

In The Matter Of:
CITY OF CAMDEN
ZONING BOARD

Transcript of Meeting
September 22, 2020

Regine A. Ervin Reporting
370 Johnson Road
Sicklerville, New Jersey 08081
RegineCSR@gmail.com

ZONING BOARD
CITY OF CAMDEN

- - - -

Monday, September 22, 2020

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Transcript of proceedings in the above matter for the Zoning Board of Adjustment City of Camden, was conducted as a virtual meeting via a remote conferencing platform, Zoom and commencing at 5:40 p.m.

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

- ROBERT HAMILTON, CHAIRMAN
- DARNELL HANCE, VICE-CHAIRMAN
- TERESA ATWOOD
- KAREN MERRICKS
- CHARLES COOPER
- ERIN CREAN

- - - -

- KYLE F. EINGORN, ESQUIRE
- ATTORNEY FOR THE BOARD
- EVITA DAVIS, ZONING BOARD SECRETARY
- DENA MOORE JOHNSON, P.E., C.M.E.
- LUIS PASTORZIA, MUNICIPAL CLERK & ZOOM ADMINISTRATOR

Regine A. Ervin, CCR
Certified Court Reporter
609-280-2230
Email: RegineCSR@gmail.com

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1 CHAIRMAN HAMILTON: Good evening, ladies
2 and gentlemen. Welcome to the City of Camden Zoning
3 Board. In conformance of the Sunshine Law of New
4 Jersey. Notice of the meeting was posted in the
5 Municipal Clerk's office on Wednesday, September 10,
6 2020.

7 MR. EINGORN: In addition to the notice
8 posted in the Municipal Clerk's office, notice was
9 also duly published in two newspapers in regular
10 circulation in the City of Camden more than 48 hours
11 in advance. This is in compliance with Municipal
12 Land Use Law and the notice provisions required
13 thereby. And in accordance with that, we will take a
14 roll call. Chairman Hamilton.

15 CHAIRMAN HAMILTON: Here.

16 MR. EINGORN: Vice-chairman Hance.

17 VICE-CHAIRMAN HANCE: Here.

18 MR. EINGORN: Reverend Martinez. Not
19 present. He had a conflict anyway. Ms. Washington.

20 CHAIRMAN HAMILTON: She's not going to be
21 here. She ain't feeling good.

22 MR. EINGORN: Ms. Washington not present.
23 Ms. Atwood.

24 MS. ATWOOD: Present.

25 MR. EINGORN: Ms. Merricks.

1 MS. MERRICKS: Present.

2 MR. EINGORN: Mr. Cooper.

3 MR. COOPER: Present.

4 MR. EINGORN: And we have with us Ms.
5 Crean tonight who is from the Planning Board who we
6 put into service in the event that we didn't have
7 enough members to vote.

8 MS. CREAN: Hello. How is everyone?

9 MR. EINGORN: Tonight, the Board will
10 hear at this special meeting, four matters which have
11 been brought by Mr. Sheehan's clients, three by
12 Cramer Hill Family Urban Renewal, LLC and one by
13 Cramer Hill Senior Urban Renewal, LLC. These are
14 affordable housing units. I will let Mr. Sheehan
15 present his applications for his client. I think
16 there's four separate review letters which our
17 professional engineer will address. Ms. Johnson is
18 here with us tonight. Would you like to be sworn
19 before we get started?

20 MS. MOORE: Yes.

21 MR. EINGORN: Please raise your right
22 hand.

23 - - -

24 DENA MOORE JOHNSON, P.E., C.M.E., having
25 first been duly sworn/affirmed, was examined and

1 testified as follows:

2 - - -

3 CHAIRMAN HAMILTON: Okay. Give your name
4 and address.

5 MS. MOORE: For me the professional, you
6 need my name and address?

7 CHAIRMAN HAMILTON: Yes.

8 MS. MOORE: Dena Moore Johnson, Remington
9 & Vernick Engineers, 232 Kings Highway East,
10 Haddonfield, New Jersey 08033.

11 CHAIRMAN HAMILTON: Thank you.

12 MR. EINGORN: Mr. Sheehan, do you want to
13 start and give us a run-down on what you're
14 proposing?

15 MR. SHEEHAN: Good evening. My name is
16 Kevin Sheehan. I'm an attorney with Parker McCay and
17 we represent the applicants for all four applications
18 on the Board's agenda tonight, Cramer Hill Family
19 Urban Renewal, LLC and Cramer Hill Senior Renewal,
20 LLC all on behalf of the applicant and the Housing
21 Authority.

22 I do want to thank the Board for making
23 time for this special meeting tonight. I know we had
24 an unusual circumstance last week and we appreciate
25 the Board's flexibility in rescheduling this last

1 week and in making sure that there were enough folks
2 here to hear and vote on the applications tonight.
3 So we do appreciate you taking an extra day this
4 month to be available for the meeting.
5 Thank you very much.

6 These applications are being filed --
7 there's four separate applications. I'm going to ask
8 the Chair to open up all four at the same time. The
9 reason we're going to do that is because the
10 applications are for the same applicant which is the
11 Housing Authority and it's development partner, The
12 Michaels Organization.

13 The applicants relate to a grant
14 application being filed by the Housing Authority and
15 the City with a Choice Neighborhood Implementation
16 Grant. And also for HFMA, New Jersey HFMA Tax
17 Credits. The Family projects are being submitted as
18 one project and the Senior project is being submitted
19 for those grants as its own project as well.

20 The testimony is related to the planning,
21 the overview that will be provided by the Housing
22 Authority. And to some extent, the traffic testimony
23 will be relatively identical for all four
24 applications. So, if it's okay with the Board, what
25 we'd like to do is present all the applications at

1 one time. I would have the Housing Authority give an
2 overview of its redevelopment projects, the purpose
3 of the redevelopment and what they're planning to do
4 in the Cramer Hill neighborhood.

5 I'd have the engineer go through a
6 rendering of the site plans so that you can see the
7 four individual projects. And they'd give an
8 overview of that for the use variance part of the
9 application. And then have the architect show you
10 the buildings and the renderings so you can what they
11 look like for the four projects. Then we would have
12 the traffic engineer testify regarding the traffic.
13 And then our planner would testify regarding the use
14 variance criteria which are identical or relatively
15 identical for all four of the applications.

16 So, instead of having the traffic and the
17 planner and the Housing Authority testify for pretty
18 much the same exact testimony for all four
19 applications, I think it would be more efficient for
20 the Board, if it's okay, to do -- handle the
21 applicants in this manner. Certainly, if there's any
22 questions regarding any of the specific blocks or
23 projects, we'd be happy to address specific questions
24 that the Board may have and we will show the specific
25 buildings and the specific site plans related to all

1 four blocks as we do this.

2 Just to give the Board an overview, as
3 I said, these are part of the Housing Authority's
4 project. The City approved the conveyance of these
5 properties to the Camden Redevelopment Agency earlier
6 this month. Camden Redevelopment Agency approved the
7 conveyance of the properties to the Housing Authority
8 and its development partner the following day earlier
9 this month. And the Housing Authority, in fact,
10 executed a redevelopment agreement with the CRDA for
11 these properties just last week.

12 With me tonight are Victor Figueroa and
13 Chuck Valentine from the Housing Authority; Sam
14 Agresta and Matt Walsh from Stout & Caldwell
15 Engineers, the project engineers; Jim Haley and
16 Christina Davis from Urban Design, the project
17 architects; Dave Shropshire, traffic engineer; and
18 Leah Furey Bruder, our professional planner. So, if
19 it's okay with the Board, if I can proceed in that
20 manner, I can call Mr. Figueroa to testify briefly
21 first.

22 MR. EINGORN: I'll swear all the
23 professionals all at once and that way we don't have
24 to do it --

25 MR. SHEEHAN: Right. Can all the folks

1 who I just identified as testifying all please raise
2 their right hands and be sworn.

3 - - -

4 VICTOR FIGUEROA, CHUCK VALENTINE,
5 SAM AGRESTA, PE, PP, CME; MATT WALSH, PE; JAMES
6 HALEY, RA; CHRISTINA DAVIS, RA; DAVID SHROPSHIRE, PE
7 PP; LEAH FUREY BRUDER, PP, AICP, having first been
8 duly sworn/affirmed, was examined and testified as
9 follows:

10 - - -

11 CHAIRMAN HAMILTON: Give your name and
12 address for the record.

13 MR. SHEEHAN: Start with Victor and then
14 Chuck.

15 MR. VALENTINE: Thank you, Kevin. I just
16 want to thank you, Mr. Chairman, and the Board.

17 MR. SHEEHAN: Mr. Chairman, you want them
18 as for the purposes of being sworn, give their name
19 and address?

20 CHAIRMAN HAMILTON: Yeah.

21 MR. SHEEHAN: Just your name and address
22 initially so we can confirm that you've been sworn
23 and then we'll go through your testimony. Victor.

24 MR. FIGUEROA: Victor Figueroa, 2021
25 Watson Street.

1 MR. VALENTINE: Chuck Valentine, Director
2 of Modernization Housing Authority, City of Camden,
3 2021 Watson Street, Camden, New Jersey 08105.

4 MR. SHEEHAN: Matt Walsh.

5 MR. WALSH: Kevin, I'm not testifying.

6 MR. SHEEHAN: Okay. Sam Agresta.

7 MR. AGRESTA: Same Agresta, Stout &
8 Caldwell Engineers, 705 U.S. Route 130, Cinnaminson,
9 New Jersey 08077.

10 MR. SHEEHAN: Jim Haley.

11 MR. HALEY: Jim Haley, principal, Urban
12 Practice, 2 Cooper Street, Camden, New Jersey.

13 MR. SHEEHAN: Christina Davis.

14 MS. DAVIS: Kevin, Jim is going to
15 testify.

16 MR. SHEEHAN: David Shropshire.

17 MR. SHROPSHIRE: David Shropshire,
18 Shropshire Associates, 277 White Horse Pike, Atco,
19 New Jersey.

20 MR. SHEEHAN: And Leah.

21 MS. BRUDER: Good evening. Leah Furey
22 Bruder, LFB Land Planning, 22 Coates Street, Medford,
23 New Jersey 08055.

24 MR. SHEEHAN: Thank you, Mr. Chairman.
25 Victor, we'll start with you. If you can just give a

1 brief statement from the Housing Authority.

2 MR. FIGUEROA: Thank you, Kevin.

3 Mr. Chairman, I just want to thank you
4 again for the opportunity to come before you this
5 evening, as well as the Board members, thank you for
6 the opportunity and taking the time to make this
7 special meeting.

8 So, basically as you're aware, the
9 Housing Authority has experience in this area of
10 redevelopment. As you can see from our 3 Hope 6's
11 what we've done at McQuire, Westfield Acres and
12 Roosevelt Manor. Not only did we improve the sites
13 of the Housing Authority, but we've also improved the
14 neighborhoods directly connected to these sites that
15 we have.

16 And we're doing the same thing now at
17 Branch Village with the Choice Neighborhood
18 Implementation Grant that we're working on. So,
19 we're hoping to do the same thing at Ablett Village
20 and the Cramer Hill neighborhood. So, I think we've
21 shown the experience that we have and we're
22 results-oriented.

23 So, we're looking to get your approval
24 this evening. And, again, we thank you for the
25 opportunity. But I want to turn it over to my

1 experts, Chuck and Nick, and we'll go from there.

2 Thank you, again, for the opportunity.

3 MR. SHEEHAN: Chuck, can you give --

4 MR. VALENTINE: Yes. Sure Kevin. Thank
5 you.

6 Mr. Chairman and other members of the
7 Zoning Board, Chuck Valentine, Director of
8 Modernization. It's my responsibility to carry out
9 all the large development activities for the Housing
10 Authority. I'm in my 19th year here at the Housing
11 Authority. And most of you do know me from prior
12 activities.

13 I want to thank you personally for
14 assisting us in doing \$500 million dollars worth of
15 development in Cramer Hill, Waterfront South,
16 Centerville, Liberty Park, Morgan Village, Marlton,
17 Rosedale and Central Waterfront. And we appreciate
18 your support over the years.

19 As a result, we've become the number one
20 Housing Authority in the State of New Jersey, of the
21 85 Housing Authorities, for the percentage of our
22 real estate development for ur real estate portfolio
23 fully redeveloped, and we're in the top 10 percent of
24 Housing Authorities of the 3,400 in the country due
25 to your support.

1 We are presently doing -- we just
2 finished the Cramer Hill Transformation Plan. We
3 received a two-year planning grant from HUD, and
4 we've met with the residents, business leaders,
5 churches, schools. During that two-year period,
6 we've had over 30 meetings. And we were required --
7 and by the way, we were on the phone every month
8 during those two years with HUD Washington, to refine
9 this plan. So, we've had their input the entire way.

10 We submitted the final transformation
11 plan on September 5th. And we're preparing to submit
12 a Choice Neighborhood Implementation Grant
13 Application December 16th for 35 million dollars for
14 the redevelopment of Ablett. We will demolish it and
15 create on-site and off-site housing. By these two
16 programs, the Senior and the Family with your
17 support, we'll get tax credits. It'll make us more
18 competitive nationally. So, I will turn it over to
19 Nick to get details of those two phases.

20 MR. CANGELOSI: I wasn't sworn in.
21 I won't be testifying so we can move on.

22 MR. SHEEHAN: Can somebody allow me to
23 share my screen and I can pull up the exhibits? Next
24 to testify would be Sam Agresta from Stout Caldwell
25 Engineers. Sam, are you unmuted?

1 MR. AGRESTA: Yes, Kevin, we should be
2 good to go.

3 MR. SHEEHAN: Can you give the Board a
4 short summary of your professional and educational
5 experience, please.

6 MR. AGRESTA: Sure. My name is Sam
7 Agresta. I have a Bachelor's degree in architectural
8 engineering as well as construction management. I'm
9 a licensed professional engineer in the State of New
10 Jersey for approximately ten years, as well as a
11 professional licensed planner for approximately five.
12 I've testified in numerous boards across the state;
13 served in the capacity of municipal engineer in
14 multiple municipalities as well.

15 MR. SHEEHAN: Mr. Chairman, I submit Mr.
16 Agresta as an expert professional engineer.

17 CHAIRMAN HAMILTON: Okay.

18 MR. SHEEHAN: Thank you. Sam, I put up
19 on the board which I'll ask to mark as A-1. It's the
20 rendering of the site plan for the Senior project,
21 Block 831. Can you just give the Board an overview
22 of that site plan, the site itself in relation to the
23 streets, where it's located, the parking, the access,
24 the building and what's proposed for the site,
25 please?

1 MR. AGRESTA: Sure. Absolutely. This is
2 the one site that falls under the Senior category.
3 It's located on Pierce Avenue to the south here. And
4 then to the east and west side, it sits between 24th
5 and 25th Street. It's relatively close to the
6 Salvation Army facility along, I believe, it's
7 Harrison Avenue. As the site sits today, all these
8 lots are vacant here. Your main access point into
9 the new proposed site is also 25th. You can see that
10 grid parking lot area there.

11 The proposal is one building consisting
12 of approximately 55 units on the inside.
13 And then you'll notice the orange kind of
14 textured-type coloring around the site. Around the
15 entire perimeter of the site we're proposing all new
16 concrete sidewalk. As well as on the interior of the
17 site, we'll also have pedestrian paths. The site
18 will be fully ADA accessible also including ADA ramps
19 on either corner of 24th and 25th Street.

20 For the interior of the site, you'll
21 notice the green areas. Those are the grass areas.
22 And you'll notice those green-type bulbs. Those are
23 the proposed landscaping improvements. It's a
24 variety of decorative trees and different types of
25 shrubs spread throughout the site to help beautify,

1 you know, give that green-type of environment to it.

2 For stormwater management for the
3 facility, we are proposing the installation of an
4 MTD. That's a manufactured treatment device. And
5 what the device does is it basically filters the
6 stormwater generated from the site before it's
7 released into the City's storm sewer system. For
8 site improvements, that's really the bulk with what's
9 happening here. I don't know if you want me and
10 Kevin to get into some of the parking arrangements
11 and different things like that as well.

12 MR. SHEEHAN: I think we'll do -- so, the
13 parking access is from 25th Street where I'm showing
14 here, correct?

15 MR. AGRESTA: Correct. Yes.

16 MR. SHEEHAN: And the parking -- how many
17 parking spaces are provided?

18 MR. AGRESTA: There's a total of 20
19 parking stalls for the site.

20 MR. SHEEHAN: And when we get to the site
21 plan portion of that, we'll be seeking a variance for
22 parking, correct?

23 MR. AGRESTA: Correct. Yes.

24 MR. SHEEHAN: Let's go to the rendering
25 for Block 823 and I'll ask that that be marked as

1 A-2. And can you give us the same summary of A-2 --
2 oh, somebody is drawing on my screen.

3 MR. AGRESTA: That is not me.

4 MR. SHEEHAN: Can we get rid of Andrew,
5 Lou?

6 MS. DAVIS: Mr. Pastoriza, can you take
7 whoever came in, off?

8 MR. PASTORIZA: Hold on. I'm going to do
9 that now.

10 - - -

11 (Whereupon the proceedings are off the
12 stenographic record due to a Third Party
13 interruption.)

14 - - -

15 (Whereupon the meeting is back on the
16 stenographic record.)

17 - - -

18 MR. SHEEHAN: We won't share the screen
19 for now.

20 MR. CANGELOSI: Can we have him describe
21 the sites?

22 MR. SHEEHAN: Yeah. We'll have to
23 describe the sites. The plans were submitted with
24 the application. So what I would ask is that, Sam,
25 can you describe the site?

1 be a total of 12 units. And then that same type of
2 sidewalk around the perimeter of the site is the same
3 idea that we're proposing here, handicap ramps, new
4 ADA ramps on either corner on 21st and 22nd Street as
5 well as that same pedestrian sidewalk access
6 throughout the site.

7 To the rear of the site as it sits today,
8 I believe there's -- I'm going to call it an access
9 alley. And we're going to leave that as is. That
10 provides access to the houses. I believe it's south
11 of our proposed site. So, they'll still be able to
12 have full access. I believe there's like a rear
13 driveway through there, through those existing
14 buildings there.

15 When we talk about landscaping and
16 lighting on the site, the landscaping, it's the same
17 type of arrangement. It'll be a variety of
18 decorative trees as well as some low-lying shrubs
19 with some grass areas throughout the site to help
20 give it that greener feel.

21 Same type for stormwater treatment.
22 We're proposing an MTD which is essentially just a
23 big filter. It'll filter the stormwater run-off from
24 the site before it's released into the City storm
25 system. The parking lot there, I believe it's a

1 total of 14 spaces provided. The requirement is 27
2 so, again, we will be seeking a similar variance for
3 that. For 823 that basically sums up what we are
4 proposing on that site.

5 MR. EINGORN: This is a copy of the site
6 plan which I'm holding up. This is the correct
7 one?

8 MR. AGRESTA: That, I believe, is
9 correct, yes.

10 MR. SHEEHAN: Thanks, Kyle.

11 MR. EINGORN: No worries.

12 MR. SHEEHAN: Then next if you can go to
13 856 which is the similar 12-unit two-building
14 project.

15 MR. AGRESTA: Sure. Absolutely. So
16 Block No. 856, this one sits off of Hayes Avenue
17 between 22nd and 23rd Streets. As it is today, it is
18 a vacant lot which I believe is nearly 100 percent
19 covered by asphalt at this point. It may have served
20 as a parking lot in its history. It's enclosed with
21 a fence all the way around the perimeter of it.

22 As Kevin did describe, it's a
23 two-building setup. Again, all new sidewalks are
24 proposed for around the perimeter of the site with
25 new ADA ramps on either side. It's that same

1 concrete access, walkways throughout the site. So,
2 it'll be fully accessible.

3 And then the same type, decorative trees
4 and shrub-kind of mix with those green areas
5 throughout the site. Then we'll be providing
6 lighting, of course. And this is true for all the
7 sites in accordance with City standards for the
8 lighting. And that same type MTD filter will be
9 provided to clean the water, the stormwater run-off
10 before it's released to the City storm system.

11 MR. SHEEHAN: And then the --

12 MR. AGRESTA: The remaining site is 868.
13 I'll kind of jump right into that one. This one also
14 is along Hayes Street. It sits between 22nd and 23rd
15 Street. As it sits today, it is a vacant lot. It's
16 directly across from, I believe it's called Veterans
17 Memorial School. And this is one of the larger sites
18 here so it's a total of 51 units set between nine
19 buildings.

20 If you can kind of picture in your head
21 the buildings sort of surrounding the site with the
22 parking lot more kind of sitting in the center of the
23 site. As Kyle is holding up there, you can kind of
24 see that large rectangle in the center of the site,
25 that's actually the proposed parking lot area. All

1 of your access, I believe, is off of 23rd Street.
2 There will be two driveways there. Again, same type
3 of set up, all new sidewalks around essentially the
4 perimeter with the pedestrian walkway, pedestrian
5 concrete walkways throughout the site.

6 For landscaping, it'll be the decorative
7 trees and shrub-type mixture throughout the site.
8 Along the, I believe it's the western side of the
9 site, we're proposing a solid row of trees there to
10 give a nice buffer for the adjacent residential
11 properties. That's typical just to provide some
12 screening and separation between the two sites, as
13 well as adequate site lighting for nighttime
14 movements and different things like that.

15 For stormwater management, this is our
16 one site that does require some stormwater retention.
17 That parking lot that sits in the center there, we're
18 proposing an underground stormwater facility that
19 will store stormwater and then release it at reduced
20 rates into the City stormwater system. We'll also
21 have some MTD so that any water released, will be
22 filtered before it's released.

23 The parking lot in the middle is 63
24 stalls, I believe. And then that's another parking
25 lot where we will be seeking a variance for.

1 MR. SHEEHAN: That's all the testimony
2 I have with Mr. Agresta as it relates to the use
3 variance. Of course, when Ms. Johnson goes through
4 her report for the site plan, he would provide
5 additional testimony in response to the items that
6 she identifies. Any questions of Mr. Agresta at this
7 time?

8 CHAIRMAN HAMILTON: No. Everything is
9 okay.

10 MR. SHEEHAN: Thank you. So next is Jim
11 Haley, the project architect. This may be a little
12 bit more difficult. So, Mr. Haley is going give a
13 description of the proposed Senior building and then
14 a description of the Family buildings for the
15 project. The Family buildings on each project will
16 be similar. Jim, can you do your best?

17 MR. HALEY: Sure. So, the Senior
18 Building --

19 MR. SHEEHAN: Has Mr. Haley been --
20 I don't think you've testified before the Board. Can
21 you give a summary of your --

22 MR. HALEY: I'm a licensed architect in
23 the State of New Jersey. I have a degree in
24 architecture from Temple and Drexel University. And
25 I've been in front of the Board numerous times.

1 MR. SHEEHAN: I would submit Mr. Haley as
2 an expert, Mr. Chairman.

3 CHAIRMAN HAMILTON: Yes.

4 MR. SHEEHAN: Thank you, sir. Go ahead,
5 Jim?

6 MR. HALEY: So, the Senior apartment
7 community is a three-story apartment community
8 located at the intersection of 24th and Pierce.
9 We're looking at 55 apartments; 47 one-bedroom
10 apartments; and 8 two-bedroom apartments. The
11 building will sit right at the corner with a large
12 wrap-around porch. Very similar if you're familiar
13 with Branch Village Phase IV, a community that was
14 approved previously and is under construction now.

15 We'll have a large community room opening
16 on to the covered porch with views out on to the
17 corner of 24th and Pierce and across the street to
18 Harrison Park. We have a large entrance lobby with
19 two elevators, an air-lock vestibule, a large
20 management space directly off the entrance, as well
21 as a fitness center and laundry facilities,
22 restrooms. And a number of one-bedrooms on the
23 ground floor as well as 2 two-bedrooms, a trash room
24 and maintenance facility at the rear corner of the
25 property.

1 On the second and third floors, it's very
2 similar. It's a grouping of one and two-two-bedroom
3 apartments. And, again, the elevators vertically
4 work their way through the property as well as two
5 stair corridors and common area spaces as well.

6 The apartment plans are fairly large
7 open-living plans with a large island off of the
8 kitchen and open living with large windows. And
9 then -- all of the apartments will be fully adaptable
10 for handicapped individuals. And five percent of the
11 apartments will be fully accessible.

12 Beyond that, the community will be
13 esthetically very similar to Branch Village Phase IV
14 with the use of brick and lap siding, Energy Star
15 windows. There's a full Energy Star component to the
16 design so it will be super energy efficient as well
17 as there will be a sustainability initiative most
18 likely Enterprise Green Communities will --

19 MR. SHEEHAN: Go ahead, Jim.

20 MR. HALEY: Do you want me to hit the
21 Family apartments next?

22 MR. SHEEHAN: Yes, please.

23 MR. HALEY: The family apartments are
24 located on three properties as previously noted by
25 Sam. Give me one second. I'm pulling up my cheat

1 sheet. The main property is right across from
2 Veterans School. That will have 51 apartments. And
3 that's at the intersection of 24th & Hayes between
4 Veterans School and Magnetic Metals. Fifty-one
5 apartments. There will also be 12 apartments between
6 22nd and 23rd Street on Hayes Avenue, and then 12
7 apartments between 20th and 21st Streets on Harrison
8 Avenue directly across from the Croc Center.

9 All the buildings are very similar. Six
10 apartments per building. And basically, we have
11 three stories of building type with all having
12 private-covered porches. And we have two-story units
13 over ground-floor flats. All the ground-floor flat
14 apartments will be accessible and adaptable for
15 handicapped individuals. And the upper-level units
16 are large open plans. Again, very similar layouts to
17 the Senior only and large to accommodate families; an
18 open living and dining kitchen plan; large restrooms,
19 and laundry facilities.

20 There's also a community space at the
21 ground floor at one of the buildings right at the
22 intersection of Hayes and 24th. Similar Energy Star
23 compliance as well as a similar sustainability
24 initiatives as for the Senior. Sorry that I moved so
25 quickly. I was afraid I was going to get cut off and

1 I wanted to get the testimony in as quickly as
2 possible. If you have any questions, I'm available.

3 CHAIRMAN HAMILTON: Okay.

4 MR. SHEEHAN: Does the Board have any
5 questions?

6 MS. ATWOOD: Yes, I have a question. I
7 want to ask about the flooring, whether it's going to
8 be wood or carpet or whatever?

9 MR. HALEY: The apartment flooring and
10 the common area hallways for the Senior building will
11 all be vinyl plank, wood-look vinyl plank flooring;
12 very resilient flooring, very warm and inviting
13 flooring and very consistent with market-rate
14 apartments throughout the region.

15 MS. ATWOOD: The reason I asked about
16 that because I lived in a building at 5th & Market
17 and it was tough about people walking over your
18 head.

19 MR. HALEY: Right.

20 MS. ATWOOD: Will there be a requirement
21 for a percentage of carpet or something?

22 MR. HALEY: There usually isn't. That
23 being said, we'll design the building so that the
24 sound transmission from floor to floor will be
25 minimal. It will be beyond code as far as sound and

1 impact transmission. We typically don't have those
2 issues in our buildings.

3 MR. SHEEHAN: Any other questions of Mr.
4 Haley?

5 CHAIRMAN HAMILTON: No.

6 VICE-CHAIRMAN HANCE: Yes. I'm
7 concerned with the parking.

8 MR. SHEEHAN: Mr. Shropshire will speak
9 to that a bit and then we will have the Housing
10 Authority and Mr. Cangelosi, if necessary, to address
11 some of their experiences with parking in their
12 projects. Is that okay?

13 VICE-CHAIRMAN HANCE: Thank you.

14 MR. SHEEHAN: Any other questions of Mr.
15 Haley before I go on?

16 MR. COOPER: No.

17 MR. SHEEHAN: Thank you. Mr. Shropshire.

18 MR. SHROPSHIRE: Yes, sir.

19 MR. SHEEHAN: Can you give the Board a
20 summary of your experience, please, and are you
21 qualified as an expert?

22 MR. SHROPSHIRE: I'm a professional
23 engineer and professional planner in the State of New
24 Jersey specializing in traffic engineering and
25 transportation planning. I've got over 35 years of

1 experience and have testified before this Board and
2 over 200 throughout the State of New Jersey.

3 MR. SHEEHAN: I would submit Mr.
4 Shropshire as an expert in traffic engineering.

5 CHAIRMAN HAMILTON: Yes.

6 MR. SHEEHAN: Dave, can you give a
7 summary of your review of the projects and the
8 traffic from the projects, please?

9 MR. SHROPSHIRE: Because of the type of
10 projects that we're dealing with here, it's going to
11 be low-traffic generation for all of the individual
12 projects so I'm going to kind of group my testimony
13 together with regard to that. Affordable
14 multi-family, we're talking about the single digits
15 during the peak hours for the 12-unit facilities.
16 Somewhere in the range of 25 to 30 trips for the
17 51-unit affordable units.

18 And the Senior housing, that's much lower
19 based on being affordable and senior. We're talking
20 in the range of 10 to 15 trips during the peak hour.
21 So, these types of uses are low-trip generation.
22 We'll have low impact on the street network, and are
23 compatible basically with the surrounding uses with
24 regard to the street network and the type of city
25 streets we're talking about.

1 So, collectively, the sites are spread
2 out so there's not any specific intensity in any one
3 location. And they're not a high-trip generator and,
4 therefore, will not have any substantial impact to
5 the streets surrounding each one of these.

6 With regard to parking variances, there
7 are parking variances for each one of the individual
8 sites. And the residential site improvements
9 standards specifically allow for a variation from
10 their standards if you can prove that you have
11 specific circumstances with projects. One of those
12 circumstances is the character of the housing unit.
13 In this case we not only have affordable housing
14 units but we have senior affordable housing with one
15 of the proposals. And as a result, there is a basis
16 for not complying with the intent or the intensity of
17 the residential site improvement standards.

18 What we've done is, we've looked at the
19 Institute of Transportation Engineers to determine
20 what would be anticipated in terms of demand for
21 these types of facilities. And we're finding that
22 for the 12-unit facilities, 9 spaces -- I'm
23 sorry -- 6 to 10 spaces, I think we've got 14 to 16
24 spaces in those cases. So, more than enough.

25 With regard to the 51 affordable units,

1 based on ITE information, we're ranging somewhere in
2 the range of 50 to 60. I believe we have 63
3 provided and so we're within demand. That supply
4 will satisfy the demand there. The only one that
5 would not meet the ITE from a straight standpoint,
6 would be the affordable senior housing where we only
7 have 20 spaces. And IT would tell us somewhere
8 around 34 spaces may be demanded.

9 Based on my experience, there's also
10 another component of the residential site improvement
11 standards. Let's say if you have a specific
12 character in the area and that is on-street parking
13 of the type of streets that are in the area. And,
14 obviously, within each one of these streets there is
15 the availability of on-street parking and
16 particularly around the Senior housing, there is
17 on-street parking. And as a result, there's
18 sufficient justification for the De Minimus Exception
19 that would be required for the residential site
20 improvement standards to have the rates that we're
21 talking about.

22 I also believe that the applicant can
23 give some additional testimony with regard to their
24 experience with the senior and affordable components
25 with regard to those 20 spaces that are being offered

1 that could add to what we find in the Institute of
2 Transportation Engineers and other projects that
3 we've worked on.

4 MR. SHEEHAN: So, Mr. Hance, I can have
5 Mr. Valentine address the Housing Authority's
6 experience with parking as well so we can address
7 your question directly. And then if there's any
8 other questions, Mr. Shropshire certainly will be
9 glad to do it as well. Is that okay?

10 VICE-CHAIRMAN HANCE: Yes.

11 MR. VALENTINE: Chuck Valentine, again,
12 Director of Modernization. We have four Senior
13 buildings in our inventory that you're familiar with,
14 Kennedy Tower, Mickle Tower and Westfield Tower. And
15 next to Westfield Tower is another senior building.
16 And to date, we have not experienced any issues with
17 the need for additional parking. And, in fact, at
18 the Kennedy Tower where the Housing Authority staff
19 has one floor for commercial space, we actually have
20 our own cars there along with the seniors. To date
21 there's been no issue.

22 VICE-CHAIRMAN HANCE: Question. How long
23 have those buildings been there?

24 MR. SHEEHAN: Chuck, how long have those
25 buildings been there?

1 MR. VALENTINE: The three large towers,
2 the 10-story towers, they've all been there from 1969
3 through 1972. The other newer one, the Baldwin's Run
4 Senior has been there for 15 years.

5 VICE-CHAIRMAN HANCE: Thank you.

6 MR. SHEEHAN: Thanks.

7 MR. VALENTINE: You're welcome.

8 MR. SHEEHAN: Any other questions of Mr.
9 Shropshire?

10 MS. ATWOOD: Yes, I have a question.

11 MR. SHEEHAN: Yes, ma'am.

12 MS. ATWOOD: For the off-street parking
13 where you don't have the adequate spaces, will there
14 be meter parking? Because I've seen that happen to
15 people where they didn't have parking and they had to
16 do meter parking and buy the meter pass.

17 MR. SHROPSHIRE: I don't believe that's
18 being proposed.

19 MR. SHEEHAN: Any other questions of
20 Mr. Shropshire?

21 MS. ATWOOD: So it's just residential?
22 It's not residential and business?

23 MR. SHEEHAN: That's correct.

24 MR. SHROPSHIRE: Correct.

25 MS. ATWOOD: All right.

1 MR. SHEEHAN: Seeing no more questions, I
2 would ask MS. Bruder to testify. Can you qualify
3 yourself as an expert, Leah?

4 MS. BRUDER: Certainly. Good evening
5 everyone. My name is Leah Furey Bruder. I'm a
6 professional planner. I have a professional planning
7 license in New Jersey and I'm also a member of the
8 American Institute of Certified Planners. I have a
9 Master's degree from Rutgers University in City
10 & Regional Planning. And I have been practicing
11 planning for about 20 years. And I have testified
12 before more than 50 planning and zoning boards in
13 Central and Southern New Jersey.

14 MR. SHEEHAN: Mr. Chair, I would submit
15 Ms. Bruder as an expert in professional planning.

16 CHAIRMAN HAMILTON: Okay.

17 MR. SHEEHAN: Thank you, sir.

18 Leah, have you evaluated the applications
19 with regard to the Positive and Negative Criteria
20 necessary for the Board to grant a use variance?

21 MS. BRUDER: Yes, I have.

22 MR. SHEEHAN: Can you give a summary of
23 your review and your opinion?

24 MS. BRUDER: I have. And before I really
25 get into the Positive and Negative Criteria, we

1 jumped right into the application. But I don't know
2 that it was really spelled out for the Board what the
3 variances are that we're seeking. I'm just going to
4 go through that briefly because there are four
5 separate applications all within very close proximity
6 to each other so they're all quite similar in terms
7 of the justification for the variances. But they are
8 slightly different.

9 There are a few differences in the
10 variances that are needed for some of the lots. For
11 Block 868, Lot 14.01, that's at Hayes Avenue and
12 North 24th Street, the Family Project with 51
13 residential units. A d(1) use variance is needed
14 because that lot is actually in the LI, light
15 industrial zoning district which does not permit
16 residential units.

17 Then we need a C-1 use variance to permit
18 residential townhomes and flats on Block 856 because
19 that is in the R-2 residential district which does
20 permit residential uses but it doesn't permit this
21 type of building. It permits whole-family attached
22 housing but it doesn't permit the townhomes and flats
23 that are proposed.

24 Then we need the d(1) use variance and
25 d(5) use variance to permit residential townhomes and

1 flats on Block 823 which is for the 12-family units,
2 as well as for the age-restricted apartments on Block
3 831 in the R-2 zoning district.

4 So, as has been described for those on
5 the team that have gone before me, the applicant's
6 proposal is to construct new residential structures
7 on four tracts of land in the Cramer Hill
8 neighborhood. The properties are all within the
9 Cramer Hill Redevelopment and Rehabilitation areas.
10 And they're governed not only by the Zoning Code but
11 also by the Cramer Hill Redevelopment Plan.

12 Each of these tracts that are subject
13 of the requested variances are currently vacant and
14 they are sites that have been identified as ideal for
15 residential development. The Cramer Hill
16 Redevelopment Plan does envision the development of
17 a variety of new residential building types and
18 densities ranging from 15 units to the acre to 45
19 units per acre.

20 The Redevelopment Plan also seeks to
21 incentivize and enable investments that will have
22 lasting impacts throughout the community. Three of
23 the tracts as I've mentioned are within the R-2
24 zoning district which in accordance with the Zoning
25 Code and the Redevelopment Plan, permit single-family

1 detached, semi-detached, and duplex and townhouse
2 dwellings but not multi-family buildings. So, it's
3 the building type really in that case.

4 And then one of the tracts which is in
5 Block 868 is within the light industrial district in
6 accordance with the Redevelopment Plan to permit
7 residential uses. So, since these proposed
8 multi-family residential units are not specifically
9 permitted in the R-2 Zone or the LI-2 Zone, a
10 C Variance is required to permit a use or a principal
11 structure in a district that's restricted against
12 such use.

13 For the lots within Block 831 and 823 in
14 the R-2 Zone, a density variance is needed to permit
15 a density of 52 dwelling units an acre for the Senior
16 apartment and 30.53 dwelling unit per acre for the
17 multi-family townhouse over flats; where the zone and
18 the Redevelopment Plan permits 30 units per acre.
19 So, for the family units it's only ever so slightly
20 over the permitted density.

21 Concerning an application for a C-1 use
22 variance and a d(5) density variance, the Board has
23 to consider the positive and Negative Criteria. For
24 the Positive Criteria, typically we have to prove to
25 your satisfaction that there are special reasons for

1 the Board to grant the requested relief demonstrating
2 that this site, this particular location is
3 physically suited to the particular proposed use.
4 And that that proposal will advance the purposes of
5 the Municipal Land Use Law and the Master Plan Zoning
6 Ordinance.

7 As it has been discussed, all the
8 proposed residential units in this case will be
9 available to low and moderate income households.
10 They will have affordability controls to insure that
11 they remain affordable for 45 years. Affordable
12 housing and senior citizen housing promote the
13 general welfare and serve the public interest. And
14 as such, affordable housing and senior housing are
15 considered inherently beneficial uses.

16 An inherently beneficial use is one that
17 is universally considered and adds value to the
18 community because it fundamentally serves the public
19 good and promotes the general welfare. Uses that are
20 inherently beneficial, presumptively satisfy the
21 Positive Criteria for the grant of the use variance.

22 And as to the Negative Criteria, we must
23 demonstrate that there will be no substantial
24 detriment to the public good and that the variance
25 will not substantially impair the intent or purpose

1 of the zoning plan or zoning ordinance.

2 As I had mentioned, the exception of the
3 lot within Block 868 which is light industrial
4 zoning, the City has by way of the zoning and the
5 Redevelopment Plan already determined that
6 residential development of the site is allowable,
7 but it imposes regulations to limit the density and
8 unit type. On average, the three-family sites, the
9 ones that are not deed restricted, comply with the
10 density limitations. So, individually, one of them
11 requires a density variance. The Senior that exceeds
12 the permitted density is because that building type
13 is more suited to the senior community.

14 The proposed developments are part of a
15 larger effort by the City, the Redevelopment Agency,
16 the Housing Authority and their partners to
17 effectuate redevelopment and encourage investment in
18 the area that will further stabilize the community
19 and create long-term value. There's a lot of moving
20 pieces that need to be coordinated in order to
21 realize the long-term vision that's set forth in the
22 Cramer Hill Redevelopment Plan and the Neighborhood
23 Plan.

24 And in this case, the number of new
25 residential units constructed on these sites, relates

1 to the ability to provide new housing opportunity
2 that will in turn ignite the opportunity to reinvest
3 in and reconfigure Ablett Village with the critical
4 priority and an important component of the
5 Redevelopment Plan and the Neighborhood Plan for
6 Cramer Hill.

7 As to the Negative Criteria, there will
8 be no substantial detriment to the public good
9 resulting from these proposed developments. There
10 won't be a substantially detrimental impact on the
11 surrounding properties. Despite the fact that the
12 zoning and the Redevelopment Plan didn't specifically
13 anticipate the types of residential housing
14 opportunities that would be proposed and the
15 implementation of the Redevelopment efforts, the plan
16 did anticipate between 1,500 and 2,000 new
17 single-family homes, and between 500 and 1,000 new
18 apartments in Cramer Hill together with
19 rehabilitation and the reconfiguration of the housing
20 at Ablett Village.

21 The buildings that are proposed by the
22 applicant will have a residential character. They
23 will not exceed the height that's permitted in the
24 R-2 zoning district. And the Redevelopment Plan
25 will improve the streetscape with upgraded pedestrian

1 amenities and lighting which are also priorities in
2 the Redevelopment Plan.

3 The Redevelopment Plan for Cramer Hill
4 envisions attracting and deploying investment that
5 will convert vacant lots into new housing with modern
6 amenities, strengthening and diversifying the
7 existing residential community and supporting the
8 production of senior housing and affordable housing.
9 These sites have been designed to accommodate the
10 proposed development. And once completed and
11 occupied, they'll become part of the neighborhood and
12 building upon the neighborhood's assets.

13 As to Block 868 which is vacant but
14 within the light industrial zoning district, the
15 residential development will enliven a now underused
16 area. That tract is directly across North 24th
17 Street from the school and Hayes Avenue from the
18 residential properties. The adjacent light
19 industrial properties that do remain in the area do
20 not appear to require additional space. And the new
21 residential development certainly won't preclude them
22 from continuing to operate as light industrial
23 facilities.

24 So, in summary, the proposal will not
25 injure or detract from the use or enjoyment of the

1 surrounding properties. It will not inhibit the
2 purposes of the Redevelopment Plan or the Zone Plan
3 and will not impair the intent and purpose of the
4 Zoning District, the Master Plan, or the Zoning Code.

5 MR. SHEEHAN: Does the Board of any
6 questions of Ms. Bruder?

7 MR. COOPER: I have one question. I
8 think it's Lot 868. That was initially a metal
9 company, Magnetic Metals.

10 MR. CANGELOSI: It's actually a vacant
11 site adjacent to the Magnetic Metal site.

12 MR. EINGORN: If you're going to provide
13 testimony, can we just swear you in?

14 MR. SHEEHAN: Yes. Please.

15 MR. CANGELOSI: My name is Nick
16 Cangelosi, 2 Cooper Street, Camden, New Jersey.

17 - - -

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

21 - - -

22 MR. EINGORN: Would you confirm for the
23 Board that the testimony you provided prior to your
24 swearing in was true and accurate?

25 MR. CANGELOSI: Yes.

1 MR. EINGORN: Thank you.

2 MR. COOPER: That was my concern about
3 the soil whatever that was underneath that site that
4 was there.

5 MR. CANGELOSI: Mr. Cooper, we actually
6 had Phase 1 completed by Marathon Engineers and an
7 environmental site assessment and it came back clean.
8 In fact, the Cramer Hill Community Development
9 Corporation years ago before they went defunct,
10 actually purchased that property to develop
11 residential in-fill housing.

12 MR. COOPER: Okay. That's all.

13 MR. SHEEHAN: Any other questions?

14 CHAIRMAN HAMILTON: No.

15 MR. SHEEHAN: So, Mr. Chairman, as to the
16 use variance, that concludes our testimony. If it's
17 okay with the Board, we would ask that you open up to
18 the public as to the use variance. If the Board
19 grants -- we'd ask the Board to vote separately on
20 the four use variances one at a time. If the
21 Board does grant these variances that we've
22 requested, we then ask that we'd be able to go
23 through site plan approval and Ms. Johnson's
24 reports.

25 CHAIRMAN HAMILTON: Okay.

1 MR. SHEEHAN: Can we open it up to the
2 public?

3 CHAIRMAN HAMILTON: Anybody in the
4 public? Anybody in the public? Okay. Board
5 members, what do you think? Do you got any
6 questions?

7 MR. COOPER: No. I think it's a good
8 thing. We're going to revitalize the neighborhoods,
9 you know.

10 MS. MERRICKS: I agree.

11 MR. COOPER: It's a bunch of parking
12 lots, open space there. I rode through and seen most
13 of these locations. Like I said, it's parking lots;
14 open fields. I think it'll be a win win for everyone
15 on this.

16 CHAIRMAN HAMILTON: It's about time,
17 yeah. Anybody else?

18 MS. ATWOOD: I'm looking forward to more
19 affordable housing in the City of Camden because I
20 can only recall one building that I lived in at one
21 time.

22 MR. SHEEHAN: Kyle, when the Board is
23 done with their questions, can we identify the
24 applications by block and lot and then ask the Board
25 to make motions for or against the applications and

1 then vote on them?

2 MR. EINGORN: Sure. Is it preferable for
3 the applicant to have four separate votes or?

4 MR. SHEEHAN: Yes. I think we would
5 need -- since they're four separate applications, I
6 would think we would need four separate votes.

7 MR. EINGORN: That works for me. I don't
8 know if it was specifically cited by Ms. Bruder but
9 there was testimony that affordable housing is an
10 inherently beneficial use that is supported by the
11 case law in the State of New Jersey by specifically
12 the Homes of Hope v. Eastampton Township.

13 If there's any questions about that,
14 inherently beneficial designation that is something
15 supported in the law. So, the Board can consider
16 that as well.

17 As counsel has advised, there are four
18 applications on tonight. The first, Cramer Hill
19 Family Urban Renewal, LLC. This is located at
20 Harrison Avenue between North 20th and 21st Street,
21 Block 823, Lots 1-4, 21-24, 81 & 82. And the
22 applicant would be requesting use variances related
23 to that application. Is the Board prepared to make a
24 motion as it relates to that application?

25 CHAIRMAN HAMILTON: Okay.

1 MS. MERRICKS: Yes.

2 MR. EINGORN: Okay, there's a motion?

3 MR. COOPER: I make a motion to accept.

4 MS. ATWOOD: Second.

5 MR. EINGORN: A motion and a second to
6 approve the use variances related to their
7 application for Block 823.

8 MR. EINGORN: I'll take a roll-call vote.
9 Chairman Hamilton.

10 CHAIRMAN HAMILTON: Yes.

11 MR. EINGORN: Vice-chairman Hance.

12 VICE-CHAIRMAN HANCE: Yes.

13 MR. EINGORN: Ms. Atwood.

14 MS. ATWOOD: Yes.

15 MR. EINGORN: Ms. Merricks.

16 MS. MERRICKS: Yes.

17 MR. EINGORN: Mr. Cooper.

18 MR. COOPER: Yes.

19 MR. EINGORN: Ms. Crean.

20 MS. CREAN: Yes.

21 MR. EINGORN: All right. First motion
22 has passed to approve the use variances related to
23 the first application.

24 The second application, Cramer Hill
25 Family Urban Renewal, LLC, Hayes Avenue between 22nd

1 and 23rd Street, Block 856, Lots 40, 40.01, 51, 60,
2 60.01, 60.02, 60.03, 61, and 61.01. Again, this is
3 their request for use variance.

4 MR. SHEEHAN: Kyle, I'm sorry. I believe
5 you have to include 54 in that as well. It wasn't on
6 the agenda.

7 MR. EINGORN: I apologize. As well as
8 54. Do we have motion related to that second
9 application?

10 MS. ATWOOD: Motion to approve.

11 MR. COOPER: Second.

12 MR. EINGORN: I'll take a roll-call vote.
13 Chairman Hamilton.

14 CHAIRMAN HAMILTON: Yes.

15 MR. EINGORN: Vice-chairman Hance.

16 VICE-CHAIRMAN HANCE: Yes.

17 MR. EINGORN: Ms. Atwood.

18 MS. ATWOOD: Yes.

19 MR. EINGORN: Ms. Merricks.

20 MS. MERRICKS: Yes.

21 MR. EINGORN: Mr. Cooper.

22 MR. COOPER: Yes.

23 MR. EINGORN: Ms. Crean.

24 MS. CREAN: Yes.

25 MR. EINGORN: The third application,

1 Cramer Hill Family Urban Renewal, LLC, Hayes Avenue
2 at 24th Street, Block 868, Lot 14.01. I believe that
3 is the only lot for that application.

4 MR. SHEEHAN: Yes.

5 MR. EINGORN: Do we have a motion related
6 to the third application?

7 MR. COOPER: Motion to accept.

8 CHAIRMAN HAMILTON: I second it.

9 MR. EINGORN: I'll take a roll-call vote.
10 Chairman Hamilton.

11 CHAIRMAN HAMILTON: Yes.

12 MR. EINGORN: Vice-chairman Hance.

13 VICE-CHAIRMAN HANCE: Yes.

14 MR. EINGORN: Ms. Atwood

15 MS. ATWOOD: Yes.

16 MR. EINGORN: Ms. Merricks.

17 MS. MERRICKS: Yes.

18 MR. EINGORN: Mr. Cooper.

19 MR. COOPER: Yes.

20 MR. EINGORN: Ms. Crean.

21 MS. CREAN: Yes.

22 MR. EINGORN: The motion passes.

23 The last application for use variance
24 approval, Cramer Hill Senior Urban Renewal, LLC,
25 Harrison & Pierce Avenue between 24th and 25th

1 Street, Block 831, Lots 3 thru 5, 7, 11 thru 13, 21
2 thru 26, 53 & 54. Do we have a motion related to the
3 use variance application in that regard?

4 VICE-CHAIRMAN HANCE: I make a motion to
5 accept.

6 CHAIRMAN HAMILTON: Second.

7 MR. EINGORN: I'll take a roll-call vote.
8 Chairman Hamilton.

9 CHAIRMAN HAMILTON: Yes.

10 MR. EINGORN: Vice-chairman Hance.

11 VICE-CHAIRMAN HANCE: Yes.

12 MR. EINGORN: Ms. Atwood

13 MS. ATWOOD: Yes.

14 MR. EINGORN: Ms. Merricks.

15 MS. MERRICKS: Yes.

16 MR. EINGORN: Mr. Cooper.

17 MR. COOPER: Yes.

18 MR. EINGORN: Ms. Crean.

19 MS. CREAN: Yes.

20 MR. SHEEHAN: So, I think that takes care
21 of the use variances.

22 Then I think if it's okay with the Board,
23 we can go through Ms. Johnson's reports for each of
24 the projects individually and address her comments.
25 Are you going to go, Dena, in the same order that --

1 MS. MOORE: I'm going to go in the same
2 order that the approvals were just made, if that's
3 okay?

4 MR. SHEEHAN: Sure. So 823 -- it's Block
5 823 which would be first. And for that we're seeking
6 site plan approval. Are you going to go through the
7 variances, Dena, or do you want me to?

8 MS. MOORE: Under area and bulk
9 requirements, you can go ahead and go through the
10 variances now, variance and De Minimus Exception.

11 MR. SHEEHAN: Okay. So, for variances
12 for this application, Block 823, we're seeking a
13 variance to permit impervious coverage of 66.92
14 percent where 60 percent is required. The density
15 variance as granted by the Board. A front yard
16 setback to Harrison Avenue of 2 feet where 10 feet is
17 required. And a side yard setback of 3 feet where 10
18 feet is required. And then a parking variance to
19 permit 14 spaces where 27 spaces are required.

20 MS. MOORE: That would be the De Minimus
21 Exception on R.S.I.S.?

22 MR. SHEEHAN: Yes.

23 MS. MOORE: Okay. Mr. Chairman, I'm
24 beginning with Remington & Vernick's Review Letter
25 dated September 10th. We'll start off on page four.

1 That addresses the use which was already approved.
2 So, we'll start off on page 5.

3 The roadway name should be revised on the
4 plans to state North 20th Street and North 21st
5 Street.

6 MR. SHEEHAN: Yes.

7 MS. MOORE: If a street opening is
8 necessary, the application would be subject to the
9 Street Opening Permit of the City?

10 MR. SHEEHAN: Yes.

11 MS. MOORE: And the City Engineer should
12 be contacted concerning the application and fees
13 involved.

14 MR. SHEEHAN: Yes.

15 MS. MOORE: The parking requirement, you
16 mentioned what's required is 27 and 14 spaces have
17 been provided so a De Minimus Exception would be
18 necessary. The location of ADA parking signage
19 should be shown on the site improvement plan.

20 MR. SHEEHAN: Yes.

21 MS. MOORE: The curbing along the
22 property frontage along North 20th Street, North 21st
23 Street and Harrison Avenue should be replaced. All
24 curbing should be vertical curb unless it is
25 designated as depressed curbing on the plans.

1 MR. SHEEHAN: Yes.

2 MS. MOORE: The applicant should propose
3 ADA ramps on both sides of the intersections of North
4 20th Street and North 21st Street with Harrison
5 Avenue.

6 MR. SHEEHAN: Yes.

7 MS. MOORE: Under stormwater collection
8 and management system, the first two items deal with
9 notes that should be added to the plans. You're fine
10 with that?

11 MR. SHEEHAN: Yes. Sam, do you want to
12 jump if I miss anything?

13 MS. MOORE: The location of all proposed
14 cleanouts for the roof drain pipes should be provided
15 on the Grading and Utility Plan.

16 MR. SHEEHAN: Sam, can you respond to
17 those questions?

18 MR. AGRESTA: Sure. Yes. Agree.

19 MS. MOORE: The applicant proposes to
20 make one connection to the existing combined system
21 on Harrison Avenue from a 15-inch (15") HDPE pipe to
22 a doghouse manhole. Doghouse manholes are not
23 permitted in the City and HDPE pipe cannot be
24 proposed within the City's right-of-way. The
25 applicant should revise the proposed stormwater

1 collection accordingly. Are you okay with that?

2 MR. AGRESTA: Yes.

3 MS. MOORE: The property is currently
4 vacant. The applicant should indicate the
5 pre- and post-development impervious and green areas
6 on the plans to determine if additional stormwater
7 measures are required.

8 So, I'm still not sure if no
9 stormwater -- additional stormwater measures are
10 required. So, if you can provide that information
11 and we'll go from there.

12 MR. AGRESTA: Yes. Absolutely. We'll
13 work together.

14 MS. MOORE: Okay.

15 The location of the MTD must be revised
16 so that it is located entirely within the site and
17 not within any portion of the City's right-of-way.

18 MR. AGRESTA: Yes.

19 MS. MOORE: Storm sewer calculations
20 should be provided to confirm the stormwater
21 collection system is designated to convey a storm
22 event with a 25-year frequency. The "normal"
23 Manning's roughness coefficient should be used for
24 the pipes in the calculations.

25 MR. AGRESTA: Yes.

1 MS. MOORE: A stormwater fee is to be
2 calculated for the site as outlined in Appendix XVIII
3 of the City Ordinance. The calculation will be
4 reviewed by our office. The fees must be paid by the
5 applicant prior to final signature of the plan.

6 MR. AGRESTA: Yes.

7 MS. MOORE: You understand about a
8 conversion factor being required for the vertical
9 datum?

10 MR. AGRESTA: Yes.

11 MS. MOORE: The applicant must provide
12 spot grades at all building access points and
13 corners. And then site plans and architectural plans
14 must be coordinated with regard to the building
15 layouts and access points.

16 MR. AGRESTA: Yes.

17 MS. MOORE: The applicant should provide
18 the flood hazard area elevation on the plans,
19 including the datum and the source of the elevation.

20 MR. AGRESTA: Yes.

21 MS. MOORE: The elevation of the proposed
22 buildings must be at least 1 foot above the flood
23 hazard area elevation. If a crawl space is provided
24 in the buildings, flood vents must be used.

25 MR. AGRESTA: Yes. Agreed.

1 MS. MOORE: Do you have a crawlspace or
2 basement in this building.

3 MR. AGRESTA: I would have to look at the
4 architectural. I know the building does have to be
5 raised. I believe it's to Grade 11. But we will
6 comply with the comment.

7 MS. MOORE: All right. I wanted to make
8 sure because that was what I thought too that the
9 building needed to be raised so everything needs to
10 be adjusted accordingly?

11 MR. AGRESTA: Correct.

12 MS. MOORE: Spot grades should be
13 provided at all locations where the proposed curb and
14 sidewalk match existing curb and sidewalk.

15 MR. AGRESTA: Yes.

16 MS. MOORE: And then spot grades should
17 be shown at the top and bottom of all exterior
18 stairs. Proposed sanitary sewer cleanouts should be
19 shown with inverts. And you need proposed contours
20 on these plans. You're fine with all of that?

21 MR. AGRESTA: Agreed. Yes.

22 MS. MOORE: Utilities. The first comment
23 is a note that needs to be added to the plans about
24 overhead electric and telephone distribution supply
25 lines, everything being underground. You will add

1 that note specifically?

2 MR. AGRESTA: Yes.

3 MS. MOORE: The applicant should complete
4 the sanitary sewer lateral design with cleanouts and
5 inverts needed.

6 MR. AGRESTA: Agreed.

7 MS. MOORE: The applicant should confirm
8 the proposed domestic water and fire service lateral
9 sizes and connection to the existing water main along
10 Harrison Avenue. The material of the existing main
11 should be indicated.

12 MR. AGRESTA: Agreed. Yes.

13 MS. MOORE: The project must be approved
14 by both the City Engineer and City Fire Chief prior
15 to final written -- I'm sorry -- prior to final
16 approval with written verification provided to our
17 office. That can be an email from the City Fire
18 Chief. And then the City Engineer should have his
19 review letter for you for these projects.

20 MR. AGRESTA: Okay.

21 MS. MOORE: Okay. All developers and
22 applicants should note that due to a City Ordinance,
23 the Capacity Fee may be applicable to the proposed
24 development. The applicant should contact the City
25 Engineer for all costs related to the same. You

1 acknowledge that?

2 MR. AGRESTA: Yes.

3 MS. MOORE: The next set of notes that
4 should be added to the Grading and Utility Plan.

5 MR. AGRESTA: Agree to all those notes to
6 add those.

7 MS. MOORE: Add those notes.

8 MR. AGRESTA: Yes.

9 MS. MOORE: And also Details. I call out
10 Details. That should be added to the plans.

11 MR. AGRESTA: Yes. All the City Details
12 will be added.

13 MS. MOORE: The plans should note that
14 all site work construction and details must conform
15 to the standards of the City of Camden. You'll add
16 that note specifically on the plans?

17 MR. AGRESTA: Yes, ma'am.

18 MS. MOORE: The areas of existing
19 vegetation should be shown and trees greater than
20 6-inches in caliper should be identified. The
21 applicant proposes to clear-cut the lot.
22 Compensatory planting may be necessary.

23 MR. AGRESTA: So, the way I see this one,
24 I have no problem with this. The lot is essentially
25 vacant and minimal trees are to be removed. So, the

1 way I look at it is, yes, we're already compensating
2 for anything that will be removed. So, I would agree
3 to that.

4 MS. MOORE: Where the proposed
5 improvements abut the existing residences on the
6 southeast, a narrow, grassed area is proposed between
7 the railings and the existing alley. The width of
8 this area should be dimensioned. Our office has
9 concerns about conflicts with the cars in the alley
10 and recommends shrub plantings in this area.

11 MR. AGRESTA: It's fine. Yes.

12 MS. MOORE: The purpose of the stone area
13 behind Building 2 should be clarified. Our office
14 recommends grass in this location.

15 MR. AGRESTA: This one, I believe, is the
16 access alleyway for the adjacent properties. I
17 believe there's a drive aisle between those 2
18 buildings so the proposal was for that to remain so
19 that the residents could maintain access to their
20 properties to the rear.

21 MS. MOORE: All right. We were not sure
22 so that's fine.

23 Per Section 577-244.C.6, foundation
24 plantings should be provided along all building
25 elevations. Plans should be revised to include

1 additional plantings or a waiver requested.

2 MR. AGRESTA: I believe that we can work
3 with the planner on this to revise some additional
4 plantings.

5 MS. MOORE: So, no waiver is being
6 requested for foundation plantings, correct?

7 MR. AGRESTA: I believe that we can work
8 with your planner and add some additional plantings.

9 MS. MOORE: The width of the curb strip
10 should be provided. Street trees are required per
11 Section 577-244.D. Plans should be revised to
12 illustrate street trees spaced 40 feet on centers or
13 a waiver requested.

14 MR. AGRESTA: So, I would actually
15 like -- Nick, if you could possibly chime in on
16 this. I believe that we have had a discussion
17 regarding the planting of street trees and some
18 concerns that may be with the addition of those in
19 this area.

20 MR. CANGELOSI: Dena, this happened
21 recently. We'll certainly comply with you. We work
22 closely with the Camden County Police Department and
23 their Eye-In-The-Sky and we connect directly in their
24 system in partnership with the Housing Authority.
25 And believe it or not in Branch Village, they've

1 actually come out and asked us to remove a bunch of
2 trees because they were interfering with some of the
3 cone angles of different surveillance encroachments.

4 We'll certainly work with your office if
5 we need to plant trees and then rip them up like we
6 just did with the Camden County Police Department.
7 So, we'll certainly abide. We just wanted to bring
8 that to your attention as we work through the
9 landscaping plan.

10 MS. MOORE: Okay. The only thing, if
11 you're not going to space them 40 feet on center then
12 you need the waiver.

13 MR. SHEEHAN: Yes. We would ask for the
14 waiver and we'll work with the County Police and your
15 office to put the trees where appropriate.

16 MS. MOORE: That's fine. Okay.

17 Per Section 577-224.B.1.e, the visual
18 impact of large surface parking lots located along
19 street frontages should be minimized with
20 landscaping. Sight triangles should be shown on the
21 landscape plan and additional evergreen shrubs
22 provided as needed to screen the parking lot.
23 Alternatively, the applicant can request a waiver.

24 MR. AGRESTA: Yes. I believe we can
25 install additional plantings.

1 MR. SHEEHAN: And we'll comply.

2 MR. AGRESTA: Yes.

3 MS. MOORE: Parking areas shall be
4 subdivided with planting islands containing trees and
5 other landscape materials per Section 577-224.B.5.c.
6 Plans should be revised or a waiver requested.

7 MR. AGRESTA: This one I believe we're
8 going to request a waiver to maximize our parking
9 area.

10 MS. MOORE: Okay.

11 All electrical and mechanical equipment
12 should be screened from view per Section
13 577-224.B.19. The plans should note this.

14 MR. AGRESTA: Agreed. Yes.

15 MS. MOORE: You will be screening all of
16 that, right?

17 MR. AGRESTA: Yes.

18 MS. MOORE: So, you would not need a
19 waiver for that. There's no reason why you can't
20 screen?

21 MR. AGRESTA: Correct. Agreed.

22 MS. MOORE: And then you'll add that
23 note.

24 All landscaping shall be provided in
25 continuous mulched beds. Mulch lines should be shown

1 on the plans. You'll add that?

2 MR. AGRESTA: Yes.

3 MS. MOORE: The applicant proposes 2 LED
4 light fixtures mounted on 15-foot poles. Plans
5 should be revised to comply with Section 577-243.D.2
6 or a variance requested.

7 So that's the minimum lighting level of
8 0.25 footcandles. Average between 0.5 and 2.0
9 footcandles. And then the Max lighting level of 3.0
10 footcandles unless you're directly under the fixture
11 then it's 5 footcandles. So, are you able to meet
12 these specifically?

13 MR. AGRESTA: Yes. We will revise our
14 plans.

15 MS. MOORE: So, no variance would be
16 requested for the lighting.

17 MR. AGRESTA: Correct.

18 MS. MOORE: Per Sections 577-224.B.9 and
19 577-243.A, lighting should minimize glare and
20 off-site spillage. Plans should be revised or a
21 variance requested.

22 MR. AGRESTA: We will revise our plans to
23 comply.

24 MS. MOORE: Okay. So, you would not need
25 anything for off-site glare.

1 Per Section 577-243.A.10, no more than
2 0.25 footcandles are permitted 10 feet from the
3 property line, whereas the applicant proposes more
4 than 1.5 footcandles. The isolux lines should be
5 extended to illustrate the complete range of the
6 proposed fixtures. Plans should be revised to
7 provide shields or a variance requested.

8 MR. AGRESTA: The plans will be revised.

9 MR. SHEEHAN: So that's A.10?

10 MS. MOORE: Right. A.10. No variance
11 for that.

12 Per Section 577-243.A.15.a, the minimum
13 level of lighting along any portion of walkway not
14 part of a parking lot shall be not less than 0.5
15 footcandles. The maximum level of lighting along any
16 portion of walkway not part of a parking lot shall be
17 not greater than one footcandle. Are you able to
18 meet that?

19 MR. AGRESTA: Yes, we will meet that.

20 MS. MOORE: Per Section 577-243.H, all
21 outdoor lighting not essential for safety and
22 security purposes shall be activated by automatic
23 control devices and turned off during non-operating
24 hours.

25 MR. AGRESTA: Agreed. Yes.

1 MS. MOORE: If any architectural lighting
2 is proposed, it should be shown on the plans.

3 MR. AGRESTA: We will add that.

4 MS. MOORE: Will you have any
5 architectural lighting?

6 MR. AGRESTA: Mr. Haley, I'm assuming
7 that there is some architectural lighting and it will
8 all be added to the plan?

9 MR. HALEY: Yes.

10 MS. MOORE: Traffic. The applicant is to
11 provide a traffic impact assessment in accordance
12 with Section 577-274. Or at this time, to the most
13 extent possible with regards to traffic. You'll
14 provide a traffic impact assessment?

15 MR. SHEEHAN: Yes. We provided the
16 testimony of Mr. Shropshire and we'll supplement
17 that.

18 MS. MOORE: Okay.

19 The applicant is to provide testimony
20 regarding any and all environmental concerns, studies
21 and remediation pertaining to the site.

22 Has any environmental study occurred at
23 this property?

24 MR. CANGELOSI: Ms. Johnson, yes.
25 Marathon Engineers conducted Phase 1 Environmental

1 Site Assessments for all the properties. We'll
2 submit them to your office.

3 MS. MOORE: Okay. Thank you.
4 Electronically and then the cover sheet like signed
5 and sealed.

6 MR. CANGELOSI: Absolutely.

7 MS. MOORE: All of the submissions I'll
8 mention, if you can do those electronically too as a
9 follow-up.

10 MR. CANGELOSI: Sure.

11 MS. MOORE: That's fine?

12 MR. CANGELOSI: Yes.

13 MS. MOORE: So, we'll look forward to
14 getting the Phase 1 with a Resolution Compliance
15 Submission.

16 MR. SHEEHAN: Yes.

17 MS. MOORE: Per Section 577-255.B, any
18 multi-family house development shall include an
19 indoor or outdoor recycling area for the collection
20 and storage of residentially-generated recyclable
21 materials.

22 MR. AGRESTA: I would defer to Nick and
23 the architect on these two trash enclosure items.

24 MS. MOORE: Okay.

25 Because it appears that no trash

1 enclosures are proposed. Testimony should be
2 provided regarding the storage and hauling of
3 household waste in accordance with Section 577-257.
4 Consideration should be provided for large household
5 trash items such as furniture or mattresses. First
6 the recycling area and then trash.

7 MR. CANGELOSI: Dena, as the Authority
8 and Michaels has done in the past with Branch
9 Village, Roosevelt Manor, etc., we have a small area
10 in the rear of the property for tote storage of the
11 property. And then just like every other resident,
12 they wheel their trash cans to the street for
13 curbside pick up on trash dates.

14 MS. MOORE: Okay. For the Senior
15 housing --

16 MR. HALEY: The Senior housing building
17 has a vertical trash chute within the building and
18 then trash storage within the building that will be
19 hauled out when the hauler shows up onto wheeled
20 carts.

21 MS. MOORE: So that's something that's --

22 MR. CANGELOSI: I thought you were
23 referring to the Family sites. I'm sorry.

24 MS. MOORE: So that's something that's
25 once week?

1 MR. HALEY: It will be as demanded. Yes,
2 usually once or twice a week.

3 MS. MOORE: And that's also recycling --

4 MR. HALEY: Correct.

5 MS. MOORE: -- in addition to --

6 MR. HALEY: All held internally until the
7 trash truck arrives.

8 MS. MOORE: Okay. Trash or recycling?

9 MR. HALEY: Correct.

10 MS. MOORE: Okay.

11 It appears that no signage is proposed as
12 part of this application. Testimony should be
13 provided.

14 MR. AGRESTA: There's no signage proposed
15 for this building.

16 MS. MOORE: And building identification
17 numbers should be provided for clarity.

18 MR. AGRESTA: We will provide that, yes.

19 MS. MOORE: The applicant proposes to
20 consolidate the lots. The applicant must obtain the
21 correct tax map plates and block and lot numbers from
22 the Tax Assessor. Written verification must be
23 received by this office prior to final review and
24 signature of the deeds and/or plat.

25 MR. AGRESTA: Agreed. Yes.

1 MS. MOORE: You're going to consolidate
2 by deed or by plan?

3 MR. AGRESTA: I would think that it would
4 be completed by deed.

5 MS. MOORE: If we can have that to
6 review.

7 MR. AGRESTA: Absolutely.

8 MS. MOORE: And also I'll get to it
9 later because we have the City's "Ordinances
10 Establishing Standards for the Submission of Maps and
11 Other Documents in a Digital Format." With the
12 consolidation, you would still have to create a plan
13 that has to be in NAD 1983 in which we will need two
14 copies of it on a CD for review. And that gets
15 forwarded to the Tax Assessor's Office for their
16 records. So, we still need to see some type of plan
17 only for that requirement. But we will take
18 consolidation by deed.

19 MR. AGRESTA: Perfect.

20 MS. MOORE: Per Section 577-252,
21 recreation elements are to be provided for
22 residential development. The applicant proposes
23 a fitness area. Square footage should be provided.
24 Testimony should be provided that this amount of
25 recreation is suitable for 55 units. It should be

1 noted that if recreation cannot be provided on-site,
2 a cash contribution may be made to the City's Open
3 Space Fund.

4 So, can you provide testimony regarding
5 the recreation?

6 MR. AGRESTA: Nick, I would refer to you
7 again on this one. I would defer to you.

8 MR. CANGELOSI: The size of the fitness
9 center in the Senior building is more than adequate
10 for the 55 Senior units.

11 MS. MOORE: You'll add the square footage
12 to that fitness area to the plans?

13 MR. CANGELOSI: Absolutely.

14 MS. MOORE: Per Section 577-254, street
15 furniture such as trash receptacles and benches,
16 shall be provided or a waiver requested.

17 MR. AGRESTA: Nick, correct me if I'm
18 wrong, I don't believe that any are proposed and I
19 don't believe the intent is to provide any street
20 furniture or any of the following items.

21 MR. CANGELOSI: Correct.

22 MS. MOORE: So then you would be
23 requesting a waiver for that?

24 MR. AGRESTA: Yes. Correct.

25 MS. MOORE: So then you would not need a

1 waiver for recreation, correct?

2 MR. AGRESTA: That would be correct.

3 MR. SHEEHAN: Just to be clear, Nick, you
4 had talked about the fitness center for the Senior.
5 Is there recreation for the Family?

6 MR. CANGELOSI: Yes. We also have
7 community space for the Family that includes a
8 fitness center.

9 MR. SHEEHAN: And that fitness center
10 accommodates all three Family projects?

11 MR. CANGELOSI: Correct. All of them
12 will have access to it, yes.

13 MS. MOORE: Okay.

14 The applicant should provide testimony
15 regarding mail delivery. The location of cluster
16 boxes should be coordinated with the Postmaster and
17 shown on the plans.

18 MR. AGRESTA: Agreed. Yes.

19 MR. CANGELOSI: The central common area
20 will have a mail center there for all the residents
21 as they enter the lobby. We'll work with USPS.

22 MS. MOORE: Got it. And then I mentioned
23 previously about the maps and other documents in a
24 digital format. I need to make you aware that
25 final signatures of the approval and building permits

1 will not be issued until the required information is
2 received. And that's the 2 CDs with the lot
3 consolidation.

4 MR. AGRESTA: Yes.

5 MS. MOORE: The signature block on the
6 plans should be revised to add the signature for the
7 Zoning Officer/Administrative Officer. The
8 signatures for the owner, applicant, and Camden
9 County Chairperson should be removed from the Cover
10 Sheet. You'll make those revisions?

11 MR. AGRESTA: Yes.

12 MS. MOORE: The owner should be revised
13 on the Cover Sheet to state Camden Redevelopment
14 Agency as indicated on the application.

15 MR. AGRESTA: Yes.

16 MS. MOORE: And I'll go through the
17 Summary of Variances and Waivers. We have overall
18 for Redevelopment we have the use, density,
19 impervious coverage, front yard setback, and then
20 lighting levels. I have removed off-site glare and
21 lighting on property line.

22 MR. SHEEHAN: We removed all site glare.
23 And we're keeping lighting levels 243.D.2?

24 MS. MOORE: Yes. From testimony you're
25 keeping lighting levels.

1 MR. SHEEHAN: Is that right, Sam?

2 MR. AGRESTA: I'm sorry?

3 MR. SHEEHAN: We're seeking the variance
4 for the lighting levels?

5 MR. AGRESTA: No. We agree to revise the
6 plans and meet the City Ordinance.

7 MS. MOORE: Okay. Sorry about that.

8 MR. AGRESTA: No problem.

9 MR. SHEEHAN: How about off-street glare?

10 MR. AGRESTA: We will be able to meet
11 those. The lighting plan will be adjusted to
12 comply.

13 MR. SHEEHAN: Go ahead.

14 MS. MOORE: And then for New Jersey
15 Residential Site Improvement Standards. We do not
16 have any agreement to exceed. And we have the one
17 De Minimus Exception for number of parking spaces.

18 MR. AGRESTA: Right.

19 MR. SHEEHAN: Correct.

20 MS. MOORE: And then City Ordinances, the
21 Waivers, I crossed out most of them. Right now we
22 only have the parking lot islands, street trees,
23 street furniture.

24 MR. SHEEHAN: Yes.

25 MS. MOORE: Okay. Everything else --

1 correct. That's just a carryover probably.

2 MS. MOORE: All right.

3 MR. AGRESTA: No worries.

4 MR. SHEEHAN: So that's Block 823.

5 That's Family, Dena. And the testimony regarding the
6 chutes in the interior applies to Block 831.

7 MS. MOORE: Okay. So then let me go
8 back. So you will need the recycling area, correct?

9 MR. SHEEHAN: Yes.

10 MR. AGRESTA: Correct.

11 MS. MOORE: And then you will not need
12 recreation?

13 MR. SHEEHAN: Correct.

14 MS. MOORE: I have that.

15 MR. SHEEHAN: The recreation is going to
16 be -- as part of this block, it's going to be on
17 868 -- I'm sorry -- part of the Family Project.
18 Block 823, 856 and 868 will all have access to the
19 Community Center which is on 868, Nick?

20 MR. CANGELOSI: Yes. Across the street
21 from the Veterans Memorial School.

22 MR. SHEEHAN: Right.

23 MS. MOORE: So the only thing -- going
24 through the Waivers, it's parking lot islands, street
25 trees, street furniture and recycling area?

1 MR. SHEEHAN: Correct.

2 MS. MOORE: And you're aware of the
3 approval process as listed on page 15?

4 MR. SHEEHAN: Yes.

5 MR. AGRESTA: Yes.

6 MS. MOORE: And the Outside Agency
7 Approvals, I have Camden County Planning Board,
8 Camden County Soil Conservation District, Camden
9 County Municipal Utilities Authority and NJDEP. Any
10 others that may be necessary?

11 MR. SHEEHAN: I don't think the DEP is
12 necessary. But yes.

13 MS. MOORE: I think because it's within
14 the flood plain for part of your parking lot. I have
15 to see how you're re-grading goes.

16 MR. AGRESTA: Yes.

17 MS. MOORE: And then we'll keep that on
18 there just in case.

19 MR. SHEEHAN: Yes.

20 MS. MOORE: Mr. Chairman, that concludes
21 our review of the Block 823 Project.

22 MR. SHEEHAN: Does the Board have any
23 questions as to this project?

24 MR. COOPER: No.

25 MR. SHEEHAN: Kyle, how do you want to do

1 this? Do you want to open it up to the public and
2 vote on this one and then move on? Or do them all
3 at --

4 MR. EINGORN: I think maybe we should
5 take them one at a time as we go. Chairman Hamilton,
6 you're muted. But if you'd like to unmute and then
7 offer this to the public. I don't think there was
8 any but it's part of our obligation to do so.

9 MS. MOORE: Just to clarify, I wanted to
10 make sure that the Board understands that this
11 proposal, the applicant seeks the use variance which
12 they received. In addition, the applicant seeks
13 Preliminary and Final Site Plan approval for the
14 construction of 12 affordable housing units which are
15 townhouses over flats. So that's two bedrooms; 4
16 two-bedroom units for apartments. And then
17 townhouses, you have 4 one-bedroom units and 4
18 three-bedroom units.

19 MR. SHEEHAN: Correct.

20 CHAIRMAN HAMILTON: All right.

21 MR. SHEEHAN: So, if we can open it up to
22 the public, Mr. Chairman?

23 CHAIRMAN HAMILTON: Yes. Anybody from
24 the public for or against? Anybody in the public?
25 Hearing none. How about the Board? Anybody on the

1 Board have questions?

2 MR. COOPER: No, I'm pretty good with
3 this.

4 CHAIRMAN HAMILTON: Hearing none. For or
5 against?

6 MR. COOPER: I'm for it with the site
7 plan approval. Anybody else?

8 MR. EINGORN: To the extent that you're
9 making a motion on this application, you would want
10 it to be subject to the condition and agreements set
11 forth on the record relating to the September 10th,
12 2020 engineering letter of Remington & Vernick
13 Engineers.

14 MR. SHEEHAN: And the variances and
15 waivers that were approved.

16 MR. EINGORN: And approval of the
17 variances and the De Minimus Exception.

18 MR. SHEEHAN: Yes.

19 MR. COOPER: Huh-huh.

20 CHAIRMAN HAMILTON: Any questions from
21 the Board? For or against? Do we have a motion?

22 MR. COOPER: Motion to accept with the
23 approval of the site planning.

24 MR. EINGORN: Subject to the agreements
25 on the record relating to the September 10th letter

1 and approval of the bulk variances, waivers and De
2 Minimus Exception.

3 MR. COOPER: Yes.

4 MR. EINGORN: We need a second to that
5 motion.

6 MS. ATWOOD: Second.

7 MR. EINGORN: I'll take a vote.

8 Chairman Hamilton.

9 CHAIRMAN HAMILTON: Yes.

10 MR. EINGORN: Vice-chairman Hance.

11 VICE-CHAIRMAN HANCE: Yes.

12 MR. EINGORN: Ms. Atwood.

13 MS. ATWOOD: Yes.

14 MR. EINGORN: Ms. Merricks.

15 MS. MERRICKS: Yes.

16 MR. EINGORN: Mr. Cooper.

17 MR. COOPER: Yes.

18 MR. EINGORN: Ms. Crean.

19 MS. CREAN: Yes.

20 MR. EINGORN: So moved.

21 MR. SHEEHAN: Thank you.

22 The next one would be 856.

23 MS. MOORE: Yes. 856 is the proposal --
24 the applicant seeks Preliminary and Final Site Plan
25 approval for the construction of 12 affordable

1 housing units, townhouses over flats.

2 MR. SHEEHAN: Correct. And we're seeking
3 a variance for a front yard setback to Hayes Avenue
4 of 5 feet where 10 feet is required. And a De
5 Minimum Exception for parking to permit 26 spaces --
6 I'm sorry -- permit 16 spaces where 26 spaces are
7 required. I will identify the others as we go
8 through the report.

9 MS. MOORE: Mr. Chairman, I'm referring
10 to Remington & Vernick's letter dated September 9th,
11 2020. And I will begin on page five. The roadway
12 names should be revised on the plans to state North
13 22nd Street and North 23rd Street.

14 MR. SHEEHAN: Yes.

15 MS. MOORE: You acknowledge a street
16 opening if a street opening is required?

17 MR. SHEEHAN: Yes.

18 MS. MOORE: Do you have any issues with
19 what's listed under parking? ADA parking signage,
20 you'll add that?

21 MR. SHEEHAN: Correct.

22 MS. MOORE: Pedestrian Circulation. The
23 curbing along the property frontage along North 22nd
24 Street, North 23rd and Hayes Avenue should be
25 replaced.

1 MR. SHEEHAN: Yes.

2 MS. MOORE: And then the applicant should
3 propose ADA ramps on both sides of the intersections
4 of North 22nd Street and North 23rd Street with Hayes
5 Avenue.

6 MR. SHEEHAN: Yes.

7 MS. MOORE: The first two comments of the
8 stormwater collection and management system are the
9 notes that need to be added to the plans.

10 MR. SHEEHAN: Sam, can you --

11 MR. AGRESTA: Agree.

12 MS. MOORE: You'll add the proposed
13 cleanouts for the roof drain pipes for the Grading
14 and Utility Plan?

15 MR. AGRESTA: Yes.

16 MS. MOORE: And once, again, you have
17 another connection of HDPE pipe within the City's
18 right-of-way and also doghouse manhole is proposed.
19 And you know from the prior report that they're not
20 permitted?

21 MR. AGRESTA: Correct. Yes. Agree.

22 MS. MOORE: So, you'll revise that?

23 MR. AGRESTA: We will revise it.

24 MS. MOORE: And the applicant proposes to
25 make one (1) connection into an existing inlet at the

1 North 22nd Street and Hayes Avenue intersection. The
2 applicant should revise this stormwater collection to
3 avoid a direct connection of roof drain into the City
4 storm sewer.

5 MR. AGRESTA: Agree. Yes.

6 MS. MOORE: And you'll present storm
7 sewer calculations regarding the --

8 MR. AGRESTA: Yes, we will provide
9 those.

10 MS. MOORE: -- stormwater system;
11 25-year; "normal" Manning's roughness coefficient.
12 And you acknowledge a stormwater fee that would be
13 required in accordance to Appendix XVII of the City
14 Ordinance?

15 MR. AGRESTA: Yes, we agree to all of
16 those.

17 MS. MOORE: Grading. Do you have any
18 issues with what we have provided for grading
19 comments?

20 MR. AGRESTA: No. All the grading and
21 comments where we agree with. We will provide them.

22 MS. MOORE: And also utilities, you'll
23 add that note to the plan and you'll get approval
24 from the City Engineer and City Fire Chief?

25 MR. AGRESTA: We have no issues with any

1 of the utility comments either.

2 MS. MOORE: And you'll add the utility
3 notes to the plans, correct?

4 MR. AGRESTA: The utility notes will --
5 Item No. 8 I agreed with all those, yes.

6 MS. MOORE: Then the construction
7 details, you will add those to the plans. And then
8 you'll add the note that all site work construction
9 and details must conform to the standards of the City
10 of Camden?

11 MR. AGRESTA: Yes. Items 1 through 3 we
12 agree with.

13 MS. MOORE: Okay. We'll go to Planting
14 Design. Per Section 577-244.C.6, foundation
15 plantings. Are you going to provide foundation
16 plantings or request a waiver at this time?

17 MR. AGRESTA: We will provide the
18 plantings.

19 MS. MOORE: Okay.

20 The width of the curb strip should be
21 provided. Street trees are required. Plans should
22 be revised to illustrate the street trees or a waiver
23 requested. So you're going to request the waiver
24 regarding the street trees?

25 MR. AGRESTA: We are going to request a

1 waiver; the same as the last application; that's
2 correct.

3 MS. MOORE: Right.

4 And the visual impact for the parking
5 lots and site triangles, you'll add to the plan. And
6 are you going to add landscaping?

7 MR. AGRESTA: We will, yes. We will work
8 with the planner and revise that.

9 MS. MOORE: So, you would not need a
10 waiver for that, correct?

11 MR. AGRESTA: Correct.

12 MS. MOORE: Parking shall be subdivided
13 with planting islands. So, you're going to request a
14 waiver for the planting islands?

15 MR. AGRESTA: That is correct.

16 MS. MOORE: All mechanical and electrical
17 equipment shall be screened from view per Section
18 577-224.B.19. You'll be able to do that?

19 MR. AGRESTA: Yes.

20 MS. MOORE: All landscaping shall be
21 provided in continuous mulch beds. You'll add those
22 mulch lines to the plans?

23 MR. AGRESTA: We will, yes.

24 MS. MOORE: It appears there are
25 conflicts between the proposed landscaping and

1 underground utilities. Plans should be revised to
2 comply with Planting Note No. 28 where no landscaping
3 should be within 10 feet of utilities.

4 MR. AGRESTA: We will revise that, yes.

5 MS. MOORE: And the lighting, you will be
6 able to meet the lighting requirements of the Section
7 577-243.D.2 or would you require a variance?

8 MR. AGRESTA: No. Under the lighting
9 section we will revise the plans and we should be
10 able to meet all the City Ordinance and
11 requirements.

12 MS. MOORE: So, that's for off-site
13 glare, lighting and property line and lighting
14 levels?

15 MR. AGRESTA: Correct. Yes.

16 MS. MOORE: Per Section 577-243.H, all
17 outdoor lighting not essential for safety and
18 security purposes shall be activated by automatic
19 control devices and turned off during non-operating
20 hours.

21 MR. AGRESTA: Agreed. Yes.

22 MS. MOORE: And then the same with
23 architectural lighting that's proposed?

24 MR. AGRESTA: We will provide that.

25 MS. MOORE: You'll add that?

1 MR. AGRESTA: Yes.

2 MS. MOORE: And Traffic Impact
3 Assessment, same deal with that, you'll add -- you'll
4 provide a report?

5 MR. SHEEHAN: Yes.

6 MR. AGRESTA: Yes.

7 MS. MOORE: And also, was there a Phase 1
8 done at this site too? Or what type of environment
9 was provided here?

10 MR. CANGELOSI: Ms. Johnson, Marathon
11 Engineers did a Phase 1 ESA which we'll share and
12 we'll have them sign and seal the first page.

13 MS. MOORE: Okay. Thank you.

14 The trash enclosure, you provided the
15 information for the trash for recycling. Can you
16 explain about this site again?

17 MR. CANGELOSI: It's the same as we're
18 doing in Branch Village and Roosevelt Manor in
19 partnership with the Authority. We supply the
20 residents with large trash can totes. They keep them
21 in the rear of their property. And then on the
22 standard City of Camden trash and recycling days,
23 they wheel them to the street.

24 MR. SHEEHAN: We need a waiver, Dena.

25 CHAIRMAN HAMILTON: Hold up. I want to

1 ask you a question. The trash cans, are they the
2 same ones? Who's the trash people?

3 MS. MOORE: Is it public --

4 MR. CANGELOSI: Public works, yes. The
5 City has --

6 MS. MOORE: -- public pick up?

7 MR. CANGELOSI: Yes.

8 CHAIRMAN HAMILTON: Public works?

9 MR. CANGELOSI: Correct.

10 CHAIRMAN HAMILTON: It's not Waste
11 Management, right?

12 MR. CANGELOSI: The City's hauler would
13 provide the trash service to this respective site.

14 MR. COOPER: That's Waste Management.

15 CHAIRMAN HAMILTON: Is that Waste
16 Management?

17 MR. CANGELOSI: Yes.

18 CHAIRMAN HAMILTON: The only one thing
19 I'm saying to you, I'm jumping on it now because they
20 don't come past and pick it up like they're suppose
21 to. That's why I asked you.

22 MR. CANGELOSI: Perhaps we could speak
23 with the -- Ms. Johnson, is it the Director of Public
24 Works who deals with the contracts for the Waste
25 Management?

1 MS. MOORE: I believe so, yes. You would
2 have to work that out with the Director of Public
3 Works.

4 CHAIRMAN HAMILTON: I'm arguing with them
5 right now. I live in Camden and they come past our
6 street and they just leave it and come past.

7 MR. CANGELOSI: I appreciate that. We'll
8 touch base with the director and make sure that's not
9 the case here.

10 MS. MOORE: But you do need a waiver for
11 the recycling area in this instance, correct?

12 MR. SHEEHAN: Yes.

13 CHAIRMAN HAMILTON: I didn't mean to cut
14 you off. When they say trash, I understand.

15 MS. MOORE: Okay.

16 MR. CANGELOSI: I appreciate that, Mr.
17 Chairman.

18 MS. MOORE: It appears that no signage is
19 proposed as part of this application. You're
20 confirming that?

21 MR. AGRESTA: That's correct.

22 MS. MOORE: And building identification
23 numbers should be provided?

24 MR. AGRESTA: We will, yes.

25 MS. MOORE: And you're also consolidating

1 these lots. It's the same issue. You think you're
2 consolidating by deed?

3 MR. AGRESTA: Correct.

4 MS. MOORE: And then you know that you'll
5 have to provide a plan?

6 MR. AGRESTA: We do, yes.

7 MS. MOORE: Recreation elements to be
8 provided for residential. It appears that no
9 recreation is proposed. Testimony should be
10 provided. So, you are providing the recreation,
11 correct?

12 MR. SHEEHAN: It's on Block 868. The
13 housing units on this project will have access to
14 that community center.

15 MS. MOORE: Right. But you're not
16 providing it here?

17 MR. SHEEHAN: No. I understand it. For
18 the site plan I guess we need the variance. But we
19 shouldn't need the -- because we're providing it on
20 Block 868 as part of this project and they'll have
21 access to it.

22 MS. MOORE: Well, it's a waiver. I'm not
23 sure. That's probably legal. Kyle, do you think
24 because they're not providing it here, you can have
25 access to anywhere? I am not sure.

1 MR. SHEEHAN: Kyle, they'll have specific
2 access as residents of this community as we had said
3 at the beginning. I understand Dena's concern but --

4 MR. EINGORN: That isn't any different
5 than providing access to off-site parking at a
6 different location.

7 MS. MOORE: Right. But when we noted
8 that there's off-site parking, we actually made sure
9 that they have a safe route and we made sure that,
10 you know, that ADA, lighting, everything, it's all
11 included. We didn't know that there was shared
12 recreation so that we would have to look at walking
13 from one area to the other for the shared recreation.

14 MR. EINGORN: I think in that case you'd
15 be better off seeking a variance for that.

16 MR. SHEEHAN: Yes.

17 MS. MOORE: It's a waiver.

18 MR. SHEEHAN: We will request a waiver.

19 MS. MOORE: And then street furniture,
20 you're not adding any trash receptacles or benches,
21 correct? You would --

22 MR. AGRESTA: That is correct.

23 MS. MOORE: -- need a waiver.

24 And the same thing with the mail
25 delivery, it's the same testimony for this project.

1 It's something internally -- internal? You don't
2 have the cluster outside?

3 MR. AGRESTA: Nick, I'm assuming the mail
4 collection for this site is the same as the other
5 with the internal mail collection?

6 MR. CANGELOSI: On the Family sites we'll
7 actually have mail at the frontage of each door. We
8 won't have a cluster box per se at this particular
9 location.

10 MS. MOORE: Then the location will be --

11 MR. CANGELOSI: Let's say -- it won't be
12 the Housing Authority and the City and Michaels
13 decided to though. Is it best that we have to seek a
14 waiver or anything in the event that USPS does
15 require it so we don't have to come back to the
16 Board?

17 MR. SHEEHAN: Show it on the site plan,
18 right?

19 MS. MOORE: We just wanted the location
20 shown on the plans.

21 MR. CANGELOSI: Okay. Can we work with
22 your office and talk to USPS and confirm that, in
23 fact, a cluster box won't be required? And if it is,
24 we'll show it on the plans.

25 MS. MOORE: Okay. That's fine.

1 And I mentioned about the City's
2 "Ordinance Establishing Standards for the Submission
3 of Maps and Other Documents in a Digital Format."
4 NAD 1983 is the horizontal format. And you'll revise
5 the signature block and the owner --

6 MR. AGRESTA: Yes.

7 MS. MOORE: -- as mentioned in these two
8 items?

9 MR. AGRESTA: Agreed. Yes.

10 MS. MOORE: The Summary of Variances and
11 Waivers we have the variances for Redevelopment just
12 the use and the front yard setback?

13 MR. SHEEHAN: Yes.

14 MS. MOORE: And then from the R.S.I.S.,
15 we have a De Minimus Exception for the number of
16 parking spaces?

17 MR. SHEEHAN: Yes.

18 MS. MOORE: And the City Ordinance for
19 Waivers I have parking lot islands, street trees,
20 recreation, street furniture, and recycling area.

21 MR. SHEEHAN: Yes.

22 MS. MOORE: You're aware of the Approval
23 Process as listed page 14?

24 MR. SHEEHAN: Yes.

25 MS. MOORE: I have Outside Agency

1 Approvals as: Camden County Planning Board; Camden
2 County Soil Conservation District; and Camden County
3 Municipal Utilities Authority.

4 MR. SHEEHAN: Yes.

5 MS. MOORE: Mr. Chairman, that concludes
6 my review.

7 CHAIRMAN HAMILTON: Thank you.

8 MR. EINGORN: Any questions from the
9 Board for either of the applicants or the Board
10 professional?

11 MR. COOPER: The trash is what bothers me
12 a lot though. They're going to wheel it out to the
13 curb when the trash trucks come. Something should be
14 more concrete, a dumpster or something. I don't
15 know.

16 MS. MOORE: How often is the trash pick
17 up in that area?

18 MR. COOPER: Once a week during the
19 winter and twice a week in the summer time.

20 MS. MOORE: Oh, the applicant has to
21 provide the testimony.

22 MR. COOPER: I'm sorry.

23 MR. CANGELOSI: Mr. Cooper, we appreciate
24 it. What we typically do and what we're doing in
25 other communities with the Authority, we'll install a

1 decorative fence area, screen apparatus to shield the
2 personal trash infrastructure of the residents.

3 And we usually create a little stone bed
4 in the rear so they know where to keep their trash
5 and we shield it from the -- it backs to the parking
6 area. It's not as though you're looking at the trash
7 chutes -- to the trash can from the street. They're
8 all at the rear of the property in the parking
9 garage. That's what we've done in other communities
10 and it's been very successful.

11 CHAIRMAN HAMILTON: When it comes to
12 Camden, it's a different thing. I trailed the
13 trash man in Pennsauken and Cherry Hill. If they
14 drop trash on the side, they pick it up. In Camden
15 if they drop it on the side, they leave it there.
16 And I got pictures of the ones here.

17 MR. CANGELOSI: To Mr. Cooper's question,
18 in McQuire Gardens it's the same way in how they
19 handle trash at Roosevelt Manor and Branch Village.

20 CHAIRMAN HAMILTON: But the thing is, you
21 have to get on those guys, man. Because before when
22 we had the guy from the City and when they told him,
23 they didn't get paid that day and they took care of
24 it. You know what I mean? We live in Camden, man.
25 You guys don't live in Camden. That pisses me off

1 all the time when they talk about that trash stuff.

2 MS. MOORE: Well, one thing I didn't
3 realize when I was looking at -- going back to the
4 previous project and this one, I did not realize that
5 it wasn't the Senior housing. So, if there isn't
6 going to be a designated trash enclosure that's in
7 accordance with Section 577-257, you probably should
8 ask for a waiver of that requirement. Because if
9 you're going to provide something, it has to be in
10 accordance with Section 577-257.

11 MR. CANGELOSI: Ms. Johnson, we'll ask
12 for the waiver. And then to follow-up on the
13 Chairman's point, I mean, can we get a meeting with
14 the department -- the Director of Public Works to
15 talk through his concerns with respect to just trash
16 overall in the City? Because it's certainly
17 important for anybody who is developing housing to
18 insure that trash is picked up properly.

19 MS. MOORE: Definitely. That would just
20 be on the applicant to make sure that that gets done
21 for your project. So, I'll have to add -- now,
22 Nick, you were mentioning something. Are you going
23 to have a location, a designated location for the
24 residents outside?

25 MR. CANGELOSI: Yes.

1 MS. MOORE: Okay. Because once, again,
2 if it's not in accordance with Section 577-257, you
3 need to ask for that waiver for both of these;
4 anything that's not Senior. Because from what I
5 understand, only the Senior housing has something
6 that's internal with the chutes.

7 MR. COOPER: Right.

8 MR. CANGELOSI: Right. We'll be asking.

9 MS. MOORE: And I'm only mentioning that
10 because if you don't meet every item, I would like
11 for you to meet it to the greatest extent possible.
12 But there is a long list of items for the trash
13 enclosure.

14 CHAIRMAN HAMILTON: Right.

15 MR. SHEEHAN: Yes. We're requesting a
16 waiver, Dena.

17 MS. MOORE: Okay. From the specific but
18 you are going to provide something adequate?

19 MR. SHEEHAN: Yes.

20 MS. MOORE: So, I'm adding that to both
21 of these projects so far and I'll probably have to
22 add it to the third one too but we'll handle that
23 later.

24 MR. EINGORN: If you're going to add
25 something, should we make it a condition that they

1 work with your office to make sure that it's
2 something that's acceptable in the City?

3 MS. MOORE: Yes. That's going to have to
4 be for both projects, Kyle, that we just mentioned
5 because I missed it on the last one. I was --

6 MR. EINGORN: Maybe after we finish with
7 this one, we'll reopen the prior application so we
8 can amend it.

9 MS. MOORE: Okay.

10 CHAIRMAN HAMILTON: Okay. Thanks.

11 MS. MOORE: Thank you.

12 MR. SHEEHAN: I'm sorry. Did we open to
13 the public?

14 CHAIRMAN HAMILTON: Yes.

15 MR. PASTORIZA: Mr. Hamilton, this is Mr.
16 Pastoriza over here. Even though I'm not part of the
17 public, I'm going to have a meeting tomorrow with the
18 Mayor early in the morning. And I'll make sure to
19 tell Director Walker of your concerns regarding the
20 trash collection.

21 CHAIRMAN HAMILTON: Yes. Because I got
22 to get on them on my street. They don't pick up.
23 I've got to do all the stuff there. I got pictures.

24 MR. COOPER: Okay.

25 MR. EINGORN: Are there any other

1 comments or concerns to be addressed by the Board?

2 MR. COOPER: I'm fine.

3 MR. EINGORN: Well then, to the extent
4 that the Board seeks to propose a motion to approve
5 the Preliminary and Final Site Plan, our application
6 including the waivers, variances, De Minimus
7 Exception, they should also include a condition that
8 the applicant work with the City and the -- or the
9 Zoning Board's engineer to work out the trash
10 enclosure area; something that is sufficient for the
11 City's approval.

12 MR. SHEEHAN: Yes.

13 MR. COOPER: I accept that.

14 MR. EINGORN: Mr. Cooper, are you making
15 a motion to that affect?

16 MR. COOPER: Yes.

17 MR. EINGORN: Do we have a second?

18 CHAIRMAN HAMILTON: I second it.

19 MR. EINGORN: I'll take a vote. Chairman
20 Hamilton.

21 CHAIRMAN HAMILTON: Yes.

22 MR. EINGORN: Vice-chairman Hance.

23 VICE-CHAIRMAN HANCE: Yes.

24 MR. EINGORN: Ms. Atwood.

25 MS. ATWOOD: Yes.

1 MR. EINGORN: Ms. Merricks.

2 MS. MERRICKS: Yes.

3 MR. EINGORN: Mr. Cooper.

4 MR. COOPER: Yes.

5 MR. EINGORN: Ms. Crean.

6 MS. CREAN: Yes.

7 MR. EINGORN: So moved.

8 MR. SHEEHAN: Before we get to the next
9 one, can we ask the Board if they'll consent to an
10 amendment to Block 823's Resolution to include the
11 waiver for the trash enclosure?

12 MR. EINGORN: As the Board just heard,
13 there was an issue related to the trash enclosure
14 which we just uncovered. As it relates to the prior
15 application, the Board could consider an amendment to
16 the approval to include the requested waiver for
17 trash enclosure with the condition that the applicant
18 would work with the City and the Zoning Board
19 Engineer to come up with something that is
20 acceptable.

21 MR. COOPER: A motion to accept.

22 CHAIRMAN HAMILTON: I second it.

23 MS. ATWOOD: Motion to amend?

24 MR. COOPER: Yes. I'm sorry.

25 CHAIRMAN HAMILTON: To amend.

1 MR. COOPER: To amend.

2 MR. EINGORN: And this is related to the
3 application for Block 823 --

4 MR. SHEEHAN: Yes.

5 MR. EINGORN: -- for the record. We will
6 take a vote on the motion that has been seconded.

7 MR. EINGORN: I'll take a vote. Chairman
8 Hamilton.

9 CHAIRMAN HAMILTON: Yes.

10 MR. EINGORN: Vice-chairman Hance.

11 VICE-CHAIRMAN HANCE: Yes.

12 MR. EINGORN: Ms. Atwood.

13 MS. ATWOOD: Yes.

14 MR. EINGORN: Ms. Merricks.

15 MS. MERRICKS: Yes.

16 MR. EINGORN: Mr. Cooper.

17 MR. COOPER: Yes.

18 MR. EINGORN: Ms. Crean.

19 MS. CREAN: Yes.

20 MR. EINGORN: Thank you. So moved.

21 MR. SHEEHAN: The next would be Block
22 868, Lot 14.01 which is another Family Project, 51
23 units in 9 buildings.

24 MS. MOORE: You want to go through the
25 variances, Kevin?

1 MR. SHEEHAN: Sure. Just reviewing from
2 the variances from the bulk requirements, a front
3 yard variance to permit 9.37 feet where 25 feet is
4 required to Hayes Avenue. A variance to -- a front
5 yard variance to permit 10 feet where 25 feet is
6 required to North 24th Street. A rear yard variance
7 to permit 13 feet where 30 feet is required. And the
8 De Minimus Exception for the parking to permit 63
9 parking spaces.

10 MS. MOORE: And I will begin the site
11 plan comments on page five. You will change the
12 roadway name?

13 MR. SHEEHAN: Yes.

14 MS. MOORE: 24th Street.

15 MR. AGRESTA: Yes.

16 MS. MOORE: The second item should not be
17 underlined.

18 And then a street opening permit, if
19 that's necessary, you'll get that from the City,
20 correct?

21 MR. AGRESTA: Agreed. Yes.

22 MS. MOORE: Parking, the same issue. We
23 calculate it's 111 spaces and you are requesting the
24 De Minimus Exception because you are providing 63?

25 MR. AGRESTA: Yes. Correct.

1 MS. MOORE: And the location of the ADA
2 parking signage should be shown on the plan?

3 MR. AGRESTA: Yes.

4 MS. MOORE: Curbing along the property
5 frontage on North 24th Street and Hayes Avenue should
6 be replaced.

7 MR. AGRESTA: Yes.

8 MS. MOORE: And then the applicant should
9 propose an ADA ramp on the opposing side of North
10 24th Street and its intersection with Hayes Avenue.

11 MR. AGRESTA: Agree.

12 MS. MOORE: Do you have any issues with
13 any of the items stated under Stormwater Collection
14 and Management System? This one you actually have
15 the stormwater system.

16 MR. AGRESTA: Yes, this is the larger
17 underground basin, correct. There is one comment. I
18 believe it's No. 15 where it asks for a calculation;
19 assume 40 percent void ratio. These items No. 15 and
20 16, I don't believe that these are necessary. And
21 the reason is, we're not proposing perforated pipes
22 for these. There's not an infiltration component to
23 it. It's just a detention component.

24 MS. MOORE: Right. We typically ask for
25 the test pit and boring results for any basin

1 location only because you deal with a combined system
2 in Camden. And we need to make sure where that
3 location of the estimated seasonal high groundwater
4 table takes place. We need to know that.

5 MR. AGRESTA: Okay.

6 MS. MOORE: Only because of the specific
7 combined system.

8 MR. AGRESTA: Understood. We'll agree to
9 the testing.

10 MS. MOORE: That's why Item No. 17 we
11 noted that there needs to be a 3-foot separation
12 between the basin bottom and that estimated seasonal
13 high groundwater table. And we would know what
14 you're estimating with the test pits.

15 MR. AGRESTA: Understood. No problem.

16 MR. SHEEHAN: Dena, that applies to 16 or
17 17. Does it also apply to 15, the void ratio?

18 MS. MOORE: The void ratio, I'm just
19 wondering if you are -- if you do assume the 40
20 percent in the stone. Because if so, then a note
21 needs to be added to the plans requiring that they do
22 provide 40 percent. You're fine with that comment,
23 right?

24 MR. AGRESTA: Yes, that's fine. No
25 problem.

1 MS. MOORE: All right.

2 The low-impact development checklist,
3 you'll all of that. You'll add that?

4 MR. AGRESTA: Correct. Yes.

5 MS. MOORE: The applicant must prepare a
6 stormwater maintenance plan. You'll add a separate
7 plan signed and sealed?

8 MR. AGRESTA: That's No. 18, correct?

9 MS. MOORE: Right. With all the
10 components. And then you realize that the applicant
11 should be aware that that Stormwater Management
12 Maintenance Plan must be recorded at the County
13 Clerk's Office prior to receiving the final
14 signatures on the plan?

15 MR. AGRESTA: Yes.

16 MS. MOORE: And then you acknowledge the
17 stormwater fee?

18 MR. AGRESTA: Yes. Agree.

19 MS. MOORE: And then No. 21, that
20 language must be included in all Stormwater
21 Management Maintenance agreements and as notes on the
22 plan.

23 MR. AGRESTA: Agreed.

24 MS. MOORE: So, you'll add those notes.
25 And then inside your plan has to also be these

1 comments, A through D?

2 MR. AGRESTA: No problem. Agreed.

3 MS. MOORE: And then the grading
4 comments, do you have any issues with adding the
5 grades that we're requiring?

6 MR. AGRESTA: We do not. Items 1 through
7 we agree to.

8 MS. MOORE: All right. And also
9 utilities, let's go through. Utilities, you're okay
10 with adding the note on the plan and then completing
11 the sanitary sewer design? And also, we need you to
12 indicate if a fire surface lateral is required for
13 the building.

14 MR. AGRESTA: Yes. Agreed.

15 MS. MOORE: The project must be
16 approved --

17 MR. AGRESTA: I'm sorry. Go ahead.

18 MS. MOORE: The project must be approved
19 by both the City Engineer and the City Fire Chief.

20 MR. AGRESTA: Agreed. Yes.

21 MS. MOORE: The plans indicate that the
22 existing sewer easement will be extinguished and the
23 existing sanitary pipe will be removed. A new
24 sanitary pipe is proposed along Hayes Avenue and
25 North 24th Street. The items noted to be field

1 verified must be confirmed during the design
2 process.

3 MR. AGRESTA: Agreed.

4 MS. MOORE: You're fine with that?

5 MR. AGRESTA: Yes.

6 MS. MOORE: And the CCTV inspection must
7 be performed. And then the Capacity Fee may be
8 applicable to this project. Do you acknowledge that?

9 MR. AGRESTA: We do, yes.

10 MS. MOORE: And then notes need to be
11 added to the plans that I have on page 10 and 11.

12 MR. AGRESTA: Yes. We agree to all of
13 those notes, A through G.

14 MS. MOORE: Construction Details, you are
15 fine with those especially removing the doghouse
16 manhole detail?

17 MR. AGRESTA: Yes. We agree to Items 1
18 through 4.

19 MS. MOORE: And you'll add the note about
20 details --

21 MR. AGRESTA: Correct.

22 MS. MOORE: -- construction.

23 Plant design. That's all the same,
24 correct?

25 MR. AGRESTA: Correct.

1 MS. MOORE: Planting Design. This is all
2 the same, correct?

3 MR. AGRESTA: Correct. Yes. I'm
4 assuming it's the same with the waiver for the
5 planting islands and the same waiver for the street
6 trees, I would believe, is on here as well so it
7 would be the same two items there.

8 MR. SHEEHAN: The furniture as well?

9 MR. AGRESTA: Street furniture correct,
10 Kevin, yes.

11 MS. MOORE: So, we will eliminate the
12 parking lot landscaping, off-site glare. I'm sorry.
13 I jumped to lighting.

14 MR. AGRESTA: That's okay.

15 MS. MOORE: Utility screening we'll
16 eliminate. You'll provide the screening?

17 MR. AGRESTA: Yes, we will provide, yes.

18 MS. MOORE: And the foundation planting.

19 MR. AGRESTA: We will provide those as
20 well.

21 MS. MOORE: Then we'll go to the
22 lighting.

23 MR. AGRESTA: Okay. So, I believe the
24 lighting will be the same that we agree to comply
25 with all the lighting levels in accordance with the

1 standards. And then we will also provide any
2 architectural lighting that's proposed for the
3 building itself.

4 MS. MOORE: So, I will eliminate the
5 variance for the lighting levels --

6 MR. AGRESTA: Yes.

7 MS. MOORE: -- and off-site glare.

8 MR. AGRESTA: Yes.

9 MS. MOORE: And we will jump to the
10 Traffic Report. The same thing, you will provide
11 some type of documentation?

12 MR. AGRESTA: Correct.

13 MR. SHEEHAN: Yes.

14 MS. MOORE: Environmental Impacts, I'll
15 assume that you performed a Phase 1, Nick?

16 MR. CANGELOSI: Correct.

17 MS. MOORE: And then you'll provide that
18 as previously mentioned. The testimony is the same
19 regarding the trash enclosure so I'll add the trash
20 enclosure for a waiver. Correct? It's the same,
21 everything in this location?

22 MR. AGRESTA: Correct.

23 MS. MOORE: And a monument sign has been
24 proposed so the length of the sign should be
25 provided.

1 MR. AGRESTA: Yes, we will provide that.
2 I believe it's 8 feet.

3 MS. MOORE: Testimony should be provided
4 as to whether any sign lighting is proposed.

5 MR. AGRESTA: I would ask Nick or the
6 architect. I would assume it's a back-lit sign but
7 don't quote me on that.

8 MR. HALEY: Back-lit, correct.

9 MS. MOORE: Back-lit.

10 And building identification numbers
11 should be provided for clarity.

12 MR. AGRESTA: Agreed. Yes.

13 MS. MOORE: The applicant proposes two
14 retaining walls. A detail has been provided on
15 Sheet 7. Additional information should be provided
16 including proposed color and style of block.

17 MR. AGRESTA: We can provide that for
18 your review, yes.

19 MS. MOORE: The height of the wall
20 closest to Hayes Avenue will be 4.5 feet. And the
21 height of the wall furthest from Hayes Avenue will be
22 5 feet. Per Section 577-197.S, a 4-foot tall fence
23 shall be provided on top of the wall for safety.

24 MR. AGRESTA: We can provide that, yes.

25 MS. MOORE: Miscellaneous. The

1 recreation elements, you are asking for a waiver for
2 that, correct?

3 MR. AGRESTA: That would be a waiver,
4 correct.

5 MS. MOORE: Also street furniture.

6 MR. AGRESTA: Correct.

7 MR. SHEEHAN: For the record, I think
8 this one is the one that has the on-site rec, right,
9 Nick?

10 MR. CANGELOSI: Yes, Kevin, you're
11 correct.

12 MR. AGRESTA: That's 868. I'm sorry.

13 MS. MOORE: So, I will cross out the
14 waiver for the street furniture. I'm sorry. I'll
15 cross out for recreation --

16 MR. AGRESTA: Yes.

17 MS. MOORE: -- which I didn't put anyway
18 so we noted it. Sorry.

19 Mail delivery is the same? You'll
20 coordinate and provide that information?

21 MR. CANGELOSI: Yes.

22 MS. MOORE: In addition to the Ordinance
23 "Establishing Standards for the Submission of Maps
24 and other Documents," you will correct the cover
25 sheet with the signature block, the owner and then

1 the site location map?

2 MR. SHEEHAN: Correct. Yes.

3 MS. MOORE: And Summary of Variances and
4 Waivers. Variances we have the use, front yard
5 setback and rear yard setback?

6 MR. SHEEHAN: Yes.

7 MS. MOORE: R.S.I.S. De Minimus Exception
8 for the number of parking spaces.

9 MR. SHEEHAN: Yes.

10 MS. MOORE: And then Waivers from the
11 City Ordinance for parking lot islands, street trees,
12 street furniture, recycling area and trash enclosure.

13 MR. SHEEHAN: Yes.

14 MS. MOORE: And you're aware of the
15 Approval Process as listed on page 16 and 17?

16 MR. SHEEHAN: Yes.

17 MS. MOORE: I have the Outside Agency
18 Approvals as Camden County Planning Board, Camden
19 County Soil Conservation District and Camden County
20 Municipal Utilities Authority.

21 MR. SHEEHAN: Yes.

22 MS. MOORE: Mr. Chairman, that concludes
23 our review.

24 CHAIRMAN HAMILTON: Okay. Thanks. Let's
25 move on. Anybody on the Board have anything?

1 MR. COOPER: No.

2 CHAIRMAN HAMILTON: For or against?

3 MR. SHEEHAN: Excuse me, Mr. Chairman.
4 Can you open to the public, please?

5 CHAIRMAN HAMILTON: I did one time.

6 MR. EINGORN: Not on this application.

7 MR. SHEEHAN: Not on this application.

8 CHAIRMAN HAMILTON: Oh, okay. Is there
9 anybody in the public for or against? Hearing none.
10 How about the Board; how about you Board?

11 MR. COOPER: We covered most of it.

12 CHAIRMAN HAMILTON: For or against?

13 MR. COOPER: For it.

14 MS. MERRICKS: Second.

15 MR. EINGORN: It sounds like we're ready
16 to make a motion which would include, again, the
17 comments made on the September 9th, 2020 engineer's
18 letter as well as the waivers, variances, and De
19 Minimus Exception discussed and the conditions to
20 work with the City about the trash enclosure area.
21 If there's a motion in that regard, you can accept or
22 deny the applicant's request for site plan,
23 Preliminary and Final Site Plan Approval.

24 MS. ATWOOD: Motion to accept.

25 CHAIRMAN HAMILTON: I second it.

1 MR. EINGORN: I'll take a vote. Chairman
2 Hamilton.

3 CHAIRMAN HAMILTON: Yes.

4 MR. EINGORN: Vice-chairman Hance.

5 VICE-CHAIRMAN HANCE: Yes.

6 MR. EINGORN: Ms. Atwood.

7 MS. ATWOOD: Yes.

8 MR. EINGORN: Ms. Merricks.

9 MS. MERRICKS: Yes.

10 MR. EINGORN: Mr. Cooper.

11 MR. COOPER: Yes.

12 MR. EIGNORN: Ms. Crean.

13 MS. CREAN: Yes.

14 MR. EINGORN: So moved.

15 One final application for Block 831. And
16 this one would be the Senior Housing Application.

17 MS. MOORE: And in this proposal, the
18 applicant seeks Preliminary and Final Site Plan
19 approval for the construction of 55 Senior affordable
20 housing units.

21 MR. SHEEHAN: Yes. And we're seeking
22 variances to permit impervious coverage of 62 percent
23 where 60 is permitted. You granted the use and the
24 density variances. A variance to permit a setback of
25 5.65 feet to Pierce Avenue where 10 feet is required.

1 2.27 setback to 24th Street where 10 feet is
2 required. And the De Minimus Exception to permit 20
3 parking spaces for the Senior Project where 101 are
4 required.

5 MS. MOORE: Mr. Chairman, I'm referring
6 to Remington & Vernick's letter dated September 11th,
7 2020. I will start on page 4. The plans should be
8 revised to dimension the side yard setback from the
9 overhanging roof line.

10 CHAIRMAN HAMILTON: Okay.

11 MS. MOORE: Then I'll go over to the site
12 plan comments. You'll revise the roadway name?

13 MR. AGRESTA: Yes.

14 MS. MOORE: And you understand the street
15 opening permit would be necessary.

16 MR. AGRESTA: Agreed.

17 MS. MOORE: And the parking, we mentioned
18 that the De Minimus Exception would be -- the
19 location of the ADA parking signage should be shown
20 on the Site Improvement Plan.

21 MR. AGRESTA: Agreed. Will do.

22 MS. MOORE: The Stormwater Collection and
23 Management System, do you have questions regarding
24 what we are mentioning here? I did state under
25 No. 6 that the property -- well, first of all, No. 5,

1 the storm sewer pipe sizes for Stormwater Collection
2 should be revised from 12-inch HDPE to 15-inch HDPE.

3 MR. AGRESTA: Yes, that's fine.

4 MS. MOORE: And then I mentioned once
5 again about the HDPE not being permitted within the
6 City's right-of-way.

7 MR. AGRESTA: Agree.

8 MS. MOORE: The property is currently
9 vacant so the applicant should indicate the pre- and
10 post-development of impervious and green areas on the
11 plans to determine if additional stormwater measures
12 are required.

13 MR. AGRESTA: We will provide that
14 information.

15 MS. MOORE: The storm sewer calculations
16 must be revised with the new pipe sizes and material
17 to confirm the stormwater collection system is
18 designed to convey the 25-year frequency --

19 MR. AGRESTA: Agree. Yes.

20 MS. MOORE: -- using the Manning's
21 roughness coefficient.

22 MR. AGRESTA: Yes, we will revise.

23 MS. MOORE: A stormwater fee is to be
24 calculated for the site as outlined in Appendix
25 XVIII.

1 MR. AGRESTA: Agree.

2 MS. MOORE: Just so it's clear too, on
3 the projects that I mentioned about indicating the
4 pre- and post-development impervious and green areas,
5 there is a requirement in Camden. Even though you're
6 not a major development because of the combined
7 system, the 25-year storm, you cannot exceed the
8 quantity for the 25-year storm from the
9 pre-development conditions under post-development.

10 There's some type of agreement with the
11 CCMUA under an ordinance by the DEP. And so because
12 of the combined system and the stress that the
13 stormwater puts on the systems, you cannot. That's
14 the requirement. So, that's why I'm asking you about
15 the pre and post. Because if it's determined that
16 you need to provide something for the quantity at the
17 site, then you would have to do that accordingly.

18 MR. AGRESTA: We may be obligated. It's
19 understood.

20 MS. MOORE: And that's for the projects
21 that I mention. Okay.

22 Grading. Do you have any issues with the
23 grading comments that I mentioned? Once, again, this
24 one, you should provide the flood hazard area
25 elevation on the plans.

1 MR. AGRESTA: Correct.

2 MS. MOORE: I note once again that the
3 buildings must be at least one foot above the flood
4 hazard area elevation. And the same thing with the
5 crawlspace, flood vents must be used if you do have a
6 crawlspace.

7 MR. AGRESTA: Correct. This building
8 like the other one, we believe, will have to be
9 raised about one foot.

10 MS. MOORE: Okay.

11 MR. AGRESTA: The modifications will be
12 made to the plans.

13 MS. MOORE: Utilities. Do you have any
14 issue with the utility comments I have on here? You
15 know that the project has to be approved by the City
16 Engineer and the City Fire Chief. And I have the
17 notes that need to be added to the plan. You
18 understand that a Capacity Fee may be applicable?

19 MR. AGRESTA: Yes. Agree.

20 MS. MOORE: All those. That's fine?

21 MR. AGRESTA: Yes.

22 MS. MOORE: And Construction Detail. I'm
23 asking for more details, clarification of details,
24 and adding the note about all site work construction
25 and details must conform to standards of the City of

1 Camden?

2 MR. AGRESTA: That's agreed. We
3 understand.

4 MS. MOORE: Let's see. We'll jump to the
5 Planting Design. And you're also clearing the lot
6 here. So compensatory planting may be necessary.

7 MR. AGRESTA: Yes. Again, same type
8 situation here. We're providing a fair amount of
9 planting but we'll work with your office to make sure
10 everything is adequate.

11 MS. MOORE: Okay.

12 Where the proposed improvements about the
13 existing residences to the west, a narrow, grassed
14 area is proposed between the railings and the
15 existing fence. The width of this area should be
16 dimensioned. Our office has concerns about
17 maintenance and recommends that at least 5 feet be
18 provided to allow mowers to be used.

19 MR. AGRESTA: Yes. We'll take a look at
20 that and we'll add dimensions; do an adjustment as we
21 do.

22 MS. MOORE: And the foundation plantings,
23 you'll provide foundation plantings at this site?

24 MR. AGRESTA: Agreed. We'll work with
25 your office on that.

1 MS. MOORE: And then street trees, you're
2 keeping that, correct?

3 MR. AGRESTA: Yes, we'll request a waiver
4 for that.

5 MS. MOORE: I meant, keeping that waiver.
6 Sorry.

7 MR. AGRESTA: Yes, that's correct.

8 MS. MOORE: And the parking lot, the
9 visual impact of the large parking lot, you will
10 provide -- you will not request a waiver for that,
11 correct?

12 MR. AGRESTA: That is correct. We will
13 add additional plantings at the entrances.

14 MS. MOORE: And the islands, you are
15 requesting the waiver for the island?

16 MR. AGRESTA: Correct. Yes.

17 MS. MOORE: And trash enclosures shall be
18 landscaped such that a year-round screen is provided
19 per Section 577-224.B.14. In addition, testimony
20 should be provided regarding the hours of trash
21 hauling to determine the impact on adjacent
22 residences. This one is internal, correct?

23 MR. AGRESTA: That is correct. And,
24 Nick, I'd ask you to chime in on that regarding the
25 pick-up for the Senior Center.

1 MR. CANGELOSI: Yes, Ms. Johnson, the
2 same as James Haley, architect, had indicated, the
3 same as the Branch Village system and it all gets
4 stored internally. And then upon the load
5 requirements, a private hauler will come in and pick
6 it up and take it away.

7 MS. MOORE: But you are going to screen
8 that trash enclosure?

9 MR. CANGELOSI: Yes.

10 MS. MOORE: So then you do not need a
11 waiver for that, correct?

12 MR. AGRESTA: Correct.

13 MR. HALEY: Just to be clear, if we don't
14 have a trash enclosure ultimately, that's okay as
15 well, correct? Because we have internal trash
16 storage.

17 MS. MOORE: Right.

18 MR. HALEY: So, if we have a trash
19 enclosure, we'll need to screen it. We don't have a
20 trash enclosure. We have internal trash storage.

21 MS. MOORE: Okay. If they have the
22 internal, will they still need to ask for the trash
23 enclosure waiver; by not providing a trash enclosure
24 outside if there's an internal system?

25 MR. EINGORN: I guess technically they

1 have a trash enclosure. It's enclosed by the
2 building, right? They're providing an enclosure.

3 MR. HALEY: We want a waiver from the
4 screening.

5 MR. EINGORN: Yes. I would just be belt
6 and suspenders, so ask for it.

7 MS. MOORE: But you do want a waiver from
8 the screening?

9 MR. EINGORN: Yes.

10 MR. HALEY: Correct.

11 MS. MOORE: Okay.

12 All electrical and mechanical equipment
13 should be screened from view per Section
14 577-224.B.19. Screening should be provided for the
15 generator and the transformer. Ideally, these should
16 be relocated to a less visible location. If you
17 cannot re-locate, a means of protecting them from
18 vehicles should be provided.

19 MR. AGRESTA: We can revise the plans and
20 address those comments.

21 MS. MOORE: So they will be screened?

22 MR. AGRESTA: Absolutely, yes. And any
23 necessary protection that's required will be
24 installed.

25 MS. MOORE: So, you do not need that

1 waiver?

2 MR. HALEY: We potentially need the
3 waiver for screening because we'd like to locate them
4 internally out of site from the street. And they may
5 be in close proximity to the building to the point
6 where we will not be able to provide the screening
7 required. But our goal is to have them out of sight
8 from street view.

9 MS. MOORE: Got it. But in this case,
10 you'll ask for the waiver at this time?

11 MR. HALEY: Yes.

12 MS. MOORE: All landscaping shall be
13 provided in continuous mulched beds. Mulch lines
14 should be shown on the plans.

15 MR. AGRESTA: Agreed. Yes.

16 MS. MOORE: And then we're moving on to
17 lighting. You do not need a variance for the
18 lighting from Section 577-243.D.2 at this location,
19 correct?

20 MR. AGRESTA: That is correct, yes.

21 MS. MOORE: And that's for lighting
22 levels. And then you're fine with minimizing
23 glare?

24 MR. AGRESTA: Yes.

25 MS. MOORE: You'll revise the plans?

1 MR. AGRESTA: Yes.

2 MS. MOORE: No variance will be
3 required.

4 MR. AGRESTA: That's correct.

5 MS. MOORE: So, off-site glare. And then
6 the other lighting levels that are mentioned here for
7 the property line and the footcandles of the walkway,
8 you'll satisfy those?

9 MR. AGRESTA: Agreed. Plans will be
10 revised.

11 MS. MOORE: So, a variance would not be
12 required then?

13 MR. AGRESTA: That is correct.

14 MS. MOORE: And then all outdoor lighting
15 not essential for safety and security purposes shall
16 be activated by automatic control devices and turned
17 off during non-operating hours?

18 MR. AGRESTA: Yes.

19 MS. MOORE: Any architectural lighting
20 that's proposed, should be shown on the plans.

21 MR. AGRESTA: Agreed.

22 MS. MOORE: The Traffic Report, you'll
23 submit a document regarding the Traffic Report?

24 MR. AGRESTA: Yes.

25 MS. MOORE: Environmental Impacts. Was a

1 Phase 1 performed at this site?

2 MR. AGRESTA: Yes. The Phase 1 was
3 performed and will be submitted.

4 MR. CANGELOSI: Yes, Ms. Johnson, yes.

5 MS. MOORE: We have everything about the
6 trash.

7 Signage. The applicant proposes one
8 projecting sign to be mounted on the south side of
9 the building. The sign will be 19.08 feet tall and
10 50.94 square feet in size. The applicant requests a
11 waiver of Section 577-253.N.7, which allows up to 24
12 square feet in size. That's actually a variance.

13 MR. SHEEHAN: Yes, that's a variance.

14 MS. MOORE: So, I will change that.
15 And you are requesting that variance,
16 correct?

17 MR. SHEEHAN: Yes.

18 MS. MOORE: Did you want to put any type
19 of testimony on the record regarding that variance as
20 to why you need the sign that size or anything?

21 MR. SHEEHAN: Leah, did you look at that?

22 MR. HALEY: It's identical to the sign
23 variance we gained for Branch Village Phase IV.

24 MS. MOORE: So, it just deals with what?

25 MR. SHEEHAN: This is a Senior building

1 which is larger. It's not the single building that
2 has six units per building. It's got the 55 so that
3 the size of the building in relation to the permitted
4 24 square feet of the sign would be inappropriate for
5 that size. The 50 square feet of the sign is more
6 appropriate for a building of that size.

7 MS. MOORE: Okay. And testimony should
8 be provided as to whether any lighting is proposed
9 for the sign.

10 MR. CANGELOSI: Jim, was that an
11 internally lit sign?

12 MR. HALEY: Similar to Branch Village. I
13 believe it is back-lit.

14 MR. CANGELOSI: Back-lit, right.

15 MS. MOORE: And then ground clearance
16 should be provided.

17 MR. HALEY: Yes, it's elevated.

18 MS. MOORE: And once again with the lot
19 consolidation, you think it's going to be by
20 deed?

21 MR. SHEEHAN: Yes.

22 MR. AGRESTA: Yes.

23 MS. MOORE: And you know the planning
24 requirement with the CDs?

25 MR. AGRESTA: Yes.

1 MS. MOORE: Fences. An existing 5-foot
2 chain link fence encroaches onto the property on the
3 east side. The fence should be relocated at this
4 time.

5 MR. AGRESTA: Yes, we'll coordinate that.

6 MS. MOORE: Just resolving that
7 encroachment as soon as possible.

8 MR. AGRESTA: Yes.

9 MS. MOORE: The recreation items. You do
10 have recreations so you would not need a waiver,
11 correct?

12 MR. SHEEHAN: Correct.

13 MR. EINGORN: Is this recreation center
14 on this site?

15 MR. SHEEHAN: There's a fitness center
16 here, right, Nick?

17 MR. CANGELOSI: There is. You're
18 correct.

19 MS. MOORE: Street furniture, you're not
20 providing any trash receptacles or benches here or?

21 MR. AGRESTA: No.

22 MS. MOORE: You weren't, correct, or you
23 are?

24 MR. SHEEHAN: We need the waiver.

25 MR. CANGELOSI: Yes.

1 MS. MOORE: Waiver. Okay.

2 MR. EINGORN: There was some testimony
3 where we asked for a trash enclosure screening
4 waiver. I know we're saying it's internal but if
5 it's external, are going to want the waiver for the
6 trash enclosure like we discussed previously?

7 MR. SHEEHAN: I think the testimony,
8 Kyle, was that -- unless I'm thinking of something
9 different, we comply -- we'd ask for the waiver but
10 we'd work with R&V to comply as close as possible.

11 MR. EINGORN: I didn't know that on this
12 application but I didn't think you'd put that waiver
13 in just in case. But to the extent that you're going
14 to put that in, I think R&V is going to need to see
15 the location and all those plans related to where
16 this is going to go in relation to the site.

17 MR. SHEEHAN: Yes.

18 MS. MOORE: So then we are adding for a
19 trash enclosure?

20 MR. SHEEHAN: No. I think the goal was
21 as Jim had said, we're going to keep it internal.

22 MS. MOORE: Okay.

23 MR. SHEEHAN: For some reason that
24 changes, we'll request a waiver from complying with
25 all the conditions and we'll work with you to get as

1 close to those conditions as we can.

2 MS. MOORE: So then you're requesting
3 that waiver now?

4 MR. SHEEHAN: Yes.

5 MR. AGRESTA: Yes.

6 MR. SHEEHAN: I'm sorry. If I said
7 otherwise, I apologize.

8 MS. MOORE: That's Section 577-257, trash
9 enclosure. And the same thing with the mail
10 delivery. You'll coordinate that or you'll show the
11 location of the cluster boxes that will be put up
12 internally?

13 MR. HALEY: That will be internal in this
14 building.

15 MS. MOORE: Internal?

16 MR. HALEY: Yes.

17 MS. MOORE: And I noted the City's
18 "Ordinance for Maps and Other Documents in a Digital
19 Format." You'll adjust the cover sheet regarding the
20 signature blocks and the owner --

21 MR. AGRESTA: Yes.

22 MS. MOORE: Variances, I have listed as
23 use, density, impervious coverage and front yard
24 setback -- oh, I'm sorry, and also sign size.

25 MR. SHEEHAN: Yes.

1 MS. MOORE: The De Minimus Exception from
2 the R.S.I.S. with regards to the number of parking
3 spaces?

4 MR. SHEEHAN: Yes.

5 MS. MOORE: And then waivers from the
6 City Ordinance, parking lot islands, trash enclosure
7 screening.

8 MR. SHEEHAN: Yes.

9 MS. MOORE: You're aware of the Approval
10 Process as listed on page 15?

11 MR. SHEEHAN: Yes.

12 MS. MOORE: And I have Outside Agency
13 Approvals as Camden County Planning Board, Camden
14 County Soil Conservation District, Camden County
15 Municipal Authority. And in this instance, I should
16 have added NJDEP, if necessary, --

17 MR. SHEEHAN: Yes.

18 MS. MOORE: -- New Jersey Department of
19 Environmental Protection. Mr. Chairman, that
20 concludes our review.

21 CHAIRMAN HAMILTON: Okay. Thanks alot.
22 Any questions from the Board?

23 MR. COOPER: The comment on the parking,
24 they need 100 spaces and they only have 20. I just
25 hope that, you know, they have additional parking

1 around that neighborhood, open streets so that the
2 cars -- hopefully the seniors won't have a car.

3 MS. MOORE: Can you provide testimony
4 regarding your Senior facility elsewhere that you
5 want to put on record?

6 MR. CANGELOSI: Chuck, are you there?
7 You can talk about Kennedy Tower and Westfield.

8 MR. VALENTINE: Yes. Chuck Valentine,
9 Director of Modernization. Mickle Tower, Kennedy
10 Tower, Westfield Tower; ten-story buildings each with
11 approximately 100 units built from 1969 through 1972.
12 There is no problem with parking at those
13 facilities. In addition to that, the newer 15-year
14 old Baldwin's Run Senior Building, it's only four
15 stories right across the street from Westfield Tower
16 also has no parking problems at that senior
17 building.

18 MR. SHEEHAN: Mr. Shropshire testified
19 that under ITE, it said as opposed to 111, the ITE
20 off of 34 spaces so it's still a De Minimus Exception
21 which we'd ask for based on Mr. Valentine's
22 testimony, but it's not as significant based upon the
23 ITE standard as opposed to R.S.I.S.

24 CHAIRMAN HAMILTON: Okay.

25 MR. SHEEHAN: And there is parking on

1 Harrison Avenue. Actually, all the streets have
2 on-street parking. But Harrison Avenue doesn't
3 actually get used and it is permitted.

4 CHAIRMAN HAMILTON: Does the Board have
5 anything else? Anybody in the public for or against?
6 The Board, for or against?

7 VICE-CHAIRMAN HANCE: I'm for it. I
8 think it's positive in that Camden is bringing Cramer
9 Hill up again.

10 CHAIRMAN HAMILTON: I couldn't hear you
11 on that.

12 VICE-CHAIRMAN HANCE: Yeah, it's breaking
13 up. I said, I'm proud that they're doing Cramer Hill
14 because it's way past due and it definitely needed a
15 facelift so I'm for it.

16 CHAIRMAN HAMILTON: Anybody else? I'm
17 for it. Anything to make Camden better. I am for
18 it.

19 MS. MERRICKS: Yes.

20 MR. EINGORN: Just like the last
21 application we had, the vote should include the
22 Waivers, Variances, De Minimus Exception as well as
23 the comments made on the September 11, 2020 Remington
24 & Vernick Engineers letter. In addition to the
25 condition that the applicant work with the City and

1 the Zoning Board Engineer regarding the trash
2 enclosure to the extent that it's not an internal
3 trash enclosure. Your vote should include that in
4 your Preliminary and Final Site Plan motion
5 whether it be a grant or a deny.

6 CHAIRMAN HAMILTON: You said a motion?
7 Did you say a motion?

8 MR. COOPER: Motion to approve.

9 MR. EINGORN: So there's a motion to
10 grant Preliminary and Final Site Plan approval
11 subject to the R&V letter, the Waivers and the
12 Variances, De Minimus Exception with the condition.

13 MR. COOPER: Yes.

14 MR. EINGORN: Is there a second?

15 MS. ATWOOD: Second.

16 MR. EINGORN: I'll take a roll-call vote.
17 Chairman Hamilton.

18 CHAIRMAN HAMILTON: Yes.

19 MR. EINGORN: Vice-chairman Hance.

20 VICE-CHAIRMAN HANCE: Yes.

21 MR. EINGORN: Ms. Atwood.

22 MS. ATWOOD: Yes.

23 MR. EINGORN: Ms. Merricks.

24 MS. MERRICKS: Yes.

25 MR. EINGORN: Mr. Cooper.

1 MR. COOPER: Yes.

2 MR. EIGNORN: Ms. Crean.

3 MS. CREAN: Yes.

4 MR. EINGORN: So moved.

5 We have one last item on the agenda
6 tonight. I have provided the Resolution in advance
7 of the approval to the extent that they were
8 approved. These Resolutions are necessary by the
9 applicant so that they can prepare all of their
10 necessary materials tonight for their submission
11 tomorrow for the funding or tax credits, one or the
12 other.

13 These Resolutions are requested to be
14 adopted tonight with the understanding that they may
15 be amended at the next monthly meeting to conform to
16 some of the finer details that we discussed tonight.
17 So, as of right now, the Resolutions are granting the
18 Use Variance and Site Plan approvals for all four
19 applications as discussed. And if we could have
20 someone propose a motion to adopt all those four
21 Resolutions?

22 VICE-CHAIRMAN HANCE: I make that motion
23 that we adopt.

24 MS. ATWOOD: Second.

25 MR. EINGORN: I'll take a roll-call vote.

1 Chairman Hamilton.

2 CHAIRMAN HAMILTON: Yes.

3 MR. EINGORN: Vice-chairman Hance.

4 VICE-CHAIRMAN HANCE: Yes.

5 MR. EINGORN: Ms. Atwood.

6 MS. ATWOOD: Yes.

7 MR. EINGORN: Ms. Merricks.

8 MS. MERRICKS: Yes.

9 MR. EINGORN: Mr. Cooper.

10 MR. COOPER: Yes.

11 MR. EINGORN: Ms. Crean.

12 MS. CREAN: Yes.

13 MR. EINGORN: So moved. And we would
14 conclude tonight with a motion to adjourn this
15 meeting.

16 MR. COOPER: So moved.

17 CHAIRMAN HAMILTON: Second.

18 MR. EINGORN: All in favor?

19 THE BOARD: Yays.

20 MR. SHEEHAN: Mr. Chairman and Board
21 members, thank you for your cooperation and patience
22 tonight. We really appreciate you being available,
23 as I said earlier, on a day which is not your normal
24 meeting and spending two hours with us. We
25 appreciate everything you have done tonight.

1 MR. CANGELOSI: Thank you. And I know
2 Victor just jumped on. On behalf of the Housing
3 Authority and their development partner, we thank you
4 all for your support.

5 MR. VALENTINE: This is Chuck Valentine.
6 I'd like to thank you as well. This helps us get a
7 \$35 million grant from the Feds which may help us
8 leverage another \$60 million for the Cramer Hill
9 neighborhood.

10 MR. COOPER: That's it.

11 MR. FIGUEROA: Thank you very much.

12 MR. EINGORN: Motion to adjourn.

13 MR. COOPER: Motion.

14 MS. ATWOOD: Second.

15 MR. EINGORN: All in favor?

16 THE BOARD: Yays.

17 - - -

18 (**Meeting concluded at 8:12 p.m.**)

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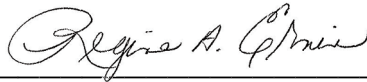
1 CERTIFICATION

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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