

**In The Matter Of:**  
*CITY OF CAMDEN*  
*PLANNING BOARD*

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*Transcript of Meeting*  
*May 13, 2021*

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PLANNING BOARD  
CITY OF CAMDEN

- - - -

Thursday, May 13, 2021

- - - -

Transcript of proceedings of the City of  
Camden Planning Board was conducted as a virtual  
meeting via a remote conferencing platform, ZOOM,  
commencing at 6:06 p.m.

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

ACTING CHAIRWOMAN ERIN CREAN  
COUNCILWOMAN FELISHA REYES-MORTON  
DIRECTOR KEITH WALKER  
ERIN CREAN  
STEVEN LEE  
IAN LEONARD

- - - -

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, P.P., A.I.C.P., C.S.I.,  
DIRECTOR OF PLANNING, SECRETARY, HISTORIC  
PRESERVATION COMMISSION

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1                   ACTING CHAIRWOMAN CREAN: Good evening,  
2 everyone. I would like to call the Camden City  
3 Planning Board meeting to order at 6:06 p.m. on May  
4 13, 2021. Madam Secretary, can you please read the  
5 opening statement?

6                   MS. MILLER: Adequate notice of this  
7 meeting has been provided in accordance with the Open  
8 Public Meeting Act. The Camden City Planning Board  
9 adopted a Resolution approving the schedule of  
10 regular meetings to be held during the year of 2021  
11 by, one, posting a copy thereof on the bulletin  
12 boards reserved for such purpose in the Office of  
13 City Clerk, City Hall, first floor, Camden, New  
14 Jersey; two, transmitting a copy thereof to the  
15 Courier Post and to the Philadelphia Inquirer. These  
16 newspapers have been designated by this Board to  
17 receive same, and filing a copy thereof with the City  
18 Clerk, City of Camden, New Jersey. The subject  
19 meeting was publicized on May 3, 2021.

20                   ACTING CHAIRWOMAN CREAN: Thank you.  
21 Roll call, please.

22                   MS. MILLER: Mayor Carstarphen. Jose  
23 DeJesus. Councilwoman Reyes-Morton.

24                   COUNCILWOMAN REYES-MORTON: Here.

25                   MS. MILLER: Director Walker.

1                   DIRECTOR WALKER: Present.

2                   MS. MILLER: Erin Crean.

3                   MS. CREAN: Present.

4                   MS. MILLER: Steven Lee.

5                   MR. LEE: Here.

6                   MS. MILLER: Ian Leonard.

7                   MR. LEONARD: Here.

8                   MS. MILLER: Thank you.

9                   ACTING CHAIRWOMAN CREAN: Can I please

10                  have a motion to approve the Special Planning Board

11                  Public Hearing Minutes from April 20, 2021?

12                  COUNCILWOMAN REYES-MORTON: Motion.

13                  MR. LEE: Second.

14                  ACTING CHAIRWOMAN CREAN: Roll Call.

15                  MS. MILLER: Councilwoman Reyes-Morton.

16                  COUNCILWOMAN REYES-MORTON: Yes.

17                  MS. MILLER: Director Walker.

18                  DIRECTOR WALKER: Yes.

19                  MS. MILLER: Erin Crean.

20                  MS. CREAN: Yes.

21                  MS. MILLER: Steven Lee.

22                  MR. LEE: Yes.

23                  MS. MILLER: Ian Leonard

24                  MR. LEONARD: Abstain.

25                  MS. MILLER: Thank you. Motion carried

1 to approve.

2 ACTING CHAIRWOMAN CREAN: And, now, can  
3 we please swear in all of the professionals and  
4 planning staff.

5 MR. BURNS: Thank you, Madam Chair. For  
6 our professionals, if could raise your right hands.

7 - - -

8 DR. WILLIAMS, P.P., A.C.I.P., C.S.I;  
9 having first been duly affirmed, was examined and  
10 testified as follows:

11 - - -

12 MR. BURNS: Very good. Thank you.

13 DR. WILLIAMS: All those who are on the  
14 call, if you could put yourself on mute so we can  
15 minimize some of the background noise.

16 ACTING CHAIRWOMAN CREAN: Director, is  
17 there a planning director's report?

18 DR. WILLIAMS: Yes, Madam Chair. Just a  
19 couple of things. Number 1, by this time we all are  
20 aware of the sudden loss of our vice-chairperson, Mr.  
21 Frederick Martin, who has been a faithful member of  
22 the Planning Board for some time. As vice-chairman,  
23 he was also the vice-chair of the Historic  
24 Preservation Commission, as well as the department  
25 head of the Department of Utilities and other major

1 capacities over a 40-year professional career.

2 It goes without saying the hole that his  
3 absence has left this Board. He was a great man; a  
4 great family man; a great husband. And I know that  
5 he's going to be missed as part of this Board in  
6 terms of his institutional knowledge. More  
7 importantly, he was a friend of mine for over 30  
8 years. And the level of passion and commitment to  
9 Camden City is unrivaled.

10 And I just want to make sure that we  
11 acknowledge him; acknowledge his contributions.  
12 Because sometimes a person's contributions are  
13 sometimes overlooked because of time. But I want to  
14 announce to this Board that at least within this  
15 forum, his contributions to this Board as well as the  
16 City, should never be overlooked. And I just want to  
17 acknowledge that as part of my report tonight before  
18 we go into the normal agenda items.

19 Secondly, I want to read a memo relative  
20 to the Fleet Garage that's being constructed on  
21 Kaighn Avenue off of Broadway. And this is from Mr.  
22 Dwaine Williams of the CRA staff. I wanted to  
23 provide an update. And the reason for this is, some  
24 of you may recall several months ago, City staff and  
25 CRA staff was a part of a presentation to provide a

1 conceptual presentation of the Fleet Garage. And  
2 since there was an adjustment to the plans, I didn't  
3 want them to come with a full presentation.

4 I'm just going to summarize a memo from  
5 Mr. Williams to you as a Board to place on the record  
6 some of the issues relative to the Fleet Garage. I'm  
7 going to read a summary: Information only to the  
8 Planning Board of the City of Camden informing the  
9 Board of a decision made to delay the completion of  
10 the rehabilitation of an access road in coordination  
11 with the construction of the Fleet Garage in order to  
12 allow the contractor, the developer, the CRA to  
13 proceed with private completion without delaying the  
14 project completion schedule because of a delay in the  
15 completion of the access road which is on the side of  
16 the building, are two bullet points. One, the  
17 project is scheduled for final Certificate of  
18 Occupancy and the hand-over to the City of Camden not  
19 later than June 30th, 2021.

20 Secondly, the June 30th, 2021 completion  
21 date is the ending date or the end date of an  
22 approved six-month extension approved by Brandywine.  
23 So, in essence, the Fleet Garage will continue to  
24 move forward delaying completion of the access road.  
25 in connection with the Fleet Garage. And I think



1 there may be someone from CRA that's on this meeting  
2 tonight, if they may want to share anything further.  
3 But I wanted to read just a summary of a memo from  
4 Mr. Williams in connection with the access road.

5 MS. SIMPSON: This is Olivette Simpson  
6 from the Camden Redevelopment Agency. I want to  
7 thank the Board for hearing and Dr. Williams, for  
8 this part of his report. In sum, the road -- the  
9 building will be completed and the road will not.  
10 And so, we're placing this on the record in order  
11 that the separation of these two activities can be  
12 done and that the Board is aware.

13 MR. BURNS: Ms. Simpson, if I could. The  
14 testimony that you just gave, do you swear or affirm  
15 that it was the truth, the whole truth and nothing  
16 but the truth?

17 MS. SIMPSON: Yes, I do.

18 MR. BURNS: Thank you, Ms. Simpson.

19 MS. SIMPSON: You're welcome.

20 ACTING CHAIRWOMAN CREAN: Do any members  
21 of the Board have any questions for Dr. Williams or  
22 Ms. Simpson?

23 COUNCILWOMAN REYES-MORTON: I don't have  
24 a question but I did want to comment on Dr. Williams'  
25 report regarding his words and I concur with

1 everything he said about vice-chair and former board  
2 member Mr. Frederick Martin. I'm looking forward to  
3 highlighting him, his work, his extraordinary service  
4 to the community at next month's Council meeting.  
5 And I'm definitely going to miss him. I'm going to  
6 miss his expertise and his leadership and he was a  
7 good tag-team partner. I'm definitely going to miss  
8 him.

9 ACTING CHAIRWOMAN CREAN: He will be  
10 greatly missed.

11 MR. BURNS: Just for the record, I did go  
12 to the viewing on Tuesday night and the line was out  
13 the door. So I think it's just a credit to Fred and  
14 it shows just how many people truly cared and admired  
15 him. He was a good man. I know Director Walker  
16 worked with him closely for years too. We were all  
17 touched by Fred in some way and he will be missed.

18 ACTING CHAIRWOMAN CREAN: He will be  
19 greatly missed.

20 Moving onto Old Business.

21 MR. BURNS: Madam Chair, the first  
22 application under Old Business, the minor subdivision  
23 and preliminary site plan regarding Dev Ghanshyam,  
24 LLC, that's going to be continued until June 3rd,  
25 the June 3rd Planning Board hearing. That was

1 continued at the request of the applicant at the last  
2 hearing so no vote was taken. They needed more time  
3 to come back and revise their plans and work on their  
4 presentations. That will be heard on June 3rd, 2021  
5 with no new notice being provided.

6 ACTING CHAIRWOMAN CREAN: Thank you. We  
7 will move to New Business then. The first order of  
8 New Business is a Certificate of Appropriateness for  
9 St. Joseph's Carpenter Society, 722 Washington  
10 Street. The applicant is proposing the  
11 reconstruction of a single family dwelling in the  
12 Cooper Plaza Historic District.

13 Is there anybody here?

14 MR. BELL: Yes, myself, Tracy Bell.

15 MR. BURNS: Mr. Bell, I'm going to swear  
16 you in, sir.

17 - - -

18 TRACY BELL, having first been duly  
19 sworn/affirmed was examined and testified as follows:

20 - - -

21 MR. BURNS: If you could, just tell the  
22 Board, again, your full name for the record and your  
23 address, please.

24 MR. BELL: Tracy Bell for St. Joe's  
25 Carpenter Society, 20 Church Street, Camden, New

1 Jersey.

2 MR. BURNS: Thank you, Mr. Bell. Did you  
3 appear at the most recent HPC meeting as it relates  
4 to your Certificate of Appropriateness?

5 MR. TRACY: Yes, I did.

6 MR. BURNS: Did you receive a memorandum  
7 that set forth certain requirements as it related to  
8 your application and being heard and compliance?

9 MR. BELL: I did get a memorandum. I did  
10 get the invitation to come to this meeting. So, I  
11 don't believe I got the memorandum.

12 MR. BURNS: I apologize, sir. It was  
13 basically reiterating that you're proposing to  
14 construct a single-family dwelling at 722 Washington  
15 Street within the Cooper Plaza District. And the  
16 work was apparently approved subject to compliance  
17 with the HPC recommendations; is that correct?

18 MR. BELL: Yes, I received that letter.

19 MR. BURNS: Do you have any questions as  
20 it relates to the HPC's decision and any questions on  
21 construction?

22 MR. BELL: No. We've done houses in  
23 Cooper Plaza before and we've been down this road  
24 before so I'm familiar with the requirements.

25 MR. BURNS: Very good, sir. Doctor

1 Williams, is there anything that you need to add?

2 DR. WILLIAMS: No, sir.

3 MR. BURNS: Very good.

4 ACTING CHAIRWOMAN CREAN: Do any members  
5 have any questions for this applicant? Seeing none,  
6 I would like to open it up to the public for  
7 comments. Is there anybody on the call that has any  
8 questions or comments for the applicant? Seeing  
9 none, I would like to ask for a motion.

10 MR. LEONARD: So moved.

11 COUNCILWOMAN REYES-MORTON: Second.

12 MR. BURNS: We have a motion to approve  
13 by Mr. Leonard and a second by the Councilwoman.

14 ACTING CHAIRWOMAN CREAN: Thank you.  
15 Roll call, please.

16 MS. MILLER: Councilwoman Reyes-Morton.

17 COUNCILWOMAN REYES-MORTON: 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: Ian Leonard.

25 MR. LEONARD: Yes.

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

3 MR. BURNS: Thank you, Mr. Bell.

4 MR. BELL: Thank you. Have a good  
5 evening.

6 ACTING CHAIRWOMAN CREAN: The next item  
7 is a Certificate of Appropriateness for the Delaware  
8 River Investment, LLC, 405 North 2nd Street. The  
9 applicant is proposing minor exterior of a  
10 building -- minor exterior work of a building in the  
11 Cooper Grant Historic District. Is there anyone here  
12 for this item?

13 DR. WILLIAMS: Madam Chair, all the  
14 C of A recipients received notification prior to the  
15 meeting.

16 ACTING CHAIRWOMAN CREAN: Okay.

17 MR. BURNS: How do you want to handle  
18 this tonight, Ed? Do you want to --

19 DR. WILLIAMS: Let's wait until the end  
20 if we can.

21 MR. BURNS: Okay

22 ACTING CHAIRWOMAN CREAN: Okay. We'll  
23 come back to this.

24 Next is the Review and Consideration  
25 Reason, an amendment to the City's Master Plan, the

1 Curbside Neighborhood Revitalization Plan.

2 DR. WILLIAMS: Madam Chair, members of  
3 the Planning Board. I want to formally introduce  
4 Bridget Phifer who is the executive director for the  
5 PBCIP, the Parkside section of the City. She will,  
6 in turn, introduce the consultants who will provide a  
7 Power Point presentation to you relative to the  
8 Parkside Revitalization Plan. Ms. Phifer. You're on  
9 mute, Ms. Phifer.

10 MS. PHIFER: Okay. It's only been a year  
11 of ZOOM and I still cannot remember to update myself.  
12 My apology.

13 Good evening. Thank you very much, Dr.  
14 Williams. We have with us this evening, I have  
15 Claire Jaffe, Mark Keener, representing Pennoni and  
16 Group Melvin. They supported Parkside residents  
17 through a neighborhood strategic planning process.  
18 We will turn it over to them at this point to talk a  
19 little bit about the plan and what we're presenting  
20 to the City this evening -- to the Planning Board  
21 this evening.

22 DR. WILLIAMS: Before she goes any  
23 further, there's some background noise there. Please  
24 mute yourselves so that there's no interference,  
25 please. Thank you.

1 MR. BURNS: And if I could, Ms. Phifer,  
2 Ms. Jaffe and Mr. Keener, if you could all raise your  
3 right hands, please.

4 - - -

5 BRIDGET PHIFER, MARK KENNER, P.P. ;  
6 CLAIRE JAFFE, P.P., having first been duly  
7 sworn/affirmed, was examined and testified as  
8 follows:

9 - - -

10 MR. BURNS: Who would like to begin, Ms.  
11 Jaffe or Mr. Keener?

12 MS. Jaffe: Would you like me to share? I  
13 can share my screen with the presentation?

14 MR. BURNS: And if you could, before you  
15 start just introduce yourself and your affiliation  
16 for the record.

17 MS. JAFFE: Yes. My name is Claire Jaffe  
18 and work for Pennoni and I will be -- I worked on the  
19 project with PBCIP and I will be sharing my screen  
20 and Mark will be running the presentation.

21 MR. BURNS: So, Mark, you will be  
22 presenting, correct?

23 MR. KEENER: Yes. I will be providing a  
24 review. I was the licensed certified planner on the  
25 project and a co-author and sometimes collaborator.



1 There's plenty of other people in the room, in the  
2 ZOOM, that had more to do with it than I did and I'm  
3 sure they will welcome the opportunity to clarify or  
4 correct any mistakes or errors that I make.

5 MR. BURNS: Very good, Mark. And you are  
6 with which organization?

7 MR. KEENER: I'm also with Pennoni.

8 MR. BURNS: Very good. Thank you. So,  
9 with the Chair's permission, you can certainly start.

10 MS. JAFFE: Can everyone see my screen?

11 MR. KEENER: The key thing to know,  
12 this is for the plan, for the Parkside neighborhood,  
13 initiated in 2017. It was led by the Parkside  
14 Business and Community in Partnership Organization  
15 which Bridget Phifer leads as executive director.  
16 Begun in 2017 as a -- sourced by a grant from Wells  
17 Fargo.

18 The most recent version of the plan was  
19 really going back to revise and update the plan which  
20 was completed in 2017. It actually began in 2016.  
21 So, there was a somewhat substantial update. And  
22 because we're here before the Board, I think, the  
23 first time, we'll present and walk through it the  
24 sort of the entirety of the plan.

25 So, one reason to do a plan is to gather

1 input, engage the community, engage local  
2 institutions and to launch the plan. They created a  
3 constituency that led this effort and I'll tell you a  
4 little bit about the community engagement component  
5 in just a moment. So, a couple of things about the  
6 version of the plan, the updated plan that they did,  
7 the same one is, it corrected and revised the borders  
8 of the district, tucking in a little bit in the north  
9 and the west, I suppose, Haddon Avenue.

10           It also brought the four major new  
11 initiatives and refreshed the information. We  
12 engaged community but kept the focus, the same  
13 direction on neighborhood services, healthy living,  
14 sustainability and development. Here you see the  
15 diagram how the borders were refreshed, revised.

16           So, the one of the things that a  
17 Neighborhood Plan does is, it basically, you know,  
18 says it's going to or needs to focus on everything.  
19 But in order to bring focus and bring -- and make an  
20 actionable plan, they sort of sorted out the agenda  
21 in these buckets: Community engagement, existing  
22 conditions, cases and opportunities, recommendations  
23 and implementation. And that's the way that the plan  
24 sort of sorted its effort both in the initial round  
25 and in this round as well. Next slide.

1           So though this talks about phases, it  
2 really is sort of stages in how PBCIP engaged  
3 community. The first was, here are the existing  
4 conditions. Here's where we are. And they brought  
5 not only this sort of demographic look-see, the  
6 geographic look-see, but also understanding market  
7 conditions and who partners, who partners were.  
8 Moving from there to getting a sort amount of  
9 consensus about what people agreed was the highest  
10 priorities for their prospective and reframing or  
11 framing the actions and recommendations around those  
12 priorities.

13           You could see here from slides, you can  
14 read it, it says a little bit about the nature of  
15 those -- I mean, the dimension of the effort;  
16 included the participation of 900 residents. There  
17 were a good number of -- not just a good number of  
18 meetings but also door-to-door surveys, face-to-face  
19 meetings, community events to sort of engage,  
20 popularize. There were design charrettes; outdoor  
21 and virtual events; social media posts and online  
22 surveys. So, it was a very robust plan-making  
23 exercise.

24           And, you know, here's what life looked  
25 like back when we were in the room instead of in the

1 ZOOM. It was -- sometimes engagement was around a  
2 presentation bringing facts and information to the  
3 table. Sometimes it was working together to refine  
4 priorities and understand opportunities to  
5 collaborate and understanding each other's priorities  
6 as we moved forward to frame and tightened up the  
7 plan.

8                   And this slide is just meant to  
9 communicate that it was a board-base both in terms of  
10 individuals, institutions, community leadership.  
11 This is an important slide because for two reasons.  
12 One, through this effort the community defined and  
13 instilled a mission statement which defines those key  
14 issues that we wanted to move ahead together on as a  
15 community. And it also introduces, and I'll talk  
16 about this in a second, the sort of graphic brand  
17 identity piece that brought consistency to the  
18 messaging and continues to bring consistency to the  
19 messaging of the plan and the organization.

20                   As I said, you know, beginning with  
21 board-base and then refining it through the updated  
22 plan, refreshing it to 2018 since this information,  
23 and sort of looking at how this community and these  
24 community members are positioned to move and how also  
25 this community compares to, you know, City and the

1 area at large in terms of its population.

2           The next slide. This is important  
3 because it was a board-based initiative and continues  
4 to be, you know, robust, well-supported and  
5 well-organized in each of these sort of areas which  
6 is one of the things that's remarkable and powerful  
7 about the plan, the economic development, housing,  
8 neighborhood services. We'll go to the second one.  
9 So, seven board themes they say and then four areas  
10 of action and initiative, development, neighborhood  
11 services, education, healthy living and  
12 sustainability.

13           From the development prospective, there  
14 is a lot of effort and thinking and investment in  
15 development focused on the corridor and nearby, mixed  
16 use development and housing. Also, figuring out how  
17 to sort of move ahead with partners and develop  
18 partners and investment. Also, free framing. One of  
19 the things that the update did, was reframing  
20 opportunity with the CamCare Health Center. And,  
21 again, as I mentioned, tightening up the branding  
22 identity component.

23           Thinking about Parkside Elementary and,  
24 you know, what that can become, reframed as community  
25 hub. And also, some of the public amenity near by,

1 working together with the high school. These were  
2 projects that were ongoing and this helps to sort of  
3 clarify and emphasize that. The plan is actually  
4 sort of being implemented on several levels. I think  
5 I made that clear. But here just talking about  
6 neighborhood service dimension, promoting safe, clean  
7 streets, beautification and clean-ups, tenant and  
8 landlord services. These are all things that are  
9 happening.

10                   Moving ahead with partnership with  
11 purpose-built communities which is education-focused  
12 by a development focus that brings investment from  
13 national organizations and moving ahead with working  
14 with purpose-built communities in Camden and in  
15 Parkside. And thinking about the possibilities of  
16 helping frame curriculum with high school, the whole  
17 sort of agenda, kindergarten to career. This is how  
18 it starts. These are also projects that are  
19 happening in various levels. Though you could trail.  
20 There's engineering going on and projects being  
21 designed moving towards implementation, the arts  
22 incubator as well.

23                   Roots to prevention is a fascinating  
24 initiative sort of looking in the community and  
25 looking at their relationship between nutrition and

1 knowledge and creating a kind of an economy around  
2 this which includes linking growers with the hospital  
3 and making food available in ways and in places.  
4 As an added quality that was not possible earlier or  
5 otherwise.

6           And also bringing that mission -- that  
7 message that points to community in terms of exercise  
8 and healthy living. And there's lots of  
9 opportunities and events that are planned around that  
10 theme. Thank you. I'm sure there will be questions  
11 and I'm hoping, Mr. Burns, that I won't be obliged to  
12 answer them all; that others of the plan-makers and  
13 leaders will be asked to assist with that as well.

14           MR. BURNS: We will certainly swear in  
15 those that want to speak on the plan. Is there any  
16 other further comments from either you or Ms. Jaffe  
17 or Ms. Phifer?

18           MR. PHIFER: No comments from me. I  
19 think this would be a great opportunity for those who  
20 were of the 900 engaged in this process to really  
21 speak about the benefit or the benefits and the  
22 process and how they helped to create and bring life  
23 to what I believe is the blueprint for community  
24 development work in the community. And as Mark  
25 stated, that is a currently under way.

1                   MR. BURNS: You've done wonderful work.  
2 Madam Chair, unless there's any comments from the  
3 Board, we certainly can open to the public for the  
4 public comment.

5                   ACTING CHAIRWOMAN CREAN: Is there  
6 anybody on the Board that has any questions  
7 or comments before we open it to the public?

8                   COUNCILWOMAN REYES-MORTON: I have a  
9 comment. I just want to thank PBCIP for their  
10 engagement and facilitating, you know, the plan and  
11 community engagement and the thorough process that  
12 was followed. I think this is going to be great for  
13 the community, for the residents. It's really going  
14 to provide some infrastructural support, you know, to  
15 the development in the Parkside Community and  
16 neighborhood.

17                   And it's going to allow for some  
18 protection to be put in place, you know, for the  
19 residents as it relates to the progress of the  
20 Parkside neighborhood. And I'm looking forward to  
21 seeing the plan forged. And thank you to PBCIP.

22                   ACTING CHAIRWOMAN CREAN: Thank you.  
23 Any other comments from the Board?

24                   MR. SPENCER: Yes. Oscar Spencer.  
25 Current board chair of PBCIP.



1                   ACTING CHAIRWOMAN CREAN: One moment,  
2 sir. Are there any other comments from the members  
3 of the Planning Board?

4                   MR. SPENCER: Oh, planning board.

5                   ACTING CHAIRWOMAN CREAN: Seeing none,  
6 we'll open it up to the public now. Thank you.

7                   MR. BURNS: Charles, you're up. Any  
8 public comment? The gentleman who was just speaking,  
9 you're welcome to speak at this time.

10                  MR. SPENCER: This is Oscar Spencer. You  
11 said, Charles, you're up.

12                  MR. BURNS: Oh, I'm sorry. Oscar,  
13 please. I'm going to swear you in, Oscar. If you  
14 could just raise your right hand.

15   - - -

16                  OSCAR SPENCER, having first been duly  
17 sworn/affirmed, was examined and testified as  
18 follows:

19   - - -

20                  MR. BURNS: Please provide your name and  
21 address for the record.

22                  MR. SPENCER: Oscar Spencer, 1442 Haddon  
23 Avenue. I'm a longtime resident of Parkside.

24                  MR. BURNS: Thank you, Mr. Spencer. The  
25 floor is yours, sir.

1                   MR. SPENCER: Thank you. Currently I'm  
2 the chair of PBCIP. I've been on the PBCIP board for  
3 over 20 years in many positions. This is a project  
4 that's long-time coming. We've been doing a lot of  
5 things over the years in the 21 years that I've been  
6 involved. But this is really like, we really reached  
7 the peak in terms of what we want to do in Parkside.

8                   So, all the things that we have on the  
9 Planning Board, are definitely things that's going to  
10 continue to up-grow Parkside; to fill in the little  
11 voids here and there. I think it's an outstanding  
12 project in some of the areas that have been up at one  
13 point and then down and are no longer there. The  
14 buildings that were no longer there, they're putting  
15 them back together; putting them back on the map in a  
16 valuable part of Parkside.

17                   MR. BURNS: Thank you for your hard  
18 work.

19                   ACTING CHAIRWOMAN CREAN: Thank you. I  
20 see PBCIP, a person has their hand raised.

21                   MS. GREEN: Sure.

22                   ACTING CHAIRWOMAN CREAN: Good evening,  
23 can you please you state your full name and address  
24 for the record?

25                   MS. GREEN: Sure. My name is Sheila

1 Green, 1262 Empire Avenue.

2 MR. BURNS: Ms. Green, I'm going to swear  
3 you in.

4 - - -

5 SHEILA GREEN, having first been duly  
6 sworn, was examined and testified as follows:

7 - - -

8 MS. GREEN: Good evening all. My name is  
9 Sheila Green. I am a Parkside resident and I'm also  
10 employed under PBCIP as the outreach specialist.

11 I came to PBCIP back in 2005 when I moved  
12 into the community. Somewhere between 2005 and 2016,  
13 I ended up being a part of the board. I ended up  
14 being a part outreach programs. I ended up being a  
15 part of the Block Captain's Network. And I know find  
16 myself in the position with the Neighborhood Plan.

17 The Neighborhood Plan meant a lot to me  
18 because I came from an area of government which was  
19 the United States Senate that explained to us why a  
20 Neighborhood Plan was important and why every ten  
21 years it had to happen. I did not understand it  
22 until I got on this level. There was a lot of, how  
23 can I say, it was a lot of information that needed to  
24 be absorbed, but it was a lot of information that  
25 needed to be given to the community in such a short

1 amount of time.

2 I along with the PBCIP staff under  
3 Bridget Phifer and with the board of Oscar Spencer  
4 and others, we tackled a community that had no idea  
5 we were coming but we came. We evaluated every house  
6 in Parkside. And we went door-to-door, I, myself  
7 with a trained staff that I trained myself, took them  
8 door-to-door to ask the questions that you saw in the  
9 presentation that was just given.

10 I come to find out that Parkside is a  
11 most unique area of Camden. The mind set of the way  
12 that people see things is so different than the  
13 mind set of others and other places. I'm not saying  
14 that all of Camden is not great. But I just know  
15 that Parkside has a little special part that it plays  
16 as for what it has done in the past.

17 A lot of the members who were here before  
18 in the time period when Oscar Spencer was a younger  
19 man. And as things went on with people who have  
20 passed on like we just lost our Ms. Mary Hodge and  
21 various other people like Ms. Gwen Watson and others,  
22 and others that are on this call right now. These  
23 are the gladiators that walk the streets and did  
24 things in Parkside that we had charged -- we were  
25 charged to a actually take on and do ourselves. The

1 plan makes sense. The plan is important in order for  
2 Parkside to grow, for Camden to grow, for the things  
3 to happen that we are looking forward to.

4 Time stood still for us for almost 365  
5 days. We lived in COVID all by ourselves  
6 individualized in everything. PBCIP came out and hit  
7 the streets, because our neighborhood means that much  
8 to us. We needed everyone to know what was wrong.  
9 We needed to know how to be safe and we needed to  
10 show them how that was going to work. We did just  
11 that.

12 I am not taking anything away from any of  
13 the other quadrants of the City. I love North  
14 Camden. I grew up there. I lived in East Camden. I  
15 lived in Centerville. I've lived South Camden. I  
16 lived there for 28 years. I've only been here for  
17 about 15 years total time so far, maybe 17 now.  
18 But when this Neighborhood Plan became a part of my  
19 life, it took a lot out of me. I'm not going to lie  
20 and say it didn't. I walked the streets in  
21 100-degree weather to get -- to make sure that people  
22 knew what was going on.

23 As you can see, I'm a person that likes  
24 to talk so I talked to everybody I met. And I  
25 answered any questions that they had to answer.

1 And whatever it was that I couldn't do, I just didn't  
2 do. I told them I'd get back to him. I opened up a  
3 phone line so if they had questions about the  
4 application or about the survey we were taking, so  
5 that they could ask me directly like, what is this  
6 going to do for us and how is this going work?

7 I looked up things that I didn't even  
8 know existed in Neighborhood Plans from the past. And  
9 then I found enough information to be able to  
10 empower what I call my neighborhood, my community so  
11 that they would be ready for this plan. They started  
12 out and they came in droves. Every meeting we had,  
13 every event we had, whatever it was, they wanted to  
14 know more. They wanted to know more. They just kept  
15 grasping and grasping and grasping for more.

16 And we knew that if we did not finish  
17 this or we did not take this across the finish line,  
18 that it was going to be like a real like heart break  
19 for us. So I am saying to the Board, the Planning  
20 Board, that what we have done is, you know, somewhat  
21 less than a miracle in so many ways. It's something  
22 that has been done before.

23 I'm just a first-timer on this one,  
24 though. But in this first time, I would do this  
25 thing all over again. I would walk in 100-degree

1 weather all over again just to see this thing come to  
2 fruition. And with everything that our team has  
3 done, the board itself, Bridget Phifer, Sara  
4 Drummond, Beosha Lawrence, LaTina Gaines, Osha  
5 Anderson, all of us, Jonathan Wetstein, all of us,  
6 and all of our stakeholders. Our stakeholders, I  
7 cannot tell you how strong these people are. And  
8 they are always there, Ms. Womack, Ms. Pierce.

9           There's so many different people to name  
10 and I don't want to take up their time. But we  
11 together made this plan work and this is why we're  
12 presenting it with such intensity and with such  
13 passion tonight. And where it is in our prayers and  
14 it is our hope that we can go forward and allow this  
15 to be the model that it needs to be so that we can  
16 continue to doing the work that we're doing. Thank  
17 you so much.

18           ACTING CHAIRWOMAN CREAN: Thank you, Ms.  
19 Green. Thank you for all of the work you do in the  
20 community, not just Parkside but throughout the  
21 entire city. It's much appreciated. I see Ms. Osha  
22 Anderson has her hand raised.

23           MS. ANDERSON: Yes. Good evening,  
24 everyone.

25           MR. BURNS: Good evening, Osha.

1                   ACTING CHAIRWOMAN CREAN: Please state  
2 your name and address for the record.

3                   MS. ANDERSON: My name is Osha Anderson.  
4 I live at 1501 Kenwood Avenue.

5                   MR. BURNS: Thank you, Osha.

6                                   - - -

7                   OSHA ANDERSON, having first been duly  
8 sworn, was examined and testified as follows:

9                                   - - -

10                  MS. ANDERSON: I just want to speak out  
11 in support of the Neighborhood Plan. I purchased my  
12 first home at the age of 22 going on 23 from PBCIP,  
13 and it really changed the trajectory of my life as a  
14 young single mom. And throughout that time, I kept  
15 in touch with PBCIP and the different programs that  
16 they offered to the community. And I, you know, am  
17 just extremely grateful for the team. And more  
18 recently, as of March 1st, I was brought on as the  
19 project manager for some of their development  
20 initiatives.

21                  And so this movement is extremely  
22 personal for me. I am currently employed by PBCIP.  
23 But just the level of growth that they have helped me  
24 with as an individual, I feel like the whole  
25 implementation of this plan to have the results of me



1 times hundreds of people who live in the community.  
2 PBCIP and the pieces of the Neighborhood Plan, I feel  
3 like it'll really encourage people to operate as a  
4 community. The small changes -- well, not small  
5 changes, but the changes that have already been made,  
6 have already made a huge difference.

7 I can tell you, I have been feeling more  
8 comfortable on a nice day to get my seven year old  
9 son and take a walk around the park, walk around the  
10 block to get ice cream or walk to get food, whereas  
11 in the past, I may have felt more comfortable with  
12 just driving. And I feel like in order to, you know,  
13 keeping that direction and to make our whole  
14 community feel that way, we need to fully enforce  
15 this plan. It's really just about coming together.  
16 But in order for people to come together, I feel like  
17 we need this plan to go through so that they can see  
18 that us coming together does make a difference.

19 I think sometimes, those in the  
20 neighborhood feel like their voice isn't heard. And  
21 I just feel that we're at a turning point with that.  
22 And I just think that it will really give our people  
23 something to be proud of. And when I think of the  
24 future of Parkside after this is implemented, I just  
25 see how it can tie in improvements to education,

1 safety, business, health and community overall. And  
2 I just think that this is like the pinnacle of like  
3 what we need to really start to see the change.

4 ACTING CHAIRWOMAN CREAN: Thank you.  
5 Thank you for all the work you did putting this plan  
6 together.

7 Ms. Stacy Pierce has her hand raised.  
8 Are you available?

9 MS. PIERCE: Yes, I'm here. Thank you.  
10 I'm just out and about but it's very important to  
11 me. I appreciate the opportunity to speak. So, --

12 ACTING CHAIRWOMAN CREAN: Can you please  
13 state your name and address for the record?

14 MS. PIERCE: So, my name is Stacy Pierce  
15 and I live at 1538 Ormond Avenue.

16 MR. BURNS: I'll swear you in now.

17 - - -

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

21 - - -

22 MS. PIERCE: I have to say that this  
23 process is near and dear to my heart as my father was  
24 one of the founding members of PBCIP. So, I do  
25 appreciate Bridget's work and the staff, Sheila and

1 Moeshia. I really appreciate the work that they've  
2 put in. Because there were lots of folks that helped  
3 to make it too. I just want you all to know for the  
4 record that the outreach to include resident  
5 participation was there at every step whether it was  
6 a phone call, an email, a text. Whatever it was,  
7 social media. So that was very important to me.  
8 Just for the record, letting the folks know that and  
9 that effort was made at every step of this process.

10 So I'm definitely in support of this as  
11 well as my neighbors on Ormond Avenue. I would ask  
12 that in the implementation phase of this process,  
13 that we look to minority-owned businesses to  
14 participate, again, in implementation. I believe it  
15 gives a skill set that's been overlooked. Not just  
16 in Parkside. So when you talk about engineers and  
17 architects, but do we have that skill set in our  
18 community. And that we look to engage them and  
19 encourage them to submit proposals to move the  
20 process on paper to fruition.

21 And, again, I appreciate all of the staff  
22 at PBCIP just for what they did in making sure that  
23 whether it was housing, streetscapes, infrastructure,  
24 that all those elements were improving in the  
25 process. They are appreciated for the work that they

1 did. Thank you.

2 ACTING CHAIRWOMAN CREAN: Thank you,  
3 ma'am. Ms. Green, I see your hand is raised again.  
4 Do you have additional comments?

5 MS. GREEN: No, Erin. Actually I was  
6 trying to put my hand down but, you know, I'm  
7 Zooming. I'll get it right. Hold on.

8 ACTING CHAIRWOMAN CREAN: Ms. Anderson,  
9 your hand is still raised. Do you have additional  
10 comments?

11 MS. ANDERSON: No. I'm sorry. No, I  
12 don't.

13 ACTING CHAIRWOMAN CREAN: Are there any  
14 other members of the public that would like to speak?  
15 Seeing none -- oh --

16 MR. BURNS: We have Mr. Venable just  
17 raised his hand.

18 ACTING CHAIRWOMAN CREAN: Mr. Venable,  
19 can you please state your name and address for the  
20 record?

21 MR. BURNS: If you can get off of mute,  
22 sir. You're still on mute.

23 MR. VENABLE: I'm off mute.

24 MR. BURNS: Yes, sir. We can hear you.  
25 I'll swear you in.

1                   MR. VENABLE: Edward Venable, 1362 Kaighn  
2 Avenue.

3   - - -

4                   EDWARD VENABLE, having first been duly  
5 sworn/affirmed, was examined and testified as  
6 follows:

7   - - -

8                   MR. VENABLE: I just wanted to have some  
9 words to speak in reference to the revitalization  
10 program as a member of PBCIP. I have been a member  
11 for now, I guess, it's over ten years now. And I  
12 feel that moving forth with the revitalization  
13 program, I believe, will bring more activity in the  
14 Parkside area and also pump more life in this whole  
15 area, especially on Haddon Avenue, the main drive  
16 that's coming through Parkside. And I feel that by  
17 us being a part having this opportunity to establish  
18 something like this, it will bring, you know, a lot  
19 of more vitality to the area. And it also will help  
20 and enhance what we're trying to do here in this  
21 area.

22                   By being a member of Parkside -- well, by  
23 being a member of the Board and also being a resident  
24 here in Parkside, I've been here for over 50 years.  
25 And Parkside has been a rewarding experience for

1 myself and my family. And I feel that if we would be  
2 able to move forward with this, it would, you know,  
3 be a great opportunity for us to show not only the  
4 residents here in Parkside but for the whole city.

5           It would show what Parkside has to offer  
6 to the city, the whole city. And I hope that, you  
7 know, by us having an opportunity to come before the  
8 Board this evening, we will show the Board that we  
9 are serious about trying to get things done in the  
10 Parkside area. Thank you.

11           ACTING CHAIRWOMAN CREAN: Thank you. Ms.  
12 Simpson, I see that you have your hand raised.

13           MS. SIMPSON: Yes. I'm Olivette Simpson.  
14 I'm the interim executive director of the Camden  
15 Redevelopment Agency. Good evening again.

16           I participated as part of this steering  
17 committee for this Neighborhood Plan. It was very a  
18 long process but it was an admirable one. Simply  
19 because of the resident involvement and the  
20 commitment to all of the residents who participated,  
21 the 700 residents who participated in this activity.  
22 Not just activity. They live, breathe, walk,  
23 step-by-step in terms of the community and its vision  
24 for the quality of life.

25           I can tell you, the plan itself in terms

1 of the implementation aspects that surround economic  
2 quality and economic inclusion is just remarkable.  
3 And I am so pleased to have been a part of, in a  
4 small way, a part of the committee and also the  
5 implementation plan. And I hope to be able to  
6 participate in the future in terms of the  
7 implementation. I cannot tell you what an admirable  
8 process it is. And I wanted all the residents to  
9 have their say simply because it was so admirable of  
10 this community. Thank you.

11 ACTING CHAIRWOMAN CREAN: Thank you. I  
12 see there's a member of the public. It's just a  
13 number 686528 with their hand raised.

14 MR. OAKES: That's me. My name is  
15 Franklin Oakes.

16 ACTING CHAIRWOMAN CREAN: Can you please  
17 state your address for the record?

18 MR. OAKES: My address is 2408 Rogers  
19 Walk and that's in Mt. Laurel, New Jersey.

20 MR. BURNS: Thank you, sir. I'm going to  
21 swear you in, sir.

22 - - -

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

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- - -

MR. OAKES: I'm not really affiliated with PBCIP but I just used to do some work for them. I'm just pleased to see that something is actually getting done in the City, especially in Parkside. My parents purchased their first home in Parkside in 1959. I also owned a home in Parkside right on Kenwood Avenue, 1421. And it's just very near and dear to my heart when I ride through the City all the time.

In fact, I just looked at a property on the 1500 Block of Park Blvd. and I have a good mind of purchasing it. So I would love to see anything and everything that could possibly help the community get better. I love the idea of the high school going up. When I ride by the park, it's full of people and kids and so forth. So it kind of bring backs that old spirit, the old feeling of how Parkside once was and I would love to see it be back that way again.

MR. BURNS: Thank you, sir.

ACTING CHAIRWOMAN CREAN: Thank you. Are there any other members of the public that wish to speak?

UNIDENTIFIED SPEAKER: I raised my hand.

ACTING CHAIRWOMAN CREAN: Excuse me, who



1 was that?

2 MR. BURNS: There's one hand raised.

3 DR. WILLIAMS: Ms. Knuckles, can you  
4 unmute yourself, please.

5 MS. KNUCKLES: Hello.

6 ACTING CHAIRWOMAN CREAN: Can you please  
7 state your name and address for the record?

8 MS. KNUCKLES: My name is Nemadia  
9 Knuckles and I live at 932 State Street.

10 MR. BURNS: I'll swear you in.

11 - - -

12 NEMADIA KNUCKLES, having first been duly  
13 sworn/affirmed, was examined and testified as  
14 follows:

15 - - -

16 MR. BURNS: Thank you, ma'am.

17 MS. KNUCKLES: So I just moved to Camden  
18 in January. I lived in Philadelphia most of my  
19 life. I was born at Lady of Lourdes Hospital. My  
20 dad is a first-generation Liberian. He actually  
21 lived in Camden for a really long time. And he was  
22 very surprised that I was moving to Camden. And I  
23 was just telling him, you know, that Camden has  
24 changed and there's a lot of things going on. So I  
25 just wanted to say that I'm really excited about the

1 change.

2           Because he said that when he was here  
3 when he was 18 years old, he said that right by --  
4 there's like a really big park. He said Earth, Wind  
5 & Fire performed here and it was a free concert and  
6 it was for the City. And he was just really  
7 reminiscing the fact that he was in Camden and he  
8 actually like -- we drove around and he like showed  
9 me the places that he stayed.

10           And I'm just really excited to be back in  
11 Camden and back being a part of the movement that you  
12 guys are doing. And I know that when something  
13 positive like this happens, it is an automatic  
14 outreach to other neighboring counties. And it's  
15 just positivity is just as contagious. So I'm really  
16 excited to be a part of it.

17           ACTING CHAIRWOMAN CREAN: Thank you.  
18 Ms. Jones, Marion Jones?

19           MR. BURNS: You can unmute yourself,  
20 ma'am.

21           MS. JONES: Oh, I'm sorry. I thought I  
22 unmuted myself.

23           ACTING CHAIRWOMAN CREAN: State your full  
24 name and address for the record.

25           MS. JONES: My name is Marian Eleanor

1 Jones and I live at 1234 Magnolia Avenue in  
2 Camden, New Jersey.

3 MR. BURNS: Ms. Jones, I'll swear you in.

4 - - -

5 MARIAN JONES, having first been duly  
6 sworn/affirmed, was examined and testified as  
7 follows:

8 - - -

9 MS. JONES: Again, my name is Marian  
10 Jones and I purchased my first home through PBCIP's  
11 First-Time Homeowner's Program. And I was very happy  
12 to return to the community that actually I was raised  
13 in Parkside. And I felt it was one of the most  
14 beautiful neighborhoods in Camden at that time. And  
15 I see that coming back with PBCIP.

16 Also, I support the Neighborhood Plan and  
17 everything that was already said before me. And I  
18 just wanted to emphasize that my area that I'm  
19 interested in is revitalizing the gardens and the  
20 parks and promoting fitness and health in our  
21 communities. In addition, again, to everything that  
22 everyone else has said. And I really appreciate the  
23 work that PBCIP has done and I'm so happy and  
24 fortunate to be a part of it. Thank you.

25 ACTING CHAIRWOMAN CREAN: Thank you,

1 ma'am. Sara Drummond.

2 MS. DRUMMOND: Good evening, everyone.  
3 My name is Sara Drummond. I live at 129 Cooper  
4 Avenue in Woodlynne, New Jersey.

5 MR. BURNS: Ms. Drummond, I'll swear you  
6 in.

7 - - -

8 SARA DRUMMOND, having first been duly  
9 sworn/affirmed, was examined and testified as  
10 follows:

11 - - -

12 MS. DRUMMOND: I just want to say, you  
13 know, as a young person growing up in Parkside, what  
14 I remember about Parkside is that we had businesses  
15 along Haddon Avenue. We had thriving families. We  
16 had community centers. And I believe that this plan  
17 is going to bring all that back to Parkside.

18 I mean, we all say and we all know that  
19 Camden is rising. Parkside, PBCIP, is going to be an  
20 integral part of that happening. So I'm just excited  
21 to see some of these old buildings rehabbed, brought  
22 back to life, new businesses, new business owners,  
23 new things for our young people to participate in and  
24 to grow and thrive in Camden. That's all I have.

25 ACTING CHAIRWOMAN CREAN: Thank you,

1 ma'am. Any other members of the public?

2 MR. BURNS: Erin, at this time, can you  
3 ask for motion to close the public portion?

4 ACTING CHAIRWOMAN CREAN: Okay. Can I  
5 please have a motion to close the public portion?

6 MR. LEE: So moved.

7 MR. LEONARD: Second.

8 ACTING CHAIRWOMAN CREAN: Roll call.

9 MS. MILLER: Councilwoman Reyes-Morton.

10 COUNCILWOMAN REYES-MORTON: Yes.

11 MS. MILLER: Director Walker.

12 DIRECTOR WALKER: Yes.

13 MS. MILLER: Erin Crean.

14 MS. CREAN: Yes.

15 MS. MILLER: Steven Lee.

16 MR. LEE: Yes.

17 MS. MILLER: Ian Leonard.

18 MR. LEONARD: Yes.

19 MS. MILLER: Motion carried to close the  
20 public portion. Thank you.

21 ACTING CHAIRWOMAN CREAN: Can I please  
22 have a motion to adopt the Amendments to the City's  
23 Master Plan for the Parkside Neighborhood  
24 Revitalization Plan?

25 MR. LEONARD: So moved.

1 COUNCILWOMAN REYES-MORTON: Second.

2 ACTING CHAIRWOMAN CREAN: Roll call,

3 please.

4 MS. MILLER: Councilwoman Reyes-Morton.

5 COUNCILWOMAN REYES-MORTON: Yes.

6 MS. MILLER: Director Walker.

7 DIRECTOR WALKER: Yes.

8 MS. MILLER: Erin Crean.

9 MS. CREAN: Yes.

10 MS. MILLER: Steven Lee.

11 MR. LEE: Yes.

12 MS. MILLER: Ian Leonard.

13 MR. LEONARD: Yes.

14 MS. MILLER: Motion carried to approve.

15 Thank you.

16 MR. BURNS: Congratulations everybody.

17 You did a wonderful, wonderful job.

18 MS. PHIFER: This is so exciting. We

19 can't thank you enough. Yay.

20 ACTING CHAIRWOMAN CREAN: Congratulations

21 and thank you for all the hard work you all do.

22 MS. PHIFER: Thank you. Thank you, Dr.

23 Williams.

24 MR. BURNS: Well done guys. Well done.

25 MS. PHIFER: Thank you.

1           ACTING CHAIRWOMAN CREAN: Moving on to  
2 the next order. Sign variance for Elizabeth Solis,  
3 2307 Federal Street, Block 1157, Lot 44. The  
4 applicant is proposing a 64 square foot mounted sign.  
5 A C-bulk variance is needed for the size of the  
6 sign. Is there anyone here for that application?

7           MR. BURNS: I don't see that name on the  
8 participant list. Madam Chair, this has been pending  
9 for some time. And I don't want to run into a  
10 situation where we're faced with an automatic  
11 approval because we didn't act.

12           So I think if you feel it's appropriate,  
13 we can make a motion to dismiss the application  
14 without prejudice. The applicant can then re-notice  
15 and just send a letter reinstating the application.  
16 But I believe, and Dr. Williams, correct me if I'm  
17 wrong and Angela, but I think this has been on the  
18 agenda for a number of months now, correct?

19           MS. MILLER: Yes.

20           MR. BURNS: So that would be my  
21 recommendation, Madam Chair, that we just make a  
22 motion to dismiss without prejudice. It allows the  
23 applicant to just simply send a letter to reinstate  
24 and re-notice.

25           ACTING CHAIRWOMAN CREAN: Okay. Thank

1 you. Can I please have a motion to dismiss this  
2 application without prejudice?

3 MR. LEONARD: So moved.

4 COUNCILWOMAN REYES-MORTON: Second.

5 ACTING CHAIRWOMAN CREAN: Roll call.

6 MS. MILLER: Councilwoman Reyes-Morton.

7 COUNCILWOMAN REYES-MORTON: Yes.

8 MS. MILLER: Director Walker.

9 DIRECTOR WALKER: Yes.

10 MS. MILLER: Erin Crean.

11 MS. CREAN: Yes.

12 MS. MILLER: Steven Lee.

13 MR. LEE: Yes.

14 MS. MILLER: Ian Leonard.

15 MR. LEONARD: Yes.

16 MS. MILLER: Motion carried to dismiss  
17 without prejudice. Thank you.

18 ACTING CHAIRWOMAN CREAN: Thank you.

19 Is anybody here for Delaware River  
20 Investments, LLC?

21 MR. BURNS: I don't see anybody.

22 Doctor Williams, would you recommend  
23 carrying this to the next meeting or do you want to  
24 provide a summary and move forward with it?

25 DR. WILLIAMS: Madam Chair, if we could



1 just approve it. The applicant is simply restoring  
2 the cornice along the rooftop of his property to  
3 match the next door property. So, I think it's safe  
4 enough for the Board to approve.

5 ACTING CHAIRWOMAN CREAN: Thank you. Can  
6 I please have a motion to approve?

7 MR. Leonard: So moved.

8 MR. LEE: Second.

9 ACTING CHAIRWOMAN CREAN: Roll call.

10 MS. MILLER: Councilwoman Reyes-Morton.

11 COUNCILWOMAN REYES-MORTON: Yes.

12 MS. MILLER: Director Walker.

13 DIRECTOR WALKER: Yes.

14 MS. MILLER: Erin Crean.

15 MS. CREAN: Yes.

16 MS. MILLER: Steven Lee.

17 MR. LEE: Yes.

18 MS. MILLER: Ian Leonard.

19 MR. LEONARD: Yes.

20 MS. MILLER: Motion carried to approve.

21 Thank you.

22 ACTING CHAIRWOMAN CREAN: We will now  
23 move to the Adoption of last month's Resolutions.

24 MR. BURNS: Madam Chair, the only  
25 Resolution that will not be adopted tonight or

1 approved tonight, will be the Camden Health Element.  
2 That will be done next month.

3 But all the other Resolutions that have  
4 been submitted to Angela for approval on tonight's  
5 meeting, that would be the Cooper Hospital University  
6 Healthcare Certificate of Appropriateness Resolution.

7 LEAP Academy University Charter School,  
8 Certificate of Appropriateness Resolution.

9 CFBG, Inc., Amended Final Site Plan  
10 Approval.

11 Yue Hau Yang, Sign Variance Approval.

12 LEAP Academy University Charter School,  
13 Preliminary and Final Site Plan approval.

14 And, Amended Final Site Plan Approval for  
15 Matrix Admiral Wilson Development.

16 Those are all the Resolutions that are on  
17 the agenda for approval tonight.

18 ACTING CHAIRWOMAN CREAN: Thank you. Can  
19 someone please make a motion to approve these items?

20 COUNCILWOMAN REYES-MORTON: Motion to  
21 approve the items listed. If I did that wrong,  
22 please correct me.

23 MR. BURNS: No, no. You got it right.  
24 You're moving to approve all the Resolutions that I  
25 read.

1           ACTING CHAIRWOMAN CREAN:  Yes.

2           MR. BURNS:  We just need a second.

3           MR. LEE:  Second.

4           MS. MILLER:  Councilwoman Reyes-Morton.

5           COUNCILWOMAN REYES-MORTON:  Yes.

6           MS. MILLER:  Director Walker.

7           DIRECTOR WALKER:  Yes.

8           MS. MILLER:  Erin Crean.

9           MS. CREAN:  Yes.

10          MS. MILLER:  Steven Lee.

11          MR. LEE:  Yes.

12          MS. MILLER:  Ian Leonard.

13          MR. LEONARD:  Abstain.

14          MS. MILLER:  Motion is carried to  
15 approve. Thank you.

16                 ACTING CHAIRWOMAN CREAN:  Thank you.

17 That is the end of our agenda this evening.  Can I  
18 please have a motion to adjourn?

19           MR. LEONARD:  So moved.

20           COUNCILWOMAN REYES-MORTON:  Second.

21           ACTING CHAIRWOMAN CREAN:  Roll call.

22           MS. MILLER:  Councilwoman Reyes-Morton.

23           COUNCILWOMAN REYES-MORTON:  Yes.

24           MS. MILLER:  Director Walker.

25           DIRECTOR WALKER:  Yes.

1 MS. MILLER: Erin Crean.

2 MS. CREAN: Yes.

3 MS. MILLER: Steven Lee.

4 MR. LEE: Yes.

5 MS. MILLER: Ian Leonard.

6 MR. LEONARD: Yes

7 MS. MILLER: Motion is carried to

8 adjourn. Thank you and have a good night.

9 MR. BURNS: Before we end, Erin, you did  
10 a wonderful job tonight.

11 THE BOARD: Good job.

12 ACTING CHAIRWOMAN CREAN: Thank you so  
13 much. Have a great night everyone.

14 - - -

15 (\*\*Meeting concluded at 7:09 p.m.\*\*)

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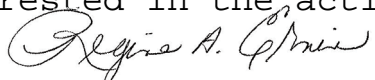
## 1 CERTIFICATION

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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