question?

14 MR. SABEC: We actually can -- if that's
15 something that the Board would like to see, we would
16 actually not be opposed to doing so and working with
17 the engineer in planting. We're obviously looking to
18 reduce the amount of trees or have to take out so
19 we're a Green company and that's not an issue for
20 us.

21 MR. SWARTZ: Do we have that capability
22 given the site conditions, Lou?

23 MR. SABEC: That's where we would have to
24 talk to the engineers about and just make sure that,
25 you know, it made sense.

1 VICE-CHAIRMAN MARTIN: The way we handle
2 this in other applications is that the applicant
3 works with the Planning Board's engineer to develop a
4 compensatory site planting plan. And based on what
5 conditions allow and as well based on the owner of
6 the property, the Salvation Army, what they can
7 provide in the way of sites. So, if that's
8 acceptable to the engineer, that's a condition we
9 could put on the resolution if that's acceptable to
10 the applicant as well.

11 MR. SWARTZ: And that would be acceptable
12 to the applicant as well, Mr. Chairman. Thank you.

13 MS. MOORE: I have no problem with them
14 working with our office to add landscaping to the
15 plan.

16 MR. SWARTZ: Thank you.

17 VICE-CHAIRMAN MARTIN: Any other comments
18 from the Board? Hearing none, I will open it up to
19 comments from the public. If anybody is interested,
20 please unmute yourself and identify yourself. I'm
21 hearing no comments from the public. Going, once,
22 going twice. The problem with Zoom meetings is, I
23 don't see any hands. And I can't see your happy
24 faces if you're just there as a screen name, so I
25 have to rely on somebody opening their mouth.

1 DR. WILLIAMS: There's no hands up, Mr.
2 Vice-Chair.

3 VICE-CHAIRMAN MARTIN: Thank you.

4 At this juncture, then I will entertain a
5 motion to approve this Preliminary and Final Site
6 Plan granting the waivers and variances requested and
7 identified by Ms. Moore subject to the applicant
8 providing the additional information as requested by
9 the Planning Board's engineer.

10 MR. BURNS: And providing the
11 compensatory planting plan, Mr. Chair.

12 VICE-CHAIRMAN MARTIN: Yes, that was
13 included therein.

14 MR. BURNS: Thank you, sir.

15 VICE-CHAIRMAN MARTIN: So I need a motion
16 to that affect. Somebody say, so moved.

17 MS. CREAN: So moved.

18 VICE-CHAIRMAN MARTIN: A second?

19 MR. LEE: Second.

20 VICE-CHAIRMAN MARTIN: Thank you, Mr.
21 Lee. I'm sorry that I tend to be so bossy. Angela,
22 would you call the roll.

23 MS. MILLER: Sure. Fred Martin.

24 VICE-CHAIRMAN MARTIN: Yes.

25 MS. MILLER: Councilwoman Reyes-Morton.

1 COUNCILWOMAN REYES-MORTON: Yes.

2 MS. MILLER: Director Walker.

3 DIRECTOR WALKER: Yes.

4 MS. MILLER: Erin Crean.

5 MS. CREAN: Yes.

6 MS. MILLER: Steven Lee.

7 MR. LEE: Yes.

8 MS. MILLER: Motion carried to approve.

9 Thank you.

10 MR. BURNS: Thank you.

11 MR. SWARTZ: Mr. Chairman, members of the
12 Planning Board, thank you very much. We appreciate
13 your time this evening.

14 VICE-CHAIRMAN MARTIN: The next item on
15 the agenda is the adoption of the following
16 Resolutions. And as I understand it, I read these
17 through and then we have a motion to adopt; is that
18 correct?

19 MS. MILLER: Correct.

20 VICE-CHAIRMAN MARTIN: Adoption of the
21 following Resolutions from September 2020:
22 Preliminary and Final Site Plan -- let met get to the
23 next page.

24 We have CERTIFICATES OF APPROPRIATENESS
25 for Joseph Lebovic, APPROVED. Benjamin Saracco,

1 APPROVED. Quinn DeMenna, APPROVED. Trisha McCargo,
2 APPROVED.

3 PRELIMINARY and FINAL SITE PLAN and
4 DESIGN WAIVER, APPROVED, for The Cooper Health
5 System, 101 Haddon Avenue.

6 Now, we don't read the TABLED ones,
7 correct?

8 MR. BURNS: Correct.

9 MS. MILLER: Just all the approves.

10 VICE-CHAIRMAN MARTIN: Okay.

11 PRELIMINARY and FINAL SITE PLAN

12 APPROVED: LUCY Outreach, 3201 Federal Street.

13 Parkside Business and Community in
14 Partnership, Inc., 264 S. Wildwood Avenue (Empire
15 Avenue), 1466-68 Kenwood Avenue, 1380 Haddon Avenue
16 & 1444 Princess Avenue.

17 PSE&G State Street Substation, 1130
18 Cooper Street.

19 STREET VACATION APPROVED:

20 PSE&G State Street Substation, 1130
21 Cooper Street, APPROVED. Street Vacation.

22 MINOR SUBDIVISION APPROVED:

23 PSE&G State Street Substation, 1130
24 Cooper Street.

25 MINOR SUBDIVISION and BULK VARIANCE

1 APPROVED: Parkside Business Community in
2 Partnership, Inc., 264 S. Wildwood Avenue (Empire
3 Avenue) 1466-68 Kenwood Avenue, 1380 Haddon Avenue &
4 1444 Princess Avenue.

5 May I have a motion to adopt these
6 motions?

7 MS. CREAN: So moved.

8 VICE-CHAIRMAN MARTIN: Second?

9 MR. LEE: Second.

10 VICE-CHAIRMAN MARTIN: Roll call.

11 MS. MILLER: Fred Martin.

12 MS. MOORE: Yes.

13 MS. MILLER: Councilwoman Reyes-Morton.

14 COUNCILWOMAN REYES-MORTON: Yes.

15 MS. MILLER: Director Walker.

16 DIRECTOR WALKER: Yes.

17 MS. MILLER: Erin Crean.

18 MS. CREAN: Yes.

19 MS. MILLER: Steven Lee.

20 MS. MOORE:LEE: Yes.

21 MS. MILLER: Motion carried to approve.

22 Thank you.

23 VICE-CHAIRMAN MARTIN: Motion to adjourn.

24 MS. CREAN: So moved.

25 MR. LEE: Second.

1 VICE-CHAIRMAN MARTIN: Roll call.
2 MS. MILLER: Fred Martin.
3 VICE-CHAIRMAN MARTIN: Yes.
4 MS. MILLER: Councilwoman Reyes-Morton.
5 COUNCILWOMAN REYES-MORTON: Yes.
6 MS. MILLER: Director Walker.
7 DIRECTOR WALKER: Yes.
8 MS. MILLER: Erin Crean.
9 MS. CREAN: Yes.
10 MS. MILLER: Steven Lee.
11 MR. LEE: Yes.
12 MS. MILLER: Thank you.
13 MR. BURNS: Thank you everybody.

14 - - -

15 (*Meeting concluded at 7:19 p.m.*)
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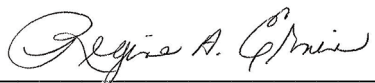
1 CERTIFICATION

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

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

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

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

18 

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