

In The Matter Of:
CITY OF CAMDEN
PLANNING BOARD

Transcript of Meeting
January 14, 2021

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PLANNING BOARD
CITY OF CAMDEN

- - - -

Thursday, January 14, 2021

- - - -

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

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

JOSE DeJESUS, Jr., CHAIRMAN
FREDERICK H. MARTIN, Jr., VICE-CHAIRMAN
DIRECTOR KEITH WALKER
ERIN CREAN
STEVEN LEE

- - - -

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

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1 MS. MILLER: Good evening Camden City
2 Planning Board. January 8, 2021 was when this was
3 actually posted.

4 To all the members of the City of Camden
5 Planning Board. By the direction of the Planning
6 Board Chairman, Jose DeJesus, Jr. of the City of
7 Camden, there will be a regularly scheduled meeting
8 held during Thursday, January 14, 2021 at 6:00 p.m.
9 Since the City of Camden remains under a declaration
10 of a health emergency related to the COVID-19 virus,
11 City Hall is closed, therefore, this regular
12 scheduled meeting will be conducted as a virtual
13 meeting via a remote conferencing platform Zoom.

14 Reading of the opening statement:
15 Adequate notice of this meeting has been provided in
16 accordance with the Open Public Meeting Act. The
17 Camden City Planning Board adopted a Resolution
18 approving the schedule of regular meetings to be held
19 during the year of 2021 by, one, posting a copy
20 thereof on the bulletin boards reserved for such
21 purpose in the Office of City Clerk, City Hall, first
22 floor, Camden, New Jersey; two, transmitting a copy
23 thereof to the Courier Post and to the Philadelphia
24 Inquirer. These newspapers have been designated by
25 this Board to receive same, and filing a copy thereof

1 with the City Clerk, City of Camden, New Jersey. The
2 subject meeting was publicized on January 8, 2021.

3 MR. BURNS: Roll call.

4 MS. MILLER: Mayor Moran. Fred Martin.

5 VICE-CHAIRMAN MARTIN: Present.

6 MS. MILLER: Jose DeJesus.

7 CHAIRMAN DeJESUS: Present.

8 MS. MILLER: Ulysses Baker. Councilwoman
9 Reyes-Morton. Director Walker.

10 DIRECTOR WALKER: Present.

11 MS. MILLER: Erin Crean.

12 MS. CREAN: Present.

13 MS. MILLER: Steven Lee.

14 MR. LEE: Present.

15 MS. MILLER: Thank you.

16 MR. BURNS: Can we have a motion to
17 approve the Planning Board Public Hearing Minutes
18 from December 10, 2020?

19 CHAIRMAN DeJESUS: So moved.

20 VICE-CHAIRMAN MARTIN: Second.

21 MR. BURNS: Can we get a roll-call vote,
22 please?

23 MS. MILLER: Fred Martin.

24 VICE-CHAIRMAN MARTIN: Yes.

25 MS. MILLER: Jose DeJesus.

1 CHAIRMAN DEJESUS: Yes.

2 MS. MILLER: Director Walker.

3 DIRECTOR WALKER: Yes.

4 MS. MILLER: Erin Crean.

5 MS. CREAN: Yes.

6 MS. MILLER: Steven Lee.

7 MR. LEE: Yes.

8 MS. MILLER: Motion carried to approve.

9 Thank you.

10 MR. BURNS: At this time, I'm going to
11 swear in our professional staff. Could you raise
12 your right hands, please?

13 - - -

14 DENA MOORE, P.E., C.M.E.; DR. EDWARD
15 WILLIAMS, P.P., A.I.C.P., C.S.I., having first been
16 duly sworn/affirmed, was examined and testified as
17 follows:

18 - - -

19 MR. BURNS: Thank you.

20 At this time, can we have the Planning
21 Director's Report, please?

22 DR. WILLIAMS: Thank you, Mr. Chairman,
23 Vice-Chairman and Members of the Planning Board. My
24 report will be short. There's a couple items on the
25 agenda tonight. One is the recommendation of the

1 various Board Professionals, Planning Board Attorney,
2 Planning Board Conflict Attorney, Planning Board
3 Engineer and Conflict Engineer. It's the
4 recommendation to retain the current slate of Board
5 Professionals for the year 2021. That's the first
6 part of the report.

7 The second part of the report is, in
8 February, next month's Planning Board meeting, we
9 will be introducing a Camden Health Element to be an
10 Amendment to the City's Master Plan. We've been
11 working with Ms. Amy Verbofsky of the Delaware Valley
12 Regional Planning Commission for about a year on this
13 project. It is based on a City Robust Community
14 Engagement Process and working with the principal
15 stakeholders of that would help us move this Health
16 Element along. I want to give the Board a heads-up
17 before next month's meeting. Representatives from
18 DVRPC will be present to present the Element.

19 And prior to said meeting, we'll post
20 this document on our website. Currently, it's on the
21 Delaware Valley Regional Planning Division's website
22 for review. And we're sponsoring a meeting -- I
23 believe DVRPC is sponsoring a Community Element
24 meeting prior to the Planning Board meeting in
25 February. And, of course, we'll give you information

1 in paper form or electronic form prior to the
2 February Planning Board meeting.

3 The third part of my report is that we
4 can expect to see similar Element in future Board
5 meetings from Parkside, Cooper Grant, Central
6 Waterfront Area and probably maybe one or two other
7 neighborhoods. And the reason for this is, a number
8 of these neighborhoods with their CDC organizations
9 wants to push themselves to apply for state and
10 federal grants in the future.

11 And a prerequisite is to have an updated
12 element of a neighborhood plan that's amended to the
13 master Plan. So just in short, you will see other
14 neighborhoods, other neighborhood groups come before
15 our Board to petition that an Element be updated in
16 the Master Plan. And Mr. Chairman, that ends my
17 report unless there's any questions otherwise.

18 CHAIRMAN DeJESUS: I don't have any.
19 Anyone from the Board does? If not, Mr. Burns,
20 continue.

21 MR. BURNS: Thank you, Mr. Chairman. It
22 is now time to move into the Reorganization portion
23 of the meeting. May I have a recommendation or a
24 motion for the election of the Chairperson for the
25 Board?

1 VICE-CHAIRMAN MARTIN: Counsel, I
2 nominate the existing slate of officers for the Board
3 which would be Jose DeJesus as Chair; me as
4 Vice-Chair; Angela Miller as Secretary; appointment
5 of the Planning Board Attorney as Dembo, Brown
6 & Burns, LLC; appointment of the Conflict Attorney as
7 Eric Bernstein & Associates; appointment of the Board
8 Engineer as Remington & Vernick; appointment of the
9 Conflicts Engineer as Alaimo Group Consulting
10 Engineers. That's my motion.

11 MR. BURNS: I will accept that slate with
12 the exception of yours and it'd probably be best that
13 someone else nominate you for it.

14 VICE-CHAIRMAN MARTIN: Okay. Yes.

15 MR. BURNS: So, with the exception of the
16 motion for the Vice-Chairperson, can we get a
17 roll-vote on the --

18 VICE-CHAIRMAN MARTIN: We need a second,
19 Mr. Burns.

20 MR. BURNS: That's right. Can we get a
21 second and then can we get a roll-call vote on the
22 Chairman, Secretary, Board Attorney, Conflict
23 Attorney, Board Engineer and Planning Board Conflict
24 Engineer?

25 MS. CREAN: Second.

1 MS. MILLER: Fred Martin.

2 VICE-CHAIRMAN MARTIN: Yes.

3 MS. MILLER: Jose DeJesus.

4 CHAIRMAN DEJESUS: Yes.

5 MS. MILLER: Director Walker.

6 DIRECTOR WALKER: Yes.

7 MS. MILLER: Erin Crean.

8 MS. CREAN: Yes.

9 MS. MILLER: Steven Lee.

10 MR. LEE: Yes.

11 MS. MILLER: Motion carried to approve.

12 Thank you.

13 MR. BURNS: Very good. At this point,
14 can I have a -- I'm going to turn it actually over to
15 our Chair who can ask for a motion as it relates to
16 the Vice-Chairperson.

17 CHAIRMAN DeJESUS: I would like to have a
18 motion to have Fred, who is currently our
19 Vice-Chairman, continue to service our Board as he
20 has always been for a very long time.

21 DIRECTOR WALKER: Motion.

22 CHAIRMAN DeJESUS: I need a second.

23 MS. CREAN: Second.

24 CHAIRMAN DEJESUS: Roll call.

25 MS. MILLER: Fred Martin.

1 VICE-CHAIRMAN MARTIN: Yes.

2 MS. MILLER: Jose DeJesus.

3 CHAIRMAN DEJESUS: Of course.

4 MS. MILLER: Director Walker.

5 DIRECTOR WALKER: Yes.

6 MS. MILLER: Erin Crean.

7 MS. CREAN: Yes.

8 MS. MILLER: Steven Lee.

9 MR. LEE: Yes.

10 MS. MILLER: Motion carried to approve.

11 Thank you.

12 VICE-CHAIRMAN MARTIN: Thank you, Board,
13 for your confidence in me.

14 CHAIRMAN DeJESUS: Without you, we
15 wouldn't be one because I'll tell you, your
16 experience is beyond mine, that's for sure.

17 CHAIRMAN DeJESUS: Let's get into Old
18 Business. Is there someone here for Hemang Patel
19 (RAJ & AARAV, LLC), 1848 White Horse Pike, Block
20 1279.02; Lot 14. The applicant is proposing to
21 construct a Carport and the installation of solar
22 panels. Is there anyone here for that?

23 MR. RICHARDS: Yes, Matthew Richards here
24 on behalf of the applicant.

25 CHAIRMAN DeJESUS: Mr. Richards, you have

1 the floor.

2 MR. RICHARDS: Thank you. Thank you,
3 again, to the Board for permitting us to return on
4 this matter. Currently, my engineer as well as the
5 chief architect are attempting to access the ZOOM
6 meeting and are having difficulty doing so.

7 CHAIRMAN DeJESUS: Do you want me to hold
8 you for a little later?

9 MR. RICHARDS: I would very much
10 appreciate it.

11 CHAIRMAN DeJESUS: Will do. Let's move
12 on to New Business: LEAP Academy University Charter
13 School, 527 Cooper Street, Block 98; Lot 97. The
14 applicant is proposing the demolition of existing
15 structurally deficient 3-story vacant building, to
16 construct a new State of the Art, 2-story Community
17 Fab Lab (Incubator), I believe. Is anyone here for
18 that?

19 MR. BURNS: Mr. Chairman, I received a
20 letter from the applicant's attorney, Jeffery Baron,
21 asking that their application be carried to the
22 February 11, 2021 meeting. They've waived the
23 tolling on that -- the time on that application. And
24 this is to advise that anyone that wanted to be heard
25 on that application, it will be carried to February

1 11, 2021 and no new notice will be provided.

2 VICE-CHAIRMAN MARTIN: Mr. Chairman, if I
3 may, before we move off on this item, this item came
4 before the Historic Preservation Commission and at
5 that point in time, the applicant withdrew the
6 application to be re-presented at our January meeting
7 which will be the fourth Thursday.

8 MR. BURNS: Thank you, Fred.

9 CHAIRMAN DeJESUS: Thank you. Do we have
10 to have a vote for that, Mr. Burns?

11 MR. BURNS: No. I'm just letting
12 everybody know I'm providing notice and you can go
13 right to the Virtua Our Lady of Lourdes Hospital
14 application.

15 CHAIRMAN DeJESUS: Okay. 1500 Haddon
16 Avenue, Block 1301; Lot 1. The applicant is
17 proposing to install identification and directional
18 signage at the present parking lot. Is someone here
19 for that?

20 MR. HYLAND: Yes, Mr. Chairman. Bill
21 Hyland. I am here along with Dennis O'Hara from
22 our sign company and Patrick Giordano who is a
23 representative from Virtua.

24 This is an application for three
25 additional signs at the parking lot that the Planning

1 Board actually approved several years ago prior to
2 the merger of Our Lady of Lourdes and Virtua, but
3 now, redone following the completion of the merger
4 between the two hospitals. And the parking lot
5 itself has actually already been constructed. This
6 is adjacent to the hospital intended to
7 provide additional parking.

8 The signs that are being proposed are
9 three. Two are within the parking lot and are
10 directional signs to show patients and visitors
11 entering the parking lot as to where they are to park
12 their vehicles.

13 The other sign is a monument sign which
14 is identical to the one that you approved on the
15 other side of the parking lot originally. This sign is
16 primarily intended -- it will bare several messages
17 one of which is to show the traditional red arrow for
18 the emergency department. But it is also intended to
19 take into consideration trucks delivering to the
20 loading bays of the hospital. They will enter off of
21 Haddon Avenue and that's the primary purpose of this
22 sign.

23 CHAIRMAN DeJESUS: Do you have any
24 layouts for those signs?

25 MR. HYLAND: They were submitted.

1 I hope someone has them. My concern is,
2 I happened to be on the call when we shared something
3 two weeks ago and that scared the living daylights
4 out of me to do that again. And I see everybody
5 laughing so you all know what we're talking about.

6 MR. BURNS: We remember.

7 CHAIRMAN DeJESUS: Very well.

8 MR. HYLAND: We need several variances
9 for these, Mr. Chairman. With respect to the two
10 on-site directional signs, the area of the sign is
11 proposed to be six feet. This is an excess of what
12 the Ordinance permits which I believe is three square
13 feet. The sign at the entrance requires a height
14 variance. It is seven feet in height. And as I
15 said, this is identical to a similar entry sign on
16 the opposite side of the parking lot.

17 If I can have my two witnesses sworn,
18 Jim, we can pretty much confirm just what I have said
19 to you. The application is really nothing more than
20 what I have said. But we can put some testimony in
21 as to the necessity for the signs and then answer any
22 questions. We have had an opportunity to see Dena's
23 letter. I think we'll address most of the comments
24 within the testimony that we'll give briefly.

25 The engineer is asking for a plan which

1 will be depict these signs, signed and sealed by an
2 engineer. As you know, Taylor, Wiseman & Taylor has
3 been our consulting engineer. And what we will do
4 is, submit an updated plan showing these three
5 additional signs, Dena, which will be signed by Ed
6 Brady. We'll show the sight triangles which are not
7 violated but we will show that on the plans. So, the
8 request from your engineer for the several items to
9 be shown and done on the plan, we agree to do and
10 we'll submit that assuming the Board approves these.
11 So with that, Mr. O'Hara and Mr. Giordano are my
12 witnesses.

13 MR. BURNS: Very good. Gentlemen, if you
14 could, please raise your hands.

15 - - -

16 DENNIS O'HARA, PATRICK GIORDANO, having
17 first been duly sworn, was examined and testified as
18 follows:

19 - - -

20 MR. BURNS: Very good. And if you could,
21 state your name starting with Mr. Giordano, just your
22 full name and affiliation for the record, please.

23 MR. GIORDANO: My name is Patrick
24 Giordano and I'm the director of facilities
25 construction for Virtua Health and I've been assigned

1 this project.

2 MR. BURNS: What's your address?

3 MR. HYLAND: And you have appeared before
4 this Board previously in connection with this
5 project, correct?

6 MR. GIORDANO: Yes, I have.

7 MR. BURNS: Your address for the record,
8 Pat?

9 MR. GIORDANO: Sure. 315 Swedesboro Road
10 in Gibbstown, New Jersey.

11 MR. BURNS: Very good. Mr. O'Hara, same
12 for you, affiliation and address for the record.

13 MR. O'HARA: It's Dennis A. O'Hara. I am
14 senior vice-president with Compass Sign Company. My
15 home address is 12 South Maple Avenue, Apt. 210,
16 Marlton, New Jersey 08053.

17 MR. BURNS: Mr. Chairman, I'll bring it
18 back to you. I don't know if you want to go directly
19 to testimony or if you just want to go to Dena's
20 letter. I think a lot of the testimony can be --

21 CHAIRMAN DeJESUS: Let's go to Dena's
22 letter first. That way we can move on faster and we
23 can get this thing done. Dena, are you ready?

24 MS. MOORE: I'm ready. Mr. Chairman, I'm
25 referring to Remington & Vernick's letter dated

1 December 21st, 2020. On the first page we mention
2 that the plan should be signed and sealed by a New
3 Jersey licensed professional engineer. And it's my
4 understanding that the --

5 - - -

6 (Whereupon, a Third-Party Interruption
7 has occurred on ZOOM.)

8 - - -

9 CHAIRMAN DeJESUS: Do you want to
10 continue?

11 MS. MOORE: We mentioned that we will be
12 getting revised plans. The Signage Comments on page
13 two. Appropriate justification should be provided
14 for all requested variances. Our office recommends a
15 signage table identifying all existing and proposed
16 signs should be provided. You mentioned there are
17 three signs that need variances. And we refer to
18 that later in the letter. So, as we get to those
19 points, if you can provide the appropriate testimony
20 for the variance. Okay?

21 MR. GIORDANO: Will do.

22 MS. MOORE: Per the Redevelopment Plan
23 and Section 577-253.Q.13, no sign shall be more than
24 five (5) feet in height. The applicant proposes a
25 monument sign that is 7.25 feet in height. A

1 variance is requested.

2 That one is Sign G, No. 6. It's the
3 monument sign, Mon. 3 is the sign type. It has a
4 height of 7.25 feet in an area of 24.7 square feet.

5 MR. HYLAND: And just for reference, that
6 is the sign which will be at the entrance from Haddon
7 Avenue into the property. And it says, deliveries --

8 - - -

9 (Whereupon, a Third-Party Interruption
10 has occurred on ZOOM.)

11 - - -

12 MR. HYLAND: As I said, this is the sign
13 at the entrance from Haddon Avenue --

14 - - -

15 (Whereupon, a Third-Party Interruption
16 has occurred on ZOOM.)

17 - - -

18 CHAIRMAN DeJESUS: Go ahead, Dena, please
19 continue.

20 MS. MOORE: Okay. Right. I'm at the
21 point where I need testimony for that variance.

22 CHAIRMAN DeJESUS: You want to testify?

23 MR. HYLAND: Yes. Mr. O'Hara, would you
24 describe -- let me ask you a question.

25 The height of the sign is necessitated

1 by the message and the ability to -- for motorists to
2 see it and make a safe entry into the property; is
3 that correct?

4 MR. O'HARA: Yes, sir.

5 MR. HYLAND: And it is your business to
6 make these determinations as the company that has
7 provided all of the signage at Our Lady of Lourdes
8 Hospital. And as I mentioned, thi is identical to a
9 similar sign at the other entrance to the parking
10 lot. And it's the same height and width; is that
11 correct?

12 MR. O'HARA: Yes, sir. It's internally
13 illuminated. Only the copy that you see on the
14 drawing lights up. The background is opaque So just
15 the lettering lights up.

16 MR. HYLAND: So, the lighting of the sign
17 will not cause any distraction or any excess lighting
18 to the area and no distraction to any drivers?

19 MR. O'HARA: That's correct. It's the
20 same illumination as the sign that is further up at
21 the Haddon Avenue; the same size, direction.

22 MR. HYLAND: And while we're talking
23 about illumination, are the two signs internally on
24 the property, the directional signs, are they
25 lighted?

1 MR. O'HARA: No, sir. Not illuminated.

2 MR. HYLAND: Okay. Anything else,
3 Dena?

4 MS. MOORE: I'll go to the next one.
5 Sign setbacks should be provided and should
6 illustrate that the sign is not located within sight
7 triangles.

8 MR. HYLAND: As I represented to the
9 Board from my discussion with Mr. Brady, we are not
10 in the sight triangles. The plan that we will be
11 submitting is an updated site plan reflecting these
12 three additional signs. We'll confirm that when we
13 them.

14 MS. MOORE: Okay.

15 The method of illumination should be
16 provided and shall be non-glaring lighting. I know
17 you mentioned for the one. How about the other
18 signs?

19 MR. HYLAND: The other two is Mr. O'Hara
20 testified will not be lit at all.

21 MS. MOORE: Okay.

22 Per Section 577-253.Q.8, directional
23 signs are limited to three (3) square feet, whereas
24 six (6) square feet is proposed. A variance is
25 requested.

1 MR. HYLAND: Mr. O'Hara, the testimony,
2 again, the size of the signs is compelled by the
3 message to be conveyed directing motorists where they
4 are to park. And this will be adequate to provide
5 identification to the motorists and ability to make
6 safe movements within the site; is that correct?

7 MR. O'HARA: Yes, sir.

8 MR. HYLAND: Are there any other
9 directional signs within the property other than
10 these two?

11 MR. O'HARA: Mr. Giordano might be able
12 to testify if there's DOT one-way, do not enter,
13 that type of thing which I'm not familiar with.

14 MR. HYLAND: With respect to this type of
15 directional sign, these are the only two?

16 MR. O'HARA: Yes, that is correct.

17 MR. HYLAND: Okay.

18 MS. MOORE: Per the Parkside
19 Redevelopment Plan, all signs within the project area
20 shall be part of the overall total design scheme and
21 in keeping with the architectural character of the
22 Project Area. Testimony should be provided in regard
23 to the proposed signs. They're consistent with
24 what's in the project area?

25 MR. HYLAND: That is correct. As you

1 know, there has been a makeover of signage subsequent
2 to the merger. These signs, Mr. O'Hara, please
3 confirm, are consistent with the other signage in
4 terms of appearance, coloring and messaging?

5 MR. O'HARA: That is correct. These are
6 identical to what was approved and permits issued for
7 1600 Haddon Avenue which is the hospital and 1601
8 Haddon Avenue which is the parking lot across from
9 the hospital.

10 MS. MOORE: The location of Sign No. 8
11 should be clarified. It appears to be located in the
12 middle of the sidewalk approved as a field change for
13 the parking lot project. So, we'll see that on
14 revised plans, correct?

15 MR. HYLAND: Yes. We don't think that
16 there is but we are verifying it and it will be shown
17 correctly. Obviously, there will be no conflict.

18 MS. MOORE: All concrete should be noted
19 to have a minimum compressive strength of 4,500 psi.

20 MR. O'HARA: We will oblige.

21 MS. MOORE: A signature block should be
22 provided on the plans for the signature for the
23 Planning Board Chairman, Planning Board Secretary,
24 Planning Board Engineer and
25 Zoning Officer/Administrative Officer.

1 MR. HYLAND: I think this comment
2 referred to the plan that we submitted, the sign
3 plan. We're going to incorporate this into the site
4 plan and there will be a signature block.

5 MS. MOORE: Okay.

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

14 You'll add that note specifically on the
15 plan?

16 MR. HYLAND: Okay.

17 MS. MOORE: Okay. And we'll go to page
18 four. We have noted the Summary of Requested
19 Variances and Waivers for this amendment. No
20 waivers. Only two variances. One for the size of
21 the directional sign and the second for the
22 freestanding sign height. That's correct?

23 MR. HYLAND: Yes.

24 MS. MOORE: Okay.

25 And you're aware of the approval process

1 as listed on page four and five? If you have any
2 questions, you can contact our office.

3 MR. HYLAND: I'm familiar with it.
4 I have two questions. Number 3 is asking for an
5 inspection escrow and performance bond. I don't have
6 an issue with the inspection bond but -- the
7 inspection escrow but the bond, I don't think, is
8 required under the revised statute. These signs are
9 not being conveyed to the government.

10 MS. MOORE: Right.

11 MR. HYLAND: So, I don't know they have
12 to be bonded. But, yes, an inspection escrow has to
13 be provided.

14 MS. MOORE: That's probably something I
15 just noted that's a typical statement so I'll check.
16 As long as it's not within the right-of-way then it
17 wouldn't require a bond.

18 MR. HYLAND: They are not within the
19 right-of-way.

20 MS. MOORE: Okay.

21 MR. HYLAND: The other question is with
22 respect to No. 5. Do we really need a
23 pre-construction conference for the three signs?

24 MS. MOORE: No. That one also because
25 there is current construction at the site, you would

1 just let us know when you start that. I think right
2 now, the only that's outstanding at the site is the
3 guardhouse. That was approved a couple months ago.

4 MR. HYLAND: That's correct.

5 MS. MOORE: So everything else has been
6 completed. So, whenever they decide, we need to know
7 but it has to be after you post the inspection escrow
8 also.

9 MR. HYLAND: Fine. Okay.

10 MS. MOORE: So, I do need an estimate.
11 So, if someone can get the revised plans, the
12 estimate of what you would consider for site work,
13 it'll probably just wind up being \$500.00 or so if
14 it's -- you know, that percentage is less. The
15 minimum is \$500. So, that might be it. Okay?

16 MR. HYLAND: Fine.

17 MS. MOORE: Outside Agency Approvals, I
18 have noted Camden County Planning Board because you
19 do have the County road there so I'm not sure if
20 you're going to them. I think the sign -- there is a
21 sign along that road, correct?

22 MR. HYLAND: Yes. At the hospital
23 there's the monument entrance sign. We can if you
24 want. I mean, I'm not too sure the County actually
25 has jurisdiction here because we're not affecting the

1 roads in any way.

2 MS. MOORE: Right.

3 MR. HYLAND: If the Board desires, we can
4 get a Letter of No Interest from them.

5 MS. MOORE: That would be good if you --

6 MR. BURNS: I would ask for a Letter of
7 No Interest.

8 MR. HYLAND: Okay.

9 MS. MOORE: I would be fine with that.
10 Mr. Chairman, that concludes our review.

11 CHAIRMAN DeJESUS: Does anyone from the
12 Board have questions in relationship to this
13 application in reference to the signs for Our Lady of
14 Lourdes? Hearing none, I would go to the public.
15 Anybody out there listening to this ZOOM has any
16 questions or concerns, please speak now. None heard.
17 So, a motion is in place.

18 MR. HYLAND: Mr. Chairman, we have
19 nothing else to provide to you.

20 CHAIRMAN DeJESUS: That's all right.
21 We're voting now so if you can hang on for a minute,
22 we'll be finish.

23 MR. HYLAND: Sure.

24 VICE-CHAIRMAN MARTIN: Mr. Chairman, I
25 move the amended site plan for signage for our Lady

1 of Lourdes Medical Center, Inc., 1500 Haddon Avenue,
2 Block 1301, Lot 1.

3 CHAIRMAN DeJESUS: I need a second.

4 MS. CREAN: Second.

5 CHAIRMAN DEJESUS: Roll call.

6 MS. MILLER: Fred Martin.

7 VICE-CHAIRMAN MARTIN: Yes.

8 MS. MILLER: Jose DeJesus.

9 CHAIRMAN DEJESUS: Yes.

10 MS. MILLER: Director Walker.

11 DIRECTOR WALKER: Yes.

12 MS. MILLER: Erin Crean.

13 MS. CREAN: Yes.

14 MS. MILLER: Steven Lee.

15 MR. LEE: Yes.

16 MS. MILLER: Motion carried to approve.

17 Thank you.

18 MR. HYLAND: Thank you very much and have
19 a good evening.

20 CHAIRMAN DeJESUS: Next on the agenda
21 is --

22 MR. BURNS: Mr. Chairman, I believe
23 Hemang Patel is back and ready.

24 CHAIRMAN DeJESUS: Mr. Patel, you can
25 start.

1 MR. RICHARDS: Matthew Richards on behalf
2 of the applicant Hemang Patel, 1848 White Horse Pike,
3 seeking to have a solar panel installation placed at
4 the property.

5 With me to testify on this matter is
6 Javad Vahora who is the project manager, as well as
7 Edward Angster who is the engineer involved in this
8 matter.

9 CHAIRMAN DeJESUS: Do you want to have
10 them sworn in?

11 MR. RICHARDS: Absolutely.

12 MR. BURNS: Gentlemen, please raise your
13 right hands.

14 - - -

15 EDWARD ANGSTER, P.E., R.A., P.L.S., P.P. ;
16 JAVAD VAHORA, having first been duly sworn/affirmed,
17 was examined and testified as follows:

18 - - -

19 MR. BURNS: And if you could starting
20 with Javad, your full name, spell it and your address
21 for the record.

22 MR. VAHORA: My full name is Javad,
23 J-A-V-A-D. Last name is Vahora, V-A-H-O-R-A. My
24 address is 809 Henri Court, Burlington, New Jersey
25 08016.

1 MR. ANGSTER: Edward Angster,
2 A-N-G-S-T-E-R. My address is 29 Central Avenue,
3 Toms River, New Jersey 08753.

4 MR. BURNS: I believe you gentlemen were
5 also sworn the last time and we accepted you as a
6 professional, Mr. Angster.

7 Matthew, I think where we left off, going
8 through the review letter, Ms. Moore's review letter
9 of March 2, I believe we have a new review letter
10 that I think helps consolidate some of the issues.
11 So, with your permission, it may be best and with the
12 Chair's permission, to simply go to the new review
13 letter and proceed from there.

14 CHAIRMAN DeJESUS: Yes. Dena if you're
15 ready, you can start.

16 MS. MOORE: Yes, that's fine. I did
17 receive revised plans so in turn, I updated the
18 review letter.

19 So, Mr. Chairman, I'm referring to
20 Remington & Vernick's letter dated January 13, 2021.
21 I will start on page 2. The plans and survey were
22 prepared by Mr. Angster and they must be dated,
23 signed and sealed when resubmitted for review and/or
24 signature. So, that was fine. We accepted them
25 electronically. And just in the future, they will

1 need to be signed and sealed.

2 MR. RICHARDS: Understood.

3 MS. MOORE: I will begin on page three.

4 The items that were satisfied, I corrected them and
5 then what's outstanding is underlined or what we need
6 additional testimony for. So, we can jump straight
7 to page four.

8 Per Section 577-266.C, solar systems
9 attached to accessory buildings shall be at least ten
10 (10) feet from any side or rear property line. Solar
11 energy systems are prohibited in front yards and
12 shall not be located past the front wall of the
13 building. The solar carport is proposed within the
14 front yard and a variance will be necessary.

15 So, I know we've received testimony on
16 this last time and this is just confirmation that you
17 still need that variance because the carport is
18 located in front yard, correct?

19 MR. RICHARDS: That's correct.

20 MR. ANGSTER: However, everything is ten
21 feet from any property line.

22 MS. MOORE: Yes. I did see -- I saw that
23 dimension but I kept that noted only because the
24 variance, you're still in the front yard.

25 MR. ANGSTER: I understand.

1 MS. MOORE: Per Section 577 -- and we
2 received testimony regarding these variances
3 previously. Do you want additional testimony placed
4 on record?

5 MR. ANGSTER: I think the variances
6 concerning ten feet from the property lines.

7 MR. BURNS: Right. We're talking about
8 the other variances. I think the variances, we did
9 receive testimony last time that, I certainly I think
10 everybody felt comfortable with the testimony. It
11 was really just some of the incompleteness that we
12 had to address. So, I'd leave it to the Chair if you
13 need to hear repetitive testimony on the variances.
14 I don't think we need to.

15 CHAIRMAN DeJESUS: No. I don't see the
16 necessity since we've already gone through that in
17 detail.

18 MS. MOORE: I wanted to make sure. So,
19 I'll just continue.

20 CHAIRMAN DeJESUS: Please.

21 MS. MOORE: Per Section 577-266.J, solar
22 energy systems shall not exceed 20 percent of the
23 lot. Calculations have been provided for the
24 percentage of solar coverage, proposed building
25 coverage and proposed impervious coverage.

1 The proposed solar system covers 27.9
2 percent of the lot. A variance will be necessary.
3 So, that one we had not received testimony on
4 previously because we were not sure of the
5 percentage. So, if they do want to put something on
6 record tonight for that item.

7 MR. RICHARDS: Yes, if you wouldn't mind,
8 Mr. Chairman.

9 CHAIRMAN DeJESUS: You're accepting what
10 was found by Remington & Vernick in reference to the
11 size?

12 MR. RICHARDS: Yes. We do accept the
13 finding of the percentage based on the updated survey
14 and site plans provided that a variance will be
15 required. I would like to provide the testimony to
16 that fact.

17 CHAIRMAN DeJESUS: Did you need anything
18 else, Dena, or did you want more clarification?

19 MS. MOORE: Well, they should probably
20 state why they're not under -- why they need 27.9
21 percent as opposed to being under 20. They just said
22 they wanted. They really didn't say why they need
23 it.

24 MR. BURNS: They just need to provide
25 testimony as to why.

1 MS. MOORE: Yes.

2 MR. RICHARDS: Yes. I would like to do
3 that, please.

4 Mr. Vahora, can you speak to the
5 requirements of the size of the lot and why a
6 variance is required; why 27 percent of the lot for
7 this property is required?

8 MR. VAHORA: The first one is, the
9 property energy electricity usage is very high than
10 the solar we are putting. We will reduce the solar
11 site to a minimum cyclical and electrical system. We
12 can put what is required for this particular area,
13 the usage.

14 MS. MOORE: Okay. So, for your minimum,
15 you're going to use up 27.9 percent of the lot no
16 matter what --

17 MR. VAHORA: Yes.

18 MS. MOORE: -- for your minimum.

19 MR. VAHORA: Yes. For the similar
20 construction to put on the parking lot.

21 MS. MOORE: It appears that the proposed
22 carport will impact the existing signage, parking and
23 site lighting. Given the site is located on a
24 corner, visibility of traffic signals may also be
25 impacted. Testimony should be provided.

1 I'm not sure if we mentioned anything the
2 last time on that. But if you wanted to just note.
3 I guess you put in your written response that nothing
4 is -- no visibility of traffic signals will be
5 impacted by this proposed sign?

6 MR. VAHORA: Right.

7 MS. MOORE: The property does not appear
8 to have any landscaping, including street trees
9 required by Section 577-244.D, foundation plantings
10 required by Section 577-244.C.6, and parking lot
11 screening required by Section 577-244.F. These are
12 all existing nonconforming conditions. Testimony
13 should be provided for the requested waivers.

14 MR. RICHARDS: Yes. If I may proceed.

15 CHAIRMAN DeJESUS: Sure. Please.

16 MR. RICHARDS: Mr. Vahora, can you speak
17 to the lot size and the difficulty in placing
18 screening as well as the landscaping that is required
19 by the Code based on the parking lot size?

20 MR. ANGSTER: I would note there's one
21 tree on the property in the back near where the
22 fourth parking spots are on the one street.

23 As far as the screening, it would be very
24 difficult where the -- in order to get a truck back
25 there and screen it with gates that open up. The

1 gates would have to open up into the travel
2 pedestrian way in the sidewalks and possibly the
3 street in order to get it -- to put the fence and
4 screening in there. And all the property is almost
5 completely impervious so it would be a hardship.
6 I've seen places where they'll leave the gates open
7 all the time which does not do any good as it is.

8 MS. MOORE: Well, you're requesting those
9 waivers. So we'll take those --

10 MR. ANGSTER: Yes, we are.

11 MS. MOORE: -- as existing nonconforming
12 conditions. Okay?

13 MR. ANGSTER: Yes.

14 MS. MOORE: And then there was a note
15 about parking. And there was a parking analysis
16 performed. We know that you have 23 spaces that
17 exist. The applicant indicates that a requirement of
18 14 spaces on the site plan. But the calculation for
19 the liquid store/retail with the bar, did not appear
20 correct.

21 So that one, I believe, you're suppose
22 to -- retail uses require five parking spaces for
23 every 1,000 square feet of gross leasable area. And
24 it looked like that calculation was done as if it
25 were completely a restaurant. So, if you can take a

1 look at that calculation and just come up with what
2 the actual requirement will be for parking.

3 MR. RICHARDS: Understood. That will be
4 supplemented.

5 MS. MOORE: Okay.

6 MR. VAHORA: Like a 1,320 some square
7 feet. So, it would be around six spaces for the
8 store. And both restaurants are take-out only. So,
9 six employees. So originally we needed like three.

10 MS. MOORE: Right now you state 14. I
11 think it's going to be a little more. Twenty-three
12 exists. I think you might be okay but I know it's
13 not 14. I know it's more than 14. So, if you can
14 just provide calculation to us.

15 MR. VAHORA: Yes, will do.

16 MR. ANGSTER: All right.

17 MS. MOORE: It appears that the existing
18 dumpsters are not housed within trash enclosures.
19 Our office recommended that enclosures should be
20 provided at this time. Per Section 577-577-255.A.1,
21 all nonresidential development shall provide for the
22 collection and storage of waste. Outdoor solid waste
23 enclosures shall meet the minimum construction and
24 design standards of Section 577-255.A.2 and shall be
25 appropriately buffered with evergreen landscaping.

1 So, the appropriate waivers are being
2 requested. I think you already provided testimony
3 regarding the trash enclosure?

4 MR. RICHARDS: That's correct. Similar
5 to it the shrubs and additional landscaping. It's a
6 matter of each side of the property being an issue.

7 MS. MOORE: Per Section 577-275.A, a
8 visual impact assessment is required to determine if
9 the development could have an adverse effect on the
10 visual environment. So that was not submitted. Is
11 someone going to prepare a visual impact assessment?

12 MR. RICHARDS: Yes. We are intending to
13 prepare a visual impact assessment if deemed required
14 as is required. I understand that within the code it
15 may be waived by the Board possibly and we would
16 request that based on the fact that the PATCO station
17 has a similar solar panel array structure. So we
18 don't feel it would be a condition that is new to the
19 area or a visual impact. But if required by the
20 Board, we would certainly have that supplemented.

21 MS. MOORE: Well, I think that can only
22 be waived by the Zoning Officer according to the
23 Ordinance.

24 MR. RICHARDS: Correct.

25 MS. MOORE: So, at this time, I can check

1 with Dr. Williams to find out whether that's
2 something that he would waive.

3 MR. ANGSTER: I can make comments on
4 that.

5 MS. MOORE: I will tell you, we've asked
6 everyone else with solar --

7 MR. BURNS: PATCO had to do it. PATCO
8 certainly had to do it.

9 MR. RICHARDS: Understood.

10 MR. BURNS: Without interrupting, Dr.
11 Williams, I think that's something that we require
12 from everybody. I think it's important that it be
13 done here.

14 DR. WILLIAMS: That's correct I concur.

15 CHAIRMAN DeJESUS: Is that you, Dr.
16 Williams?

17 MR. BURNS: One more question, Dena.

18 DR. WILLIAMS: Just for the record, I
19 concur with Board Counsel and our Board Engineer.
20 I'm just trying to keep watch on these five trying to
21 get into the meeting. That's all.

22 MR. BURNS: We appreciate that.

23 Dena, quick question on No. 12. My
24 question on No. 12, are the dumpsters going to be
25 housed with trash enclosures? That was not clear to

1 me.

2 MS. MOORE: They're asking for a
3 waiver.

4 CHAIRMAN DeJESUS: Yeah, but we're not
5 going to give it.

6 MR. BURNS: I want to be clear that, you
7 know, trash build-up in the City is a huge problem.
8 The Board members had talked on this before. I know
9 our Chair has talked about it; our Vice-Chair has
10 talked about it. We need to control the trash. I'm
11 sure that our Board members are going to speak on
12 that. I just didn't want that to slip by.

13 The landscaping piece of it, if there's
14 room for it, we can leave that to possibly the
15 discretion of our engineer. But there's a need for
16 enclosures. We have to do them. Any thoughts on
17 that, Mr. Chair?

18 CHAIRMAN DeJESUS: Mr. Richards, are you
19 aware of what we're trying to tell you?

20 MR. RICHARDS: Absolutely. Understood.

21 CHAIRMAN DeJESUS: So, you're going to
22 have to have that enclosure, you know that, right?

23 MR. RICHARDS: Yes, sir.

24 MS. MOORE: And then the fact that it has
25 to be buffered with evergreen landscaping which would

1 be the A.2, we would grant a waiver for that; is that
2 correct?

3 CHAIRMAN DeJESUS: Yes.

4 MR. VAHORA: Thank you.

5 MS. MOORE: But A.1 is the fact that you
6 actually need one with a cover. It should have an
7 appropriate cover.

8 MR. RICHARDS: Understood.

9 VICE-CHAIRMAN MARTIN: The applicant is
10 going to be required to maintain it, not just leave
11 the gate open.

12 MR. BURNS: Correct.

13 MR. RICHARDS: Understood.

14 MS. MOORE: I'll jump to No. 14.

15 The applicant is to provide testimony
16 regarding any and all environmental concerns,
17 studies, remediation pertaining to the site.

18 I think previously you said you were
19 going to look into it. So, are you available or are
20 you prepared to provide testimony now as to whether
21 any environmental concerns?

22 MR. RICHARDS: I believe Mr. Angster is
23 prepared to respond to that. Mr. Angster.

24 MR. ANGSTER: I can't see any negative
25 environmental concerns as far as the site is

1 concerned. And I don't see any positive except for
2 the fact that the solar is reducing the carbon
3 footprint because there's less, you know, fossil
4 fuels being used in the area. But it's an impact
5 that is minute and will not be noticed at the site
6 but, in general, it's reduced the carbon footprint
7 somewhat.

8 MR. RICHARDS: We would note also for the
9 Board, that the rainfall concerns which was an
10 environmental concern, testimony has been provided
11 within our response letter that that would not be an
12 issue due to the impervious nature of the parking
13 area.

14 MS. MOORE: But you're not aware of any
15 environmental concerns at the site?

16 MR. VAHORA: There is none.

17 MR. ANGSTER: There aren't any studies or
18 any mitigation or anything concerning this property
19 that we are aware of.

20 MS. MOORE: Okay. I'll note that.

21 And then for the signature block, the
22 signature line of the Zoning Officer/Administrative
23 Officer should be corrected. It's just one line
24 because that's one person. So it --

25 MR. VAHORA: There's --

1 MS. MOORE: -- needs just to state Zoning
2 Officer/Administrative Officer.

3 MR. RICHARDS: Yes.

4 MR. ANGSTER: It's been corrected.

5 MR. RICHARDS: I haven't updated that.
6 That is correct. That's correct.

7 MS. MOORE: Okay.

8 And so now I have noted for Summary of
9 Variances and Waivers we have variances for the
10 accessory structure in front yard, size of the
11 accessory structure, the accessory structure in side
12 yard, the height of accessory structure, solar system
13 in front yard, solar system lot coverage.

14 Waivers, we have noted foundation
15 plantings, street trees, parking lot screening and
16 then Section 577-255.A.2, trash enclosure.

17 MR. RICHARDS: That's correct.

18 MS. MOORE: Okay.

19 And you're aware of the approval --

20 MR. ANGSTER: Aren't we giving you the
21 trash enclosure?

22 MR. BURNS: You're giving us A.1 which is
23 the enclosure. A.2 is the landscaping.

24 CHAIRMAN DeJESUS: We're bypassing the
25 landscaping.

1 MS. MOORE: Right. Landscaping you -- we
2 understand it's not going to be landscaping. A
3 screen around it.

4 MR. VAHORA: Thank you.

5 MS. MOORE: You're aware of the approval
6 process as listed on page 6. If you have any
7 questions, you can contact my office.

8 MR. RICHARDS: Absolutely.

9 MS. MOORE: And outside agency approvals,
10 I noted Camden County Planning Board.

11 MR. RICHARDS: That's correct. We don't
12 believe-- never mind.

13 MS. MOORE: Because you're on a County
14 road, they definitely need to see that.

15 MR. RICHARDS: Yes, of course.

16 MS. MOORE: Mr. Chairman, that concludes
17 our review.

18 CHAIRMAN DeJESUS: Any Planning Board
19 member have any questions in relation to this
20 application? Hearing none, I go to the public. Is
21 there anyone in the public who is attending this
22 meeting have any questions or concerns about this
23 application? Not hearing any, therefore, I go to
24 vote. A motion is in place, please.

25 VICE-CHAIRMAN MARTIN: Mr. Chairman, I

1 move the Preliminary and Final Site Plan for Hemang
2 Patel, (RAJ & AARAV) Inc., 1848 White Horse Pike,
3 Block 1279.02, Lot 14 granting the variances
4 requested with the exception of requiring them to
5 create a trash enclosure but granting all the other
6 variances and waivers.

7 CHAIRMAN DeJESUS: I need a second.

8 DIRECTOR WALKER: Second.

9 CHAIRMAN DEJESUS: Roll call.

10 MS. MILLER: Fred Martin.

11 VICE-CHAIRMAN MARTIN: Yes.

12 MS. MILLER: Jose DeJesus.

13 CHAIRMAN DEJESUS: Yes.

14 MS. MILLER: Director Walker.

15 DIRECTOR WALKER: Yes.

16 MS. MILLER: Erin Crean.

17 MS. CREAN: Yes.

18 MS. MILLER: Steven Lee.

19 MR. LEE: Yes.

20 MS. MILLER: Motion carried to approve.

21 Thank you and have a good night.

22 MR. RICHARDS: Thank you very much to the
23 Board.

24 CHAIRMAN DeJESUS: The last one is
25 Eastern Metal Recycling, 1251 Front Street, Block

1 217; Lot(s) 9.01 & 12. The applicant is proposing
2 approval to permit the applicant to reinforce a 3,600
3 square foot area of existing concrete to support a
4 mobile crane (on Lot 9.01), install a retaining wall
5 and to provide utilities to the crane. No new
6 structures are proposed on Lot 9.01. Is anyone here
7 for that?

8 MR. SHEEHAN: Yes, Mr. Chairman. Kevin
9 Sheehan from Parker McCay on behalf of Eastern Metal
10 Recycling. This is Block 217, Lot 9.01 and Lot 12.
11 It's actually -- the application is in two parts, Mr.
12 Chairman. They're two separate lots that are
13 contiguous to each other that EMR leases one and owns
14 the other and they operate their shredding facility
15 on the property. It's located at Atlantic Avenue
16 where it intersects with South Front Street at 1251
17 South Front Street.

18 Lot 12 is South Jersey Port property.
19 Yes, Lot 12 is a South Jersey Port property. It's
20 been leased by EMR and has part of their shredder
21 operation. We were before the Board at the end of
22 2018 seeking approval for an 18,000 square foot
23 building along the river on Lot 12. At the time of
24 the application, the Board also approved the
25 three-sided material containment structure on Lot 12.

1 CHAIRMAN DeJESUS: Yes, I remember.

2 MR. SHEEHAN: The issue was -- a question
3 had arisen at that time as to whether or not a
4 variance was needed and it wasn't requested and it
5 wasn't granted. The configuration of Lot 12 is such
6 that it's an interior lot. There are several lots
7 located between Lot 12 and Front Street.
8 Accordingly, there's a lot line there which puts this
9 in the location of the material containment structure
10 within the front yard which is not permitted. Since
11 we didn't ask for that variance at the time, we're
12 asking for that variance now.

13 Kyle Rutherford from PS&S is the engineer
14 on that project. He'll provide that testimony. And
15 the other testimony as you said, is the site plan
16 approval for the crane and the foundation for the
17 crane. That's for Lot 9.01 and Brian Moench from
18 Moench Engineering is the engineer for that. So, if
19 we can have Brian and Kyle sworn in, we can go to
20 Dena's letter.

21 MR. BURNS: Very good. Gentlemen, if you
22 could raise your right hands, please.

23 - - -

24 KYLE RUTHERFORD, P.E.; BRIAN MOENCH,
25 P.E., having first been duly sworn/affirmed, was

1 examined and testified as follows:

2 - - -

3 MR. BURNS: Kyle, if you could, your full
4 name, address, and affiliation for the record.

5 MR. RUTHERFORD: Kyle Rutherford,
6 professional engineer for Paulus Sokolowski & Sartor
7 Engineering commonly known as PS&S with offices at
8 1909 Route 70 East, Suite 307 in Cherry Hill, New
9 Jersey. And I've had the pleasure of presenting in
10 front of this Board a number of times.

11 MR. BURNS: We have accepted you as a
12 professional engineer in the past. And, Brian, if
13 you could, just your full name, address and
14 affiliation for the record.

15 MR. MOENCH: Sure. My name is Brian
16 Moench, president of Moench Engineering with offices
17 located at 4000 Parkview Road, Plainfield, Indiana.
18 We are the engineer of record for the new crane being
19 installed by EMR.

20 MR. BURNS: Very good. Kevin, I don't
21 think you're going to need to pull any plans up, will
22 you, or share anything?

23 MR. SHEEHAN: Not based on what I saw
24 earlier.

25 MR. BURNS: I don't want to give you the

1 opportunity of doing that but we've had issues
2 clearly.

3 MR. SHEEHAN: Understood.

4 MR. BURNS: I don't know if that happens
5 in Indiana, Brian, but it certainly happens here and
6 we apologize. So, with that being said, Mr.
7 Chairman, back to you. And I believe they asked to
8 go to Dena's letter.

9 MS. MOORE: Yes, they did. We're aware
10 of EMR and the two parts that we did for this
11 project. So, I will start with part one. Well,
12 first of all, Mr. Chairman, I'm referring to
13 Remington & Vernick's letter dated December 29th,
14 2020. I'll start on page four for part one.

15 The applicant's zoning schedule has been
16 revised to reflect conformity of various accessory
17 uses. Per Section 577-189.C, accessory building
18 structures and uses shall not occupy a front yard,
19 shall be set back a minimum of five (5) feet from any
20 side yard and three (3) feet from any rear yard, and
21 shall not occupy more than 25 percent of the rear
22 yard requirements or a maximum of 750 square feet,
23 whichever is smaller. So, the applicant requests a
24 variance to allow the containment area, which is an
25 accessory structure within the front yard.

1 So that's the only thing outstanding from
2 this project. I believe a majority has already been
3 constructed.

4 MR. SHEEHAN: Yes.

5 MS. MOORE: And they just needed the
6 variance for this accessory structure being within
7 the front yard.

8 MR. SHEEHAN: Kyle, can you talk about
9 why that's located there as opposed to not in the
10 front yard?

11 MR. RUTHERFORD: Sure. Absolutely.
12 So, as some of you may be aware, the process on this
13 site is to bring in some larger material which enters
14 to the south side of the site. It then goes through
15 a shredding process and then it moves north on the
16 project site until it can be separated and then
17 hauled off or relocated.

18 Where this building is located currently
19 and as part of our proposal, is next to a piece of
20 processing equipment where the material is loaded
21 into hoppers and then ultimately it discharges
22 directly into this containment area. So, the
23 location of the containment area is integrally
24 connected to the process equipment.

25 Initially, when we were here

1 approximately two years ago, we thought that the
2 building location would be outside of that front yard
3 setback. But as we got into design development a
4 little bit further and refined some things, we
5 realized that we need to shift things a little bit
6 and we ended up with a front yard setback of 10.7
7 feet from that common property line that's internal
8 to the site.

9 And I will note that the nearest corner
10 is about 280 feet from the roadway, Ferry Avenue.
11 So -- I'm sorry, South Front Street. So, ultimately,
12 the location of this is related to that process
13 equipment and that's why we are requesting the
14 variance tonight.

15 MS. MOORE: That was it for Part I.
16 We'll move on to Part II which is the crane
17 construction project. Also on page four, Item No. 3
18 under Part II. So, a proposed water line excavation
19 is indicated on the plans for a new water line. The
20 length and size of this pipe are shown. The material
21 of the water pipe must be shown.

22 MR. SHEEHAN: Brian, we'll provide that?

23 MR. MOENCH: That is correct.

24 MS. MOORE: The project is within a
25 waterfront development area. The applicant should

1 confirm if an individual permit from NJDEP is
2 required prior to construction.

3 MR. SHEEHAN: Brian, can you address
4 that?

5 MR. MOENCH: Yes. This new crane is
6 integral to an existing structure that's on the
7 facility as defined by ordinance. The existing
8 structure since it is a modification with the
9 addition of the crane, we are more than the 100 feet
10 away from the high water level of the Delaware River.
11 We feel that this would be an exempt requirement for
12 the NJDEP. A waterfront permit would not be
13 applicable to our installation.

14 MS. MOORE: Okay. So, you know for sure
15 that an individual permit is not required?

16 MR. MOENCH: That is correct.

17 MS. MOORE: The project must be approved
18 by the City Fire Chief prior to final approval with
19 written verification provided to our office prior to
20 final signatures on the plan.

21 MR. SHEEHAN: Yes.

22 MS. MOORE: It appears no landscaping is
23 proposed. Testimony should be provided.

24 MR. SHEEHAN: Brian, can you talk about
25 the site and the landscaping?

1 MR. MOENCH: Yes. This particular
2 location, we are one parcel removed from the public
3 right-of-way. So, it is hidden by an existing
4 facility that fronts the public right-of-way. The
5 new crane is integral to the interior side of the
6 bigger lot. So any landscaping would not be visible
7 nor would it enhance any public view from the public
8 right-of-way.

9 MS. MOORE: It appears no lighting is
10 proposed. Testimony should be provided.

11 MR. MOENCH: So, the new crane itself
12 does have some mounted lighting like typical
13 equipment would. We can provide that lighting
14 schematic at your request, Dena.

15 MS. MOORE: Okay. I'm sorry. I was
16 looking forward. So, the lighting, you do have
17 lighting?

18 MR. MOENCH: Yes. The equipment does
19 have lighting on it. We can submit that as part of
20 the application. If you can, please, with revised
21 plans just so we can see that.

22 MR. MOENCH: Yes, ma'am.

23 CHAIRMAN DeJESUS: How high does that
24 crane go?

25 MR. MOENCH: It's upwards of 80-plus

1 feet.

2 CHAIRMAN DeJESUS: It has to have one
3 because you are in a fly zone area.

4 MR. MOENCH: Correct. Yes. That would
5 be emergency lighting. The light I believe that Dena
6 is referring to is more operational lighting which we
7 will provide.

8 MS. MOORE: Okay.

9 Let's see. So, the Summary of Requested
10 Variances and Waivers for Part I, the one variance is
11 the accessory structure in front yard. And then we
12 don't have anything noted for Part II, no variances
13 or waivers for that one. And you're aware of the
14 approval process. This would be just for the crane
15 foundation construction at this time. Because we've
16 gone through the approval process for the other
17 project.

18 MR. SHEEHAN: Okay.

19 MS. MOORE: So, you're aware of it as
20 listed on page 6?

21 MR. SHEEHAN: Yes.

22 MS. MOORE: And if you can with revised
23 plans, get us that estimate so that we can prepare
24 the inspection escrow and performance bond estimate.

25 MR. SHEEHAN: Yes.

1 MS. MOORE: And the outside agency
2 approvals, I did have NJDEP noted on here so I wasn't
3 sure. If you said no individual permit is required,
4 I'll note that. And the Camden County Soil
5 Conservation District.

6 MR. SHEEHAN: Yes.

7 MS. MOORE: And you'll provide that.
8 Have you submitted already for that one or no, not
9 yet?

10 MR. MOENCH: Not yet.

11 MS. MOORE: All right. If you can
12 provide that documentation to us upon receipt.

13 MR. SHEEHAN: Yes.

14 MS. MOORE: And Mr. Chairman, that
15 concludes our review.

16 CHAIRMAN DeJESUS: All right, thank you,
17 and everyone that responded. Anybody on the Board
18 have any questions or concerns in reference to this
19 matter?

20 MS. MOORE: One other thing. I'm sorry.
21 I forgot. Since they do have that water line,
22 I should have noted that the City Engineer needs to
23 review this also. So, I will add that right above
24 the City Fire Chief. I'm going to note that the City
25 Engineer needs to review this and that his approval

1 is required. And he will provide comments regarding
2 this too.

3 MR. MOENCH: Dena, if I may clarify that
4 water line. That water line is an interior line.
5 It's not hooked up to the public system. If you
6 recall, the original site has a large holding
7 vessel for water.

8 MS. MOORE: Right.

9 MR. MOENCH: And this line feeds from
10 that particular vessel. So, it is not connected or
11 is it a domestic water use in anyway. It's an
12 internal water line to the processing into the
13 containment system we have on site.

14 MS. MOORE: So, it's coming from the
15 stormwater?

16 MR. MOENCH: Correct.

17 MS. MOORE: Okay. All right. I wasn't
18 sure. But you know what, I'm just going to have him
19 review it just to make sure anyway.

20 CHAIRMAN DeJESUS: Are we done or are you
21 still --

22 MS. MOORE: Yes. I'm sorry. I just
23 wanted to note that for the applicant so he knows
24 that that's a part of it. But I'm finished now.
25 Sorry.

1 CHAIRMAN DeJESUS: That's quite all
2 right. Anyone from the Board have any questions or
3 concerns of this matter? Hearing none, we will go to
4 the public. Anyone in the public listening to this
5 ZOOM have any questions or concerns in reference to
6 this matter? Hearing none, a vote is in motion so I
7 need a motion, please.

8 VICE-CHAIRMAN MARTIN: Mr. Chairman, I
9 move the amended site plan for bulk variance and
10 crane foundation construction for Eastern Metal
11 Recycling, 1251 Front Street, Block 217,
12 Lots 9.01 and 12.

13 CHAIRMAN DeJESUS: I need a second.

14 MR. SHEEHAN: Excuse me, Mr. Chairman,
15 and the material containments shelter.

16 CHAIRMAN DeJESUS: Yes.

17 MR. SHEEHAN: Thank you.

18 CHAIRMAN DeJESUS: Will you accept that,
19 Fred?

20 VICE-CHAIRMAN MARTIN: Sure.

21 MR. LEE: Second.

22 CHAIRMAN DeJESUS: Roll call.

23 MS. MILLER: Fred Martin.

24 VICE-CHAIRMAN MARTIN: Yes.

25 MS. MILLER: Jose DeJesus.

1 CHAIRMAN DEJESUS: Yes.

2 MS. MILLER: Director Walker.

3 DIRECTOR WALKER: Yes.

4 MS. MILLER: Erin Crean.

5 MS. CREAN: Yes.

6 MS. MILLER: Steven Lee.

7 MR. LEE: Yes.

8 MS. MILLER: Motion carried to approve.

9 Thank you.

10 MR. SHEEHAN: Thank you.

11 CHAIRMAN DeJESUS: We have next on our
12 agenda --

13 VICE-CHAIRMAN MARTIN: Mr. Chairman, I
14 move the adoption of the following Resolutions as
15 enumerated by our counsel.

16 MR. BURNS: That would be Camden Cleaning
17 Center, Inc., 1001 Broadway.

18 The Street Vacation for Miller
19 Fabricators, Inc.

20 Preliminary and Final Site Plan approval
21 and Minor Subdivision approval for Matrix Admiral
22 Wilson Boulevard Development, LLC.

23 Certificates of Appropriateness,
24 William Hargrove, 698 Cooper Street. And New Jersey
25 Association on Corrections, 311 Market Street.

1 Angela, do you have the Cooper Health?

2 MS. MILLER: Yes.

3 CHAIRMAN DeJESUS: Yes, it's on here. It
4 says, Sign and Bulk Variance approval.

5 MR. BURNS: Very good. I wasn't sure if
6 it had been submitted. And then the last will be
7 Cooper Health System, 205-209 South 6th Street.
8 Those are the Resolutions.

9 CHAIRMAN DeJESUS: Motion to accept.

10 VICE-CHAIRMAN MARTIN: I moved. You need
11 a second.

12 MR. LEE: Second.

13 CHAIRMAN DEJESUS: Roll call.

14 MS. MILLER: Fred Martin.

15 VICE-CHAIRMAN MARTIN: Yes.

16 MS. MILLER: Jose DeJesus.

17 CHAIRMAN DEJESUS: Yes.

18 MS. MILLER: Director Walker.

19 DIRECTOR WALKER: Yes.

20 MS. MILLER: Erin Crean.

21 MS. CREAN: Yes.

22 MS. MILLER: Steven Lee.

23 MR. LEE: Yes.

24 MS. MILLER: Motion carried to approve.

25 Thank you and have a good night.

1 CHAIRMAN DeJESUS: Before we all go,
2 just to remind everyone, the next two months will be
3 very difficult for me. So, I will only be available
4 if there's a shortage of members.

5 VICE-CHAIRMAN MARTIN: So, I'm under the
6 bus, huh?

7 CHAIRMAN DeJESUS: Yes, you are under the
8 bus for the next two months. I have a lot of issues
9 because of tax season, the IRS hasn't even opened the
10 door yet and I'm backlogged already. Okay. God
11 bless everyone. Need a motion to adjourn.

12 VICE-CHAIRMAN MARTIN: Motion to
13 adjourn.

14 CHAIRMAN DeJESUS: All in favor?

15 THE BOARD: Yays.

16 - - -

17 (**Meeting concluded at 7:10 p.m.**)

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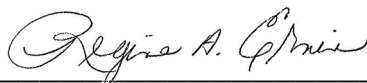
1 CERTIFICATION

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.

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