

In The Matter Of:
CITY OF CAMDEN
PLANNING BOARD

Transcript of Meeting
June 11, 2020

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PLANNING BOARD
CITY OF CAMDEN

- - - -

Thursday, June 11, 2020

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Transcript of proceedings of the City of
Camden Planning Board meeting taken remotely via ZOOM
on the above date and commencing at 6:04 p.m.

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

JOSE DeJESUS, CHAIRMAN
FREDERICK H. MARTIN, Jr.
COUNCILWOMAN FELISHA REYES-MORTON
DIRECTOR KEITH WALKER
ERIN CREAN
STEVEN LEE

- - - -

ANGELA MILLER, PLANNING BOARD SECRETARY
JAMES BURNS, ESQUIRE., ATTORNEY FOR THE BOARD
DENA MOORE JOHNSON, P.E., C.M.E.
REMINGTON & VERNICK ENGINEERS
DR. EDWARD C. WILLIAMS, P.P., AICP, CSI, DIRECTOR
OF PLANNING & DEVELOPMENT/ZONING OFFICER;
SECRETARY, HISTORIC PRESERVATION COMMISSION
LUIS PASTORIZA, MUNICIPAL CLERK; ZOOM
ADMINISTRATOR FOR MEETING

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1 CHAIRMAN DeJESUS: Good evening. Welcome
2 to the Camden City Planning Board meeting for June
3 11, 2020. In reference to the health issue of the
4 Corvid-19 in the City of Camden, we're having a Zoom
5 meeting in the presence of all our members, for the
6 members that are present. Okay. We'll have a roll
7 call. Oh, the reading of the opening statement.

8 MS. MILLER: I'll do the opening
9 statement first.

10 Adequate notice of this meeting has been
11 provided in accordance with the Open Public Meeting
12 Act. The Camden City Planning Board adopted a
13 Resolution approving the schedule of regular meetings
14 to be held during the year of 2020 by, one, posting a
15 copy thereof on the bulletin boards reserved for such
16 purpose in the Office of City Clerk, City Hall, first
17 floor, Camden, New Jersey; two, transmitting a copy
18 thereof to the Courier Post and to the Philadelphia
19 Inquirer. These newspapers have been designated by
20 this Board to receive same and, three, filing a copy
21 thereof with the City Clerk, City of Camden, New
22 Jersey. The subject meeting was publicized on
23 June 2, 2020.

24 CHAIRMAN DeJESUS: Roll call.

25 MS. MILLER: Mayor Moran. Fred Martin.

1 MR. MARTIN: Present.

2 MS. MILLER: Jose DeJesus.

3 CHAIRMAN DeJESUS: Present.

4 MS. MILLER: Ulysses Baker. Brenda

5 Fraction. Councilwoman Felisha Reyes-Morton.

6 COUNCILWOMAN REYES-MORTON: Present.

7 MS. MILLER: Director Walker.

8 DIRECTOR WALKER: Present.

9 MS. MILLER: Erin Crean.

10 MS. CREAN: Present.

11 MS. MILLER: Steven Lee.

12 MR. LEE: Present.

13 CHAIRMAN DeJESUS: We need a motion to
14 approve the minutes of the February 13, 2020 meeting.

15 MS. CREAN: Motion.

16 COUNCILWOMAN REYES-MORTON: Second.

17 CHAIRMAN DeJESUS: Roll call.

18 MS. MILLER: Fred Martin.

19 MR. MARTIN: Abstain because I did not
20 have a copy of the minutes.

21 MS. MILLER: Jose DeJesus.

22 CHAIRMAN DEJESUS: Yes.

23 MS. MILLER: Councilwoman Reyes-Morton.

24 COUNCILWOMAN REYES-MORTON: Yes.

25 MS. MILLER: Director Walker.

1 DIRECTOR WALKER: Yes.

2 MS. MILLER: Erin Crean.

3 MS. CREAN: Yes.

4 MS. MILLER: Mr. Lee.

5 MR. LEE: Perhaps I should abstain as
6 well because of lack of minutes, not having the
7 minutes.

8 MR. BURNS: Fine.

9 MS. MILLER: Thank you.

10 CHAIRMAN DeJESUS: Swearing in of all
11 professionals and staff.

12 MR. BURNS: Very good. For our
13 professionals, would you raise your right hands.

14 - - -

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

19 - - -

20 MR. BURNS: That would be for Dr.
21 Williams as well.

22 CHAIRMAN DeJESUS: Planning Board
23 Director's Report. Dr. Williams, are you there?
24 All right, We'll bypass him. We'll start with Old
25 Business. Certificate of Appropriateness for Pablo

1 and Arin Reyes, 3071 Kearsarge Road. The proposal is
2 for installation of Solar Panels on a pitched roof in
3 the rear. Is that person present or anybody there?

4 MS. MILLER: Dr. Williams was suppose to
5 handle this C of A. I'm not sure what happened to
6 him.

7 MR. BURNS: Can we call Dr. Williams and
8 just get him back? That way we can -- on these
9 certificates he was handling.

10 CHAIRMAN DeJESUS: That's true.

11 MR. PASTORIZA: Let me interject or
12 interrupt for a second. It looks like his video and
13 audio are not connected whatsoever.

14 MR. BURNS: We must have lost him.

15 MR. PASTORIZA: Neither item is showing
16 up on the screen which indicates that the system
17 doesn't recognize an audio or a video from him.

18 MS. MILLER: He called but I guess he got
19 knocked off.

20 MR. BURNS: We'll take a quick break and
21 just reconnect with Dr. Williams.

22 CHAIRMAN DeJESUS: We're all going to
23 have to stop until Dr. Williams gets on.

24 - - -

25 (At which time, the proceedings are off

1 the stenographic record and Zoom Video.)

2 (At which time, the proceedings are back
3 on the stenographic record and Zoom Video.)

4 - - -

5 MS. MILLER: He said, save the C of A's
6 until last. He said, move on to everything
7 else.

8 CHAIRMAN DeJESUS: Okay. Will do.

9 Preliminary and Final Site Plan: Hemang
10 Patel (RAJ & AARAV, LLC) 1848 White Horse Pike,

11 MS. MILLER: I haven't received any
12 responses to know that he did his mail-in properly.
13 I did let him know that there was a meeting but I
14 never got a response back about the mailing. So, if
15 he didn't complete the mailing like he was suppose
16 to, then he can't be heard.

17 MR. BURNS: The gentleman is on. Sir, if
18 you could remove the mute button, unmute yourself.
19 There you go.

20 MR. PATEL: Yes, sir. Thank you.

21 MR. BURNS: We had requested proof of
22 mailing on your application. Did you supply that
23 proof of mailing?

24 MR. PATEL: Yes, sir. My engineer has
25 provided it to the office.

1 MR. VAHORA: It was presented.

2 MS. MILLER: When was it sent?

3 CHAIRMAN DeJESUS: When did you send it,
4 sir?

5 MR. VAHORA: We sent a second copy last
6 week too.

7 MS. MILLER: I did not receive it.

8 CHAIRMAN DeJESUS: Who is talking? Who
9 is talking because that's the same person.

10 MR. BURNS: No. It's noted as Javed
11 under your name on my screen. I believe he's the
12 applicant's engineer.

13 CHAIRMAN DeJESUS: They have to get sworn
14 in.

15 MR. BURNS: Why don't we swear you in and
16 then we can address your notice. Gentlemen, if you
17 could raise your right hands.

18 - - -

19 HEMANG PATEL, JAVED VAHORA, having first
20 been duly sworn, was examined and testified as
21 follows:

22 - - -

23 MR. VAHORA: Javed Vahora. My address is
24 809 Henry Court, Burlington, New Jersey.

25 CHAIRMAN DeJESUS: The other gentleman.

1 MR. PATEL: My name is Hemang Patel, 1236
2 William Penn Drive, Bensalem, PA 19020.

3 DR. WILLIAMS: This is Dr. Williams. Can
4 you hear me?

5 MR. BURNS: Yes, we can.

6 CHAIRMAN DeJESUS: Yes. Welcome aboard.

7 MR. BURNS: So, the issue we have,
8 gentlemen, is that we need to know that you provided
9 appropriate notice to the public of the hearing. And
10 the only way we can know that is for you to submit to
11 Angela, Division of Planning, the proofs which would
12 be the certified copies of the mailings so that she
13 can make sure that they were done properly so that we
14 have jurisdiction to hear your application.

15 MR. PATEL: Sorry to interrupt you. We
16 have the record with us. Also, we sent it but I
17 don't know why they didn't receive it. But we have
18 record of that.

19 MR. BURNS: Well, we can't review it,
20 though. That's the problem. We're on a Zoom meeting
21 so Ms. Miller is not in a position to review it to
22 make sure that it was done properly. That's our
23 issue.

24 MR. PATEL: What did you say?

25 CHAIRMAN DeJESUS: We'll have to postpone

1 you until such time that Angela can receive those
2 letters of confirmation because we're not going to be
3 able to hear your case until that's occurring.

4 MR. PATEL: Okay, sir. I will send her
5 another copy. No problem.

6 MR. BURNS: So what we'll do is, we'll
7 postpone you. You do not have to provide new notice
8 unless your notice was improper. We'll postpone you
9 to the July meeting at which point, you'll be heard
10 at the July meeting. Angela, what is the date of
11 that meeting?

12 MS. MILLER: That meeting date was
13 changed to July 16th.

14 MR. BURNS: So, we have a July 16th
15 meeting date. You will be placed on that agenda for
16 July 16th. Please provide the notice directly to
17 Angela so she can review that to make sure that it
18 was appropriate. Okay?

19 MR. PATEL: No problem, sir.

20 MR. BURNS: So, gentlemen, unless you
21 want to stay on and hear the other applications,
22 you're certainly free to leave at this time.

23 MS. MOORE: Jim, can I mention something
24 too?

25 MR. BURNS: Yes, please.

1 MS. MOORE: There are a couple of items
2 in their review letter under the area of bulk
3 requirements that were to be determined. If they can
4 determine this in the meantime so we know whether or
5 not they need additional variances or waivers.

6 CHAIRMAN DeJESUS: Do you understand what
7 she's saying to you, sir?

8 MR. PATEL: Yes. Sure. No problem.

9 MR. VAHORA: Yes.

10 MS. MOORE: On page three of the
11 Remington & Vernick review letters, what we say to be
12 determined by applicant's professionals, just
13 satisfy that information, please. We would like to
14 know prior to the meeting if you need a parking
15 variance or a side yard variance.

16 MR. VAHORA: Definitely sure.

17 MR. PATEL: Sure.

18 MS. MOORE: Thank you.

19 MR. PATEL: Thank you.

20 MR. BURNS: Thank you, gentlemen.

21 Dr. Williams, are you back?

22 DR. WILLIAMS: Can you hear me?

23 MR. BURNS: Yes. Would you like to do
24 the Certificates of Appropriateness now?

25 DR. WILLIAMS: Through the Chair to

1 counsel for Board members. What I'd like to do is,
2 is to approve the C of A's in bulk with the
3 exception of the Cooper Street Project.

4 CHAIRMAN DeJESUS: Cooper Street Project
5 which would be --

6 DR. WILLIAMS: Which is Item 'F.'

7 CHAIRMAN DeJESUS: -- Item 'F.' We're
8 going to accept -- we're not going to accept 'F.'

9 DR. WILLIAMS: But open it up to the
10 public who wants to be heard on the matter.

11 MR. BURNS: We'll certainly accept the
12 recommendations after we hear from the public and we
13 hear from our professionals if that's the pleasure of
14 the Board.

15 But I think what Dr. Williams is saying
16 is, the other Certificates of Appropriateness, the
17 applicants have agreed to comply with the letters.
18 So, we can just move those in bulk, Mr. Chairman, if
19 you're so inclined to make a motion to accept all
20 Certificates of Appropriateness and approve them with
21 the exception of 'F.'

22 CHAIRMAN DeJESUS: All right. As Board
23 members, can you --

24 MR. MARTIN: Mr. Chairman, as a member of
25 the Planning Board who sits --

1 CHAIRMAN DeJESUS: Fred, we can't hear
2 you.

3 MR. MARTIN: As a member of the Planning
4 Board, who sits on the Historical Review Committee --
5 can you hear me now?

6 CHAIRMAN DeJESUS: Yes.

7 MR. MARTIN: I would like to move
8 items Old Business A and B, and New Business, A
9 through E, granting the Certificates of
10 Appropriateness.

11 CHAIRMAN DeJESUS: I need a second,
12 please.

13 MS. CREAN: Second.

14 CHAIRMAN DeJESUS: So moved. Roll call.

15 DR. WILLIAMS: Mr. Chairman. We should
16 open it up to the public just in case. All right?

17 CHAIRMAN DeJESUS: Is there anyone here
18 from the public who would like to be heard? Hearing
19 none, therefore, I request a vote, please.

20 CHAIRMAN DEJESUS: Roll call.

21 MS. MILLER: Fred Martin.

22 MR. MARTIN: Yes.

23 MS. MILLER: Jose DeJesus.

24 ACTING CHAIRMAN DEJESUS: Yes.

25 MS. MILLER: Councilwoman Reyes-Morton.

1 COUNCILWOMAN REYES-MORTON: Yes.

2 MS. MILLER: Director Walker.

3 DIRECTOR WALKER: Yes.

4 MS. MILLER: Erin Crean.

5 MS. CREAN: Yes.

6 MS. MILLER: Steven Lee.

7 MR. LEE: Yes.

8 Ms. MILLER: Motion carried to approve.

9 Thank you.

10 CHAIRMAN DeJESUS: Is there anything
11 else, Ed?

12 MR. BURNS: Yes. Certificate of
13 Appropriateness 'F,' Mr. Chairman, needs to be
14 addressed. That's the Rutgers University, 421 Cooper
15 Street. The applicant is proposing the demolition of
16 the building. The HPC denied the Certificate of
17 Appropriateness. And I believe we do have public
18 that would like to be heard on that application.

19 CHAIRMAN DeJESUS: I heard that Dr.
20 Williams is requesting we postpone that to a later
21 date; is that correct, Ed?

22 DR. WILLIAMS: No.

23 MR. BURNS: He wants to hear that.

24 CHAIRMAN DeJESUS: You want to hear from
25 the public?

1 DR. WILLIAMS: Yes. It's important for
2 the public to be heard on this matter. The HPC
3 denied it outright. But I was told that there may be
4 folks from the public who wants to support the denial
5 of the C of A by the HPC.

6 MR. BURNS: And Dr. Williams, if you can
7 give us a little background of what occurred and what
8 they were looking to do.

9 CHAIRMAN DeJESUS: Please.

10 DR. WILLIAMS: Well, to put it to you
11 short, there's been a history of what I believe for
12 the known neglect along Cooper Street with respect to
13 Rutgers University properties. And this is one more
14 building in that line of buildings in the past that
15 have been demolished by the university claiming that
16 the structural integrity is beyond repair.

17 But the photos and testimony from the
18 applicant as well as testimony from various
19 commissioners, totally agree that this is really a
20 continuation of a known neglect by Rutgers University
21 along Cooper Street. And for that reason alone, the
22 history of this property led to the deny of
23 C of A.

24 CHAIRMAN DeJESUS: With that said, are
25 there any members of the Board that would like to

1 speak on this matter?

2 MR. MARTIN: Mr. Chairman, may I address
3 the Board or the public?

4 CHAIRMAN DeJESUS: Yes.

5 MR. MARTIN: Once again, as a member of
6 the HPC for the Planning Board, I sat in on these
7 discussions. And it pains me as a graduate of
8 Rutgers Camden to watch how Rutgers University has
9 acquired buildings and then through neglect,
10 systematically cleared the land. They had raised
11 this project before to members of the HPC and were
12 told then they needed to take steps to preserve the
13 buildings. They --

14 CHAIRMAN DeJESUS: You broke out, Fred.

15 MS. CREAN: He's frozen.

16 MR. BURNS: He'll be back.

17 CHAIRMAN DeJESUS: Let's hear from the
18 public. If there is anyone here on Zoom that is a
19 public member, you can be sworn in, please.

20 MR. BURNS: Anybody that wants to be
21 heard on this matter, I'm going to ask you all to
22 simply raise your hands. I can see you all. So, if
23 you could take yourselves off of mute so we can hear
24 you. So go down and unmute yourselves. Ed got it
25 good. I'm trying to think who else I have. I don't

1 know if Charlene Meyers wants to be heard on it. But
2 if you want to be heard, take yourself off of mute.
3 And if you could all raise your right hands.

4 - - -

5 CHRISTOPHER PERKS, BEN SARACCO, BRIAN
6 YODER, having first been duly sworn/affirmed, was
7 examined and testified as follows:

8 - - -

9 MR. BURNS: Thank you. So, why don't we
10 start -- I'm trying to think who we can start with.
11 I'm just going to go in order of what I see. The
12 first person I see is Mr. Perks and then Mr. Saracco.
13 So, Mr. Perks, if you can go first.

14 MR. PERKS: Can you hear me?

15 CHAIRMAN DeJESUS: Yes.

16 MR. PERKS: I submitted a written letter
17 earlier in the day to Angela and Ed for their
18 consideration and entering into the record of this
19 hearing from the Camden County Historical Society
20 where I am the president of the Board of Trustees.
21 And we would encourage the Board to vote no on this
22 application. And you'll hear a lot of arguments.

23 But our primary reason is that you have a
24 very competent Historic Preservation Committee that
25 recommended that you don't do this. And it also went

1 to the State of New Jersey Historic Preservation
2 Office who also recommended that you deny this.
3 I can't see any reason why you would grant this to
4 Rutgers over the objection of two other public
5 agencies that are responsible for historic
6 preservation here. You're going to hear arguments
7 that Rutgers has neglected this building.

8 They've owned it since 1999. So, if it's
9 in bad shape, it's their own fault. They need to do
10 the maintenance on it. Rutgers has been a great
11 advocate for historic preservation. They have
12 invested six million dollars in three buildings on
13 Cooper Street. There's no reason why they can't
14 maintain this building unless they have some other
15 motivation.

16 So, I'm not going to read the entire
17 letter. I like to enter it into the record. And I
18 would also like to say that I am a resident of Cooper
19 Street. I live at 202. I'm a taxpayer; I'm a voter;
20 this is my neighborhood. This historic district has
21 been eroded over the last 30 years by small nics like
22 this where a single building just keeps getting taken
23 out. It's endangering the classification of the
24 entire district. Unless you have any questions for
25 me, that would conclude my testimony.

1 CHAIRMAN DeJESUS: I don't have any. Is
2 there anybody on the Board that would like to ask him
3 a question?

4 DR. WILLIAMS: Counsel to the Chair.

5 CHAIRMAN DeJESUS: Ed, I didn't hear
6 you.

7 DR. WILLIAMS: Can you hear me?

8 CHAIRMAN DeJESUS: I do now.

9 MR. BURNS: Yes, sir.

10 DR. WILLIAMS: Just to be correct, Mr.
11 Perks. You want the Board to say yes supporting the
12 denial, not no, correct?

13 MR. PERKS: Yes. Yes, for a denial.

14 DR. WILLIAMS: Okay.

15 CHAIRMAN DeJESUS: Now we understand what
16 you're trying to do.

17 MR. PERKS: Thank you for that
18 clarification, Dr. Williams.

19 MR. BURNS: Mr. Chair, can we call on Mr.
20 Saracco, please?

21 CHAIRMAN DeJESUS: Yes, please.

22 MR. SARACCO: Hi everyone. Thanks for
23 setting up this meeting and for giving me your time
24 tonight for this. I would just like to echo me and
25 Mr. Perks' words on this topic. I live a few blocks

1 off of Cooper Street. One of my favorite things
2 about this area of Camden is its historic buildings
3 and all the history that exists here. So, I don't
4 think this building should be given permission to be
5 knocked down. So, I'm asking for a yes. I don't
6 want the building to be demolished. Let me put it
7 that way.

8 I can tell you, I respect Rutgers a lot
9 of what they've done for Camden with some of the
10 investments that they've made. And I can tell you
11 that Rutgers knows better and has probably some of
12 the best brain power and knowledge on how to take
13 care of buildings, whether it's through their staff,
14 their faculty or their students. They literally
15 train others on how to historically preserve
16 properties. I've taken advice from them.

17 So, they have literally zero excuse for
18 letting this building decay for as long it was
19 allowed to decay simply because of a roof, a flat,
20 cheap roof that they could have replaced on there,
21 and water damage that was allowed to happen.
22 Nowadays you can go on Google Street View and you can
23 actually look back at snapshots of that building.
24 And you could see that it was never touched. It was
25 never kept up. And when Rutgers came in front of the

1 Historical Preservation Board, they said as much.

2 We can't reward or allow Rutgers to just
3 let the City's history decay and be demolished
4 because it's beneficial to them. It's not fair.
5 And, furthermore, I'd ask that the City goes above
6 and beyond denying their request to demolish this
7 building and actually go out and look at some of the
8 other buildings they have that are literally falling
9 down now, particularly the buildings on Morton Street
10 which have bricks falling on to the street, windows
11 that are opened up into the air. It's another case
12 of willful neglect that's right in front of our
13 faces. And before -- I don't want to run into this
14 situation again. So, I'm hoping we can be even more
15 proactive, if possible. Thank you for our time.

16 MR. BURNS: Thank you, sir.

17 Mr. Chairman, with your permission, I
18 think we could call Brian Yoder, please.

19 MR. YODER: Thank you. Good evening,
20 Chair and Members of the Board. My name is Brian
21 Yoder. I'm also a neighbor at 125 Penn Street;
22 around the corner from Cooper Street. I also sit on
23 the Historic Preservation Commission along with Mr.
24 Fred Martin. So, I did hear the testimony that was
25 provided. I won't echo what has already been said

1 but confirm it. And also just add that Rutgers did
2 submit a structural engineer's report as part of
3 their public record and testimony for their case.

4 And after reviewing that, they did
5 provide, I guess, support that there are means of
6 keeping the building; of reinforcing it and saving
7 it; no doubt at some expense more than demolishing
8 it. But nevertheless, the case is, that it can be
9 saved and that's what I would advocate and support
10 that the building be saved and that you -- yes. Vote
11 yes for denying the demolition request.

12 MR. BURNS: Thank you, sir. Mr.
13 Chairman, with your permission, Abey Tefera, if he
14 would like to speak on the application.

15 CHAIRMAN DeJESUS: Where is he?

16 MR. BURNS: I don't see him. His video
17 is no longer up. Mr. Tefera? Having him not
18 respond, I see Mike. I know we got an email -- the
19 City got an email from Mike. Mike, if you could just
20 state your last name for the record.

21 MR. MORGAN: Mike Morgan.

22 MR. BURNS: Thank you, Mike.

23 MR. MORGAN: I just wanted to echo some
24 of the other things that were said.

25 THE REPORTER: I need your address, Mr.

1 Morgan.

2 CHAIRMAN DeJESUS: You also have to be
3 sworn in. Hold on.

4 MR. BURNS: I did see Mike earlier. I
5 think Michael was sworn. You were sworn earlier when
6 I swore everybody in, correct, Mike?

7 MR. MORGAN: I was here earlier but I
8 don't think I was sworn.

9 MR. BURNS: Raise your right hand, Mike.

10 - - -

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

14 - - -

15 MR. BURNS: Thank you, sir. Full name
16 and address for the record.

17 MR. MORGAN: Michael Morgan, 1742 Ferry
18 Avenue. I just wanted to echo the preservation
19 component in regards to making sure that all
20 possible options are looked at to preserve and save
21 the building.

22 MR. BURNS: Thank you, sir. Through the
23 Chair. Is there anybody else that would like to
24 speak on this from the public? Seeing none, Mr.
25 Chairman, I believe we can close.

1 CHAIRMAN DeJESUS: Is there anybody from
2 the Board who wants to make a final statement?

3 MR. MARTIN: Mr. Chairman, I would like
4 to make the motion that we deny Rutgers University
5 their Certificate of Appropriateness on the
6 recommendation of the Historical Review --

7 MS. MILLER: Fred, excuse me.

8 CHAIRMAN DeJESUS: Hold on, Fred.

9 MS. MILLER: I see others that are muted
10 that actually asked to be heard.

11 MR. BURNS: Can you unmute them, please?

12 MS. MILLER: I'm going to try to unmute
13 them.

14 CHAIRMAN DeJESUS: I have a question on
15 this matter while we're waiting for Angela to get the
16 other ones to come on. Isn't there a City ordinance
17 that neglected buildings need to be repaired by
18 mandatory from the City's building inspectors?

19 DR. WILLIAMS: Mr. Chair.

20 CHAIRMAN DeJESUS: Yes.

21 DR. WILLIAMS: Because Rutgers is a state
22 university, a state property, they're not bound by
23 City ordinances.

24 MR. BURNS: That's correct.

25 MS. MILLER: Fred, you can continue. I'm

1 trying to get them off of mute and they're not coming
2 off.

3 CHAIRMAN DeJESUS: They're now mute,
4 Fred. I can't hear you.

5 MR. BURNS: Fred, if you could -- there
6 you go.

7 MR. MARTIN: Mr. Chairman, I would
8 suggest that in lieu of the City doing it, the City
9 request the State Department of Community Affairs who
10 does regulate Rutgers, to conduct said inspections.
11 Especially since the state's historic preservation
12 officer has denied their Certificate of
13 Appropriateness as well.

14 CHAIRMAN DeJESUS: I recommend that you
15 put that in your motion. That way we could --

16 MR. MARTIN: Consider it amended
17 so.

18 CHAIRMAN DeJESUS: I need a second.

19 DR. WILLIAMS: Through the Chair. I just
20 want to confirm that it's yes to the denial?

21 CHAIRMAN DeJESUS: That's correct.

22 MR. BURNS: Yes to the denial.

23 CHAIRMAN DeJESUS: And with an additional
24 communication to the state in reference to this
25 matter.

1 DR. WILLIAMS: Very good.

2 CHAIRMAN DeJESUS: I need a second,
3 please.

4 MS. CREAN: Second.

5 CHAIRMAN DEJESUS: Roll call.

6 MS. MILLER: Fred Martin.

7 MR. MARTIN: Yes.

8 MS. MILLER: Jose DeJesus.

9 CHAIRMAN DEJESUS: Yes.

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: Motion to deny. Thank you.

19 CHAIRMAN DeJESUS: Is there anything
20 else, Ed, before I move on?

21 DR. WILLIAMS: I just want to make sure
22 for the Resolution that the vote which was taken,
23 that you're voting yes to the denial; nothing else;
24 yes to the denial?

25 MR. BURNS: This is a yes, deny the

1 Certificate of Occupancy and to --

2 MR. MARTIN: Appropriateness.

3 MR. BURNS: Say yes to the decision of
4 the HPC and approve their denial as well. That's
5 what it was for.

6 DR. WILLIAMS: Very good.

7 CHAIRMAN DeJESUS: And we added on to
8 that, to make sure that the state is also aware
9 of it so that they can do some action against Rutgers
10 in relationship to the property.

11 DR. WILLIAMS: Yes, sir.

12 MR. BURNS: Mr. Chairman, we did -- we
13 were requested through our administrator who is
14 handling the Zoom, assisting Angela, that during the
15 hearing if you're not speaking, it may be best to
16 mute yourselves because we're picking up some
17 feedback. And then when you want to speak, you can,
18 of course, then unmute yourself to speak as Board
19 members. And I would also ask -- anybody that no
20 longer wishes to participate, everybody is welcome to
21 stay as long as they want to stay for the entire
22 hearing.

23 MR. PERKS: Goodbye and good night.

24 Thank you.

25 CHAIRMAN DeJESUS: Goodbye, Mr. Perks.

1 MR. PERKS: I would like to thank all the
2 members of the Planning Board for their vote on this.
3 We appreciate it. Good night.

4 CHAIRMAN DeJESUS: You're welcome.

5 MR. BURNS: Good night, guys.

6 CHAIRMAN DeJESUS: Be safe.

7 Amended final site plan for American
8 Water Works Company.

9 MR. SHEEHAN: This is Kevin Sheehan,
10 attorney from Parker McCay, the attorneys for 1 Water
11 Street, LLC. Can I have permission to share my
12 screen so I can pull up the plans so the Board can
13 see them?

14 CHAIRMAN DeJESUS: Your wish is my
15 command.

16 MR. SHEEHAN: Thank you, sir. I need
17 Angela to say, okay.

18 MS. MILLER: Yes. Wait a minute. Okay.
19 We're ready.

20 MR. SHEEHAN: So, again, Mr. Chairman,
21 Kevin Sheehan, Parker McCay, attorneys for the
22 applicant. With me are Blake Fitzgerald and Joe
23 Raday from Pennoni and Brian Walker from American
24 Water.

25 CHAIRMAN DeJESUS: We'll have them sworn

1 in.

2 MR. SHEEHAN: Yes, please.

3 MR. BURNS: Gentlemen, I'm going to swear
4 you in. Can you raise your right hands, please.

5 - - -

6 BLAKE FITZGERALD, P.E.; JOSEPH RADAY,
7 P.E., BRIAN WALKER, having first been duly
8 sworn/affirmed, was examined and testified as
9 follows:

10 - - -

11 MR. SHEEHAN: Mr. Chairman, this is --
12 what I have up is page three of the site plan that
13 was submitted. This is an application you'll recall,
14 the American Water building was approved by the Board
15 some years ago.

16 CHAIRMAN DeJESUS: Correct.

17 MR. SHEEHAN: The building is existing
18 now and has been developed and opened for over a
19 year. The applicant is seeking amended site plan
20 approval to permit the erection of a 49-foot flag
21 pole on the south end of the property in a grass area
22 along Penn Street.

23 CHAIRMAN DeJESUS: But not on the
24 building, great.

25 MR. SHEEHAN: Not on the building. On

1 the grass areas. We have Dena's letter. I can have
2 Blake describe the flagpole if you'd like or we can
3 go right to the letter.

4 CHAIRMAN DeJESUS: Go straight to the
5 letter, please.

6 MS. MOORE: Mr. Chairman, I'm referring
7 to Remington & Vernick's letter dated March 19, 2020.
8 And I will start on Page 2 under General Comments.

9 The applicant proposes to remove
10 one 3-inch-caliper tree. Consideration should be
11 given to relocating the tree elsewhere on-site.

12 CHAIRMAN DeJESUS: Are you willing to do
13 that?

14 MR. FITZGERALD: We're going to consider
15 it. However, in that specific plaza area, there's a
16 lot of underground drainage. There's a cistern under
17 there. There's irrigation. There is other utility
18 lines. So, it may be problematic to find another
19 place without conflicting these existing utilities.

20 CHAIRMAN DeJESUS: Can you put some other
21 brush or some type of smaller type of tree in the
22 area?

23 MR. FITZGERALD: Well, existing now is,
24 they have 17 trees now on the property. We're only
25 proposing to remove just one. So, under our proposed

1 conditions there will still be 16 trees on their
2 condo lot there.

3 MR. BURNS: Mr. Chairman, can I suggest
4 that the applicant work with our engineer to
5 determine a suitable location and some way to address
6 the issue between the engineers?

7 CHAIRMAN DeJESUS: That's not a problem.

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

9 On Page 3: The applicant proposes three
10 in-ground light fixtures to illuminate the flag. Per
11 Section 577-253.L.3, lighting of structures should be
12 shielded and directed in such a manner as to not be
13 directly visible from adjacent roadways and
14 surrounding property. Testimony should be provided.

15 MR. FITZGERALD: Yes. So, per
16 manufacturer's recommendations for the lighting,
17 we're going to have three in-ground lights to
18 illuminate the flag. These in-ground lights project
19 light directly upwards. And they also have an
20 adjustment to them that you can tilt the beam. So,
21 you can tilt it as you need it to project the beam
22 away from the buildings or the roadways. I just want
23 to make a note that the surrounding roadways are also
24 private roads.

25 MS. MOORE: Signed and sealed structural

1 calculations for the flagpole should be provided for
2 review and approval.

3 MR. FITZGERALD: Yes. We will provide
4 that.

5 MS. MOORE: The flagpole foundation
6 detail should indicate a minimum compressive strength
7 of 4,000 psi for the concrete.

8 MR. FITZGERALD: We will revise the
9 detail of 4,000.

10 MS. MOORE: The geotextile filter fabric
11 type should be provided for the trench detail for
12 light conduit.

13 MR. FITZGERALD: We will provide that.

14 MS. MOORE: And Summary of Variances and
15 Waivers: We have none for either. And you're aware
16 of the approval process as listed on page four of the
17 review letter?

18 MR. FITZGERALD: Yes.

19 MR. SHEEHAN: Yes.

20 MS. MOORE: And we have outside agency
21 approvals as none. So, Mr. Chairman, that concludes
22 our review.

23 CHAIRMAN DeJESUS: Thank you. Is there
24 anybody on the Board who have any questions or
25 concerns? Hearing none, is there anyone from the

1 public that has any opinion that they would like to
2 express their concern? Hearing none, then I would
3 like to have a motion, please.

4 MR. MARTIN: Mr. Chairman, I move the
5 approval of the preliminary and final site plan for
6 the flagpole subject to the concerns of our engineer
7 as met by the representations of the engineer of the
8 applicant.

9 CHAIRMAN DeJESUS: I need a second,
10 please.

11 MR. LEE: Second.

12 CHAIRMAN DEJESUS: Roll call.

13 MS. MILLER: Fred Martin.

14 MR. MARTIN: Yes.

15 MS. MILLER: Jose DeJesus.

16 CHAIRMAN DEJESUS: Yes.

17 MS. MILLER: Councilwoman Reyes-Morton.

18 COUNCILWOMAN REYES-MORTON: Yes.

19 MS. MILLER: Director Walker.

20 DIRECTOR WALKER: Yes.

21 MS. MILLER: Erin Crean.

22 MS. CREAN: Yes.

23 MS. MILLER: Steven Lee.

24 MR. LEE: Yes.

25 MS. MILLER: Thank you. Motion carried

1 to approve.

2 MR. FITZGERALD: Thank you.

3 MR. SHEEHAN: Thank you.

4 CHAIRMAN DeJESUS: You're welcome,
5 gentlemen.

6 Next on the agenda is the Street
7 Vacation, Cooper Lanning Square Renaissance School
8 Facilities, Inc., KIPP Cooper Norcross Academy at
9 Sumner SE 8th and Jackson Street, Blocks 444:
10 Lot(s) 1, 3, 4, 22, 24, 25 & 33. The applicant is
11 requesting the alleys be vacated to comply with a
12 condition of site plan approval that the surrounding
13 lots be consolidated.

14 MR. SHEEHAN: Mr. Chairman, Kevin Sheehan
15 again, Parker McCay, attorney for Cooper Lanning
16 Square Renaissance School Facilities, Inc.

17 The Board had previously approved site
18 plan and amended site plan approval for this project.
19 One of the conditions of the approval was that the
20 lots, all the lots be consolidated into one lot.
21 That can't be done until the alleys are vacated.
22 The Board will recall that we raised this, I think,
23 in January or February when we were before the Board.

24 CHAIRMAN DeJESUS: Correct.

25 MR. SHEEHAN: So, we are seeking to do

1 that tonight. With me is Mr. Kyle Rutherford from
2 PS&S and Ranjana Reddy from the KIPP School if we
3 need them. I ask to have them sworn in and we can go
4 through the City Engineer's letter.

5 MR. BURNS: Very good. Gentlemen, if you
6 would unmute yourselves. Make sure you're not muted
7 and I would ask that you raise your right hands.

8 - - -

9 KYLE RUTHERFORD, P.E., having first been
10 duly sworn/affirmed, was examined and testified as
11 follows:

12 - - -

13 MR. RUTHERFORD: My name is Kyle
14 Rutherford.

15 CHAIRMAN DeJESUS: Your address, please.

16 MR. RUTHERFORD: PS&S is the company and
17 it's 1909 Route 70 East, Suite 305, Cherry Hill, New
18 Jersey.

19 CHAIRMAN DeJESUS: Thank you.

20 MR. RUTHERFORD: You're welcome.

21 MR. BURNS: Who else do we have?

22 MR. SHEEHAN: Is Ranjana Reddy with us?
23 It doesn't sound like she's with us, Jim. So, it's
24 just Kyle. That's fine.

25 MR. BURNS: And Kyle has been accepted,

1 Mr. Chairman, by this Board in the past as a
2 professional engineer. I would ask that we dispense
3 with the voir dire of his credentials and just
4 proceed with his testimony.

5 CHAIRMAN DeJESUS: Please do so.

6 MR. BURNS: Mr. Chairman, it's up to you
7 on how you want to proceed. Normally, we'd go right
8 to the review but I don't know really what we have by
9 way of review from R&V on this one. Dena, do you
10 have anything?

11 MS. MOORE: It's from the City Engineer.
12 We can go through his review comments and the
13 applicant can provide the testimony accordingly.

14 MR. SHEEHAN: For the Board's benefit, I
15 put the report on the screen.

16 MR. BURNS: Perfect. Thank you, Kevin.

17 MS. MOORE: That works for me. Thank
18 you. Okay.

19 The applicant shall identify any existing
20 utilities within the requested limits of the proposed
21 vacation. If applicable, the Applicant shall prepare
22 an alley or street vacation plan indicating such
23 utility information prior to any approval.

24 MR. RUTHERFORD: So, we did look at the
25 Camden Utility Record Plans as well as performed a

1 site survey with the application for the site plan.
2 And we found no utilities within that alleyway. So,
3 we feel that the existing alley vacation plan is
4 sufficient and no additional utilities need to be
5 noted.

6 MS. MOORE: If applicable, the applicant
7 shall show on the alley/street vacation plan, the
8 size of all proposed easements for all existing
9 utilities to remain. Any and all proposed easements
10 shall be recorded by the Applicant and time and a
11 date stamp of the same shall be provided.

12 MR. RUTHERFORD: As noted previously,
13 since there are no existing utilities, we do not feel
14 that there are any easements to be required for this
15 application.

16 MS. MOORE: And if you happen to locate
17 any utilities by any chance, you would go through and
18 do this, correct?

19 MR. RUTHERFORD: Absolutely.

20 MS. MOORE: Okay. If applicable, the
21 applicant shall be solely responsible for abandonment
22 and/or relocation of City utilities impacted by the
23 proposed vacation at no cost to the City of Camden.
24 You acknowledge this, correct?

25 MR. RUTHERFORD: Yes.

1 MS. MOORE: And if granted, the applicant
2 shall at no cost to the City of Camden, file the
3 Street Vacation plan and description at the Camden
4 County Clerk's Office and provide proof and copy of
5 the same to the City of Camden and also to our office
6 too, please.

7 MR. SHEEHAN: Yes, we'll provide those
8 documents.

9 MS. MOORE: That concludes the City
10 Engineer's review.

11 CHAIRMAN DeJESUS: Thank you, Dena. Any
12 questions from the Board in reference to this matter?
13 Any questions from the public that may be attending
14 this meeting that relates --

15 DR. WILLIAMS: Mr. Chair.

16 CHAIRMAN DeJESUS: Yes.

17 DR. WILLIAMS: This is Dr. Williams. If
18 the Board decides to approve the street vacation
19 which our office is not opposed to and the condition
20 upon any other departmental reviews that may be
21 necessary.

22 CHAIRMAN DeJESUS: We'll request that of
23 the statement you just made, be implemented into the
24 motion that's going to be presented. All right?

25 DR. WILLIAMS: Thank you, sir.

1 CHAIRMAN DeJESUS: I need a motion at
2 this point, please.

3 MR. BURNS: We will open it up to the
4 public, Mr. Chairman.

5 CHAIRMAN DeJESUS: I didn't hear anybody
6 say anything.

7 MR. MORGAN: I have a question.

8 CHAIRMAN DeJESUS: Mike.

9 MR. MORGAN: Could we get some clarity on
10 what an alley vacation is as well as where on the map
11 that would be? I know that you listed the lot and
12 block but I wasn't quite sure where it was.

13 MR. SHEEHAN: So, if you look on the plan
14 now, in this area here you can see the dark gray. It
15 runs from Jackson Street to the houses behind Carl
16 Miller Blvd. And it also runs in the middle in this
17 area from 9th Street to the other alley. That's
18 currently a parking area.

19 CHAIRMAN DeJESUS: Do you see it, Mike?

20 MR. MORGAN: Yes.

21 MR. SHEEHAN: So, if you look at the
22 aerial map that's on there now, you could see the
23 parking area along 9th Street. And the alleys run
24 through that parking area. They're essentially tax
25 map alleys.

1 MR. BURNS: It's noted as a street
2 vacation. But really these are alleys, Mike. And
3 it's allowing the property be consolidated and
4 removing them so they can't be used anymore as a
5 public right-of-way.

6 MR. MORGAN: What is it? Is it currently
7 used for parking for the school?

8 MR. SHEEHAN: Yes.

9 MR. MORGAN: Thank you.

10 CHAIRMAN DeJESUS: Are you done, Mike?
11 Are you finished?

12 UNIDENTIFIED SPEAKER: I have a general
13 question also.

14 CHAIRMAN DeJESUS: Who is this?

15 MR. SARACCO: This is Ben Saracco.

16 MR. BURNS: And you've already been
17 sworn, both you and Mike were sworn so go ahead.

18 MR. SARACCO: This isn't specific to this
19 application at all. It actually relates to all of
20 or most of the applications that come in front of the
21 Planning Board.

22 In the last few years, two new ordinances
23 were passed in the City of Camden. One is a
24 sustainability ordinance. There's a part of that
25 ordinance that requires specifically to the Planning

1 Board and the Zoning Board, to require all applicants
2 for new development or for modifications to existing
3 development, to submit their applications -- to
4 submit with their applications an Environmental
5 Impact Benefits Assessment. It goes into greater
6 detail. I'm curious whether this ordinance is being
7 put into practice, No. 1. Number 2, when in the
8 application process that's done.

9 The second ordinance I'd like to mention
10 that was just passed in 2015, is a Complete Streets
11 Ordinance which likewise requires a Planning Board to
12 consider safe streets; other issues related to
13 transportation on sidewalks, parking and issues like
14 that. I'm curious if that's currently being carried
15 out for applications to this Board and if so, why
16 not. Thank you.

17 DR. WILLIAMS: I can answer that
18 question, Mr. Chair?

19 CHAIRMAN DeJESUS: Please do, Doctor.

20 DR. WILLIAMS: In the current ordinance
21 and I think I explained this a couple of times to the
22 committee at their meeting and explained it to them.
23 First of all, let me just state that we support the
24 statements of the ordinance. And that's always been
25 consistent throughout.

1 In the current zoning ordinance, you will
2 find various types of assessments, environmental
3 assessments, physical assessments, visual
4 assessments. Our Board Engineer takes into account
5 in working with the applicants on all those areas
6 as applicable. So, we support it and we will
7 continue to support it because it's really the right
8 thing to do.

9 Regarding Complete Streets, to say that
10 we enforce it by name, would be a misnomer. But
11 trust and believe that we take into account all of
12 those nuances while reviewing applications. I'd be
13 happy to meet with any other committee to explain
14 that and to further enforce it.

15 MR. BURNS: Thanks, Ben.

16 CHAIRMAN DeJESUS: Are you okay with
17 that, Ben? Are you done?

18 MR. SARACCO: Yes, thank you.

19 CHAIRMAN DeJESUS: Is there anybody else
20 from the public that wants to make a response?
21 Hearing none, I'd like to have a Board vote, please.

22 MR. MARTIN: Mr. Chairman, I move the
23 adoption of the Street Vacation request and
24 recommendation so too to City Council.

25 CHAIRMAN DeJESUS: A second, please.

1 MS. CREAN: Second.

2 CHAIRMAN DEJESUS: Thank you. Roll call.

3 MS. MILLER: Fred Martin.

4 MR. MARTIN: Yes.

5 MS. MILLER: Jose DeJesus.

6 CHAIRMAN DEJESUS: Yes.

7 MS. MILLER: Councilwoman Reyes-Morton.

8 COUNCILWOMAN REYES-MORTON: Yes.

9 MS. MILLER: Director Walker.

10 DIRECTOR WALKER: Yes.

11 MS. MILLER: Erin Crean.

12 MS. CREAN: Yes.

13 MS. MILLER: Steven Lee.

14 MR. LEE: Yes.

15 MS. MILLER: Motion carried to approve.

16 Thank you.

17 MR. RUTHERFORD: Thank you very much
18 everyone.

19 CHAIRMAN DeJESUS: Thank you. We have
20 A&K which is apparently the same company, ResinTech,
21 Inc., 4th & Federal and 17th Street, Block 1188, Lot
22 3. The applicant is proposing the installation of
23 five facade signs. You're representing them again?

24 MR. SHEEHAN: Yes.

25 CHAIRMAN DeJESUS: Can you start?

1 MR. SHEEHAN: Yes. This is ResinTech.
2 There's actually a few more properties -- I think
3 it's consolidated. You previously approved
4 ResinTech. It's on the 1800 Block of Federal Street
5 for a manufacturing and office facility and then you
6 amended their plan about a year or so ago. Signs
7 were not part of that plan.

8 CHAIRMAN DeJESUS: Yes.

9 MR. SHEEHAN: ResinTech is proposing
10 three facade signs here. All three signs are 193 and
11 a half square feet. The ordinance permits 100 square
12 feet. So, we're asking for variances for those.

13 CHAIRMAN DeJESUS: They're going on the
14 building. These are going on the building; is that
15 what you're saying?

16 MR. SHEEHAN: They are, Mr. Chairman.
17 And with me tonight is Tim Olsen from Forman Sign and
18 David Kesnick from ResinTech. So if we can have them
19 unmuted and sworn in, please.

20 MR. BURNS: Very good.

21 Gentlemen, once you're unmuted, if you
22 could please raise your right hands.

23 - - -

24 DAVID CHESNICK, TIM OLSEN, having first
25 been duly sworn/affirmed, was examined and testified

1 as follows:

2 - - -

3 CHAIRMAN DeJESUS: Name and address,
4 please.

5 MR. BURNS: Yes. We need your names,
6 affiliations and address.

7 MR. OLSEN: Tim Olsen, last name,
8 O-L-S-E-N. I'm with Forman Sign Company, 10447
9 Drummond Road, Philadelphia, Pennsylvania.

10 MR. CHESNICK: I am David Chesnick with
11 ResinTech. The address is 160 Cooper Road in West
12 Berlin, New Jersey currently. Within a month we plan
13 to move to 1801 Federal Street in Camden.

14 MR. SHEEHAN: Mr. Olsen, you're with
15 Forman Sign, correct?

16 MR. OLSEN: Correct.

17 MR. SHEEHAN: And Forman Sign, you are
18 responsible for the design and installation of these
19 signs?

20 MR. OLSEN: Correct.

21 MR. SHEEHAN: And you're familiar with
22 the details related to these signs?

23 MR. OLSEN: Yes.

24 MR. SHEEHAN: Can you provide that
25 information to the Board? I think the signs we

1 submitted were Sign No. 1, No. 2, and No. 3. And
2 just provide a short summary of each sign and how
3 they they're connected to the wall and their
4 dimensions.

5 MR. OLSEN: We're proposing three sets of
6 internally illuminated channel letters. All three
7 elevations will be the same square footage of 193 and
8 a half. They'll be internally illuminated with
9 low-voltage LED's. The face of the letters will be
10 covered with a perforated vinyl which will, during
11 the day, allow the letters to be blue and red. And
12 at night they will light white. We will be attaching
13 them with masonry screws and silicone to cover any
14 penetrations. That's pretty much it as far as the
15 letters.

16 MR. SHEEHAN: Sign 1, how is it going to
17 be attached to the building?

18 MR. OLSEN: They'll be attached with
19 masonry screws or a fastener depending -- the way we
20 have it, shown as masonry screws.

21 CHAIRMAN DeJESUS: What's the size of the
22 lettering?

23 MR. BURNS: Mr. Chairman, if I could, can
24 we go back to that first exhibit? We should mark
25 that as Exhibit A-1 which would be elevations and

1 photo rendering.

2 CHAIRMAN DeJESUS: Yes. Please.

3 MR. SHEEHAN: And that's going to be the
4 south elevation, Jim, because there's another one
5 with elevations.

6 MR. BURNS: Southside elevation and photo
7 rendering. Very good. That's Exhibit A-1. Your
8 next exhibit, Kevin?

9 MR. SHEEHAN: Would be A-2 and that's the
10 details for the sign shown on A-1.

11 MR. BURNS: Good.

12 MR. SHEEHAN: For dimensions.

13 CHAIRMAN DeJESUS: Thank you. If Forman
14 Sign doesn't have anything more to say, is there
15 anyone else who is going to make a report?

16 MR. SHEEHAN: There's two other signs,
17 Mr. Chairman, if you'd like me to go through
18 those.

19 CHAIRMAN DeJESUS: Yes.

20 MR. SHEEHAN: That first sign is going to
21 be located on the west end of the property towards
22 17th Street near the entrance.

23 CHAIRMAN DeJESUS: Federal Street. That
24 will be facing Federal Street?

25 MR. SHEEHAN: It's going to face Federal

1 Street, yes, on the 17th Street end of the building.

2 MR. BURNS: This is A-3.

3 MR. SHEEHAN: Yes. This will be A-3 and
4 this is a sign elevation of the east elevation, is
5 that correct, Mr. Olsen?

6 MR. OLSEN: That is correct.

7 MR. SHEEHAN: And the dimensions of that
8 sign are the same as the first sign?

9 MR. OLSEN: Correct.

10 MR. SHEEHAN: And for the Board's
11 reference, this sign will be located on the east
12 elevation toward the front of the property a little
13 bit west of 19th Street. Across the street from this
14 is 19th Street. Nineteenth Street sort of jutts --

15 CHAIRMAN DeJESUS: 19th & Federal, right?

16 MR. SHEEHAN: Yes. The south side of
17 19th Street. And that's sign No. 2. And then sign
18 No. 3 --

19 MR. BURNS: A-4.

20 MR. SHEEHAN: And A-4 will be sign No. 3.
21 And Mr. Olsen, is that the same dimensions, materials
22 and connection to the building as the first two
23 signs?

24 MR. OLSEN: Correct.

25 MR. SHEEHAN: And that sign is going to

1 be on the north elevation which faces the railroad
2 tracks behind the property, correct?

3 MR. OLSEN: Yes.

4 MR. SHEEHAN: And then for the Board's
5 benefit, sign No. 1 is about 193 feet. Sign No. 2 is
6 about 95 feet from the front of the street. The site
7 plan is in this direction and the sign will be
8 located generally in the bottom lefthand side where
9 I'm circling.

10 Sign No. 1 will be located in this area.
11 And that's approximately 193 feet, in reading the
12 site plan, from Federal Street. And the sign in the
13 back, Sign No. 3, is 167 feet from the rear property
14 line. That's all the testimony I have, Mr. Chairman.

15 CHAIRMAN DeJESUS: Mr. Sheehan, I have a
16 question. They have two buildings and then one's on
17 Federal Street and the other one is on River Road.
18 And there signs on that building as well or no?

19 MR. SHEEHAN: There is. It's a separate
20 building and a separate site plan. We're going to
21 be -- the next application is for a single sign on
22 that building.

23 CHAIRMAN DeJESUS: Thank you.

24 MR. BURNS: But we are just dealing right
25 now with the application for Northeast Federal,

1 right?

2 CHAIRMAN DeJESUS: Yes.

3 MR. BURNS: Right. I just want to
4 clarify that.

5 MS. MOORE: Do you want me to go through
6 my review letter?

7 CHAIRMAN DeJESUS: Yes, please.

8 MS. MOORE: Mr. Chairman, I'm referring
9 to Remington & Vernick's review letter dated June 1,
10 2020.

11 Starting on page 3: Per Section
12 577-253.P.11.a, two facade signs are permitted,
13 whereas three signs are proposed. The applicant
14 requests a variance. And your testimony for the
15 variance?

16 MR. SHEEHAN: Is that the dimensions
17 of -- the distance of the sign from the building in
18 compliance with the ordinance limitations, would make
19 it difficult to see the sign. The square footage
20 area of the elevations on the south elevation, Mr.
21 Olsen has provided me with the attached which we'll
22 call A-4.

23 MR. BURNS: Actually, this will be A-5,
24 Sign Location Elevation.

25 MR. SHEEHAN: Right.

1 MR. SHEEHAN: And he provided me with the
2 dimensions of the building face for each elevation.
3 And the south elevation is 18,179 -- I'm sorry --
4 28,000 square feet which is 46 by 6.10 and this sign
5 will make up .7 (point 7) percent of the building
6 facade.

7 And, Mr. Olsen, having a sign of this
8 size on this area of the building facade, would that
9 be appropriate given the distance from the street?

10 MR. OLSEN: Yes.

11 MS. MOORE: That may be the testimony for
12 the next one. This one is just for the variance to
13 have three as opposed to two.

14 MR. SHEEHAN: Yes. So, I addressed the
15 last one. Thanks, Dena. I'm sorry.

16 The purpose here is because we've got
17 three separate frontages. You've got the rear of the
18 property where it can't be seen from the street. And
19 it'll be seen from the train tracks and across. The
20 front of the property, on the lefthand side, is
21 toward the entrance for the employee entrance. And
22 the sign on the east elevation is for delivery and
23 truck entrance on the east side of the building.

24 MS. MOORE: Okay.

25 Per Section 577-253.P.11.b, facade signs

1 are limited to 100 square feet in size, whereas the
2 applicant proposes each facade sign to have an area
3 of 193.5 square feet totalling 580.5 square feet.
4 The applicant requests a variance.

5 So, we heard your testimony for that.
6 Was that your complete testimony for that?

7 MR. SHEEHAN: That was the south
8 elevation. The north elevation is 36,000 square feet
9 of facade and it will be taking up 193 square feet
10 which is one half of one percent .5 (point 5)
11 percent. And the east elevation is about 18,200
12 square feet and will be taking up just over one
13 percent of that building, so it will be negligible on
14 the entire face and more appropriately given the size
15 of the elevation.

16 MS. MOORE: Testimony should be provided
17 as to whether any freestanding signage is proposed.
18 Freestanding signs in the GI-2 zone are governed by
19 Section 577-253.P.12.

20 MR. SHEEHAN: No freestanding signs.

21 MS. MOORE: The applicant provided
22 documentation within this application regarding the
23 lot consolidation. Correspondence from the Tax
24 Assessor confirming the new consolidated block and
25 lot number and address should be provided to our

1 office.

2 MR. SHEEHAN: We will get that.

3 MS. MOORE: The applicant must comply
4 with the City's "Ordinance Establishing Standards for
5 the Submission of Maps and Other Documents in a
6 Digital Format." Two CD's containing the Lot
7 Consolidation Plan should be provided to our office
8 for review.

9 MR. SHEEHAN: We will do that.

10 MS. MOORE: A signature block should be
11 provided on the plans for the signature of the
12 Planning Board Chairman, Planning Board Secretary,
13 Planning Board Engineer and Zoning/Administrative
14 Officer.

15 MR. SHEEHAN: Yes, we will do that.

16 MS. MOORE: For the Summary of Variances
17 and Waivers, we have variances for the number of
18 facade signs and also the size of facade signs. We
19 have no waivers. And you're aware of the approval
20 process as listed on page four?

21 MR. SHEEHAN: Yes.

22 MS. MOORE: The Outside Agency Approvals,
23 I do have noted Camden County Planning Board since
24 you are located along the County roadway.

25 MR. SHEEHAN: For sign?

1 MS. MOORE: I'm not sure if they would be
2 interested. I noted them only because you are on a
3 county road.

4 MR. BURNS: I don't think it's applicable
5 for the signage.

6 MS. MOORE: Okay. I will remove that.
7 And, Mr. Chairman, that concludes our review.

8 CHAIRMAN DeJESUS: Thank you, Dena.
9 Is there anybody from the Planning board that have
10 any words on this matter?

11 MR. MARTIN: Mr. Chairman, when we
12 granted the original approval for this application,
13 we required the applicant to treat the railroad side
14 as if it was a front door to the building as well and
15 required landscaping. And, therefore, I think adding
16 the additional sign, the variance for that sign, is
17 very appropriate given the Board's previous
18 requirements of this applicant.

19 CHAIRMAN DeJESUS: Thank you, Fred.

20 MR. BURNS: Good memory, Fred.

21 CHAIRMAN DeJESUS: Anyone else? Hearing
22 none then I open to the public. Anybody from the
23 public that's on Zoom that's going to speak?
24 Hearing none then I would like to have a motion,
25 please. Fred, do you want to make the motion?

1 MR. MARTIN: Yes, I'll make the motion.
2 I make a motion that we approve the sign variances
3 since it's all my fault.

4 COUNCILWOMAN REYES-MORTON: I'll second
5 it.

6 CHAIRMAN DeJESUS: Second, please.

7 MR. BURNS: We have it from Councilwoman
8 Reyes-Morton.

9 CHAIRMAN DeJESUS: Roll call, please.

10 MS. MILLER: Fred Martin.

11 MR. MARTIN: Yes.

12 MS. MILLER: Jose DeJesus.

13 CHAIRMAN DeJESUS: Yes.

14 MS. MILLER: Councilwoman Reyes-Morton.

15 COUNCILWOMAN REYES-MORTON: Yes.

16 MS. MILLER: Director Walker.

17 DIRECTOR WALKER: Yes.

18 MS. MILLER: Erin Crean.

19 MS. CREAN: Yes.

20 MS. MILLER: Steven Lee.

21 MR. LEE: Yes. Motion carried to
22 approve. Thank you.

23 CHAIRMAN DeJESUS: Moving right along,
24 we'll go to the Amended Site Plan for Signage for
25 ResinTech, Inc. at Northeast River & East State

1 Street, Block 847, Lot 2.

2 MR. SHEEHAN: Mr. Chairman, Kevin
3 Sheehan, Parker McCay, on behalf of the applicant.
4 Same witnesses. With me is Mr. Olsen and Mr.
5 Chesnick. Action Pak is a ResinTech company. You've
6 previously approved this for a site plan for this
7 project which was for a warehouse, manufacturing
8 warehouse and office facility at River Road & State
9 Street. No signs were approved at that time.

10 We are seeking approval for a single sign
11 on this building as shown. It'll be on the front of
12 the building as shown. The square footage that Dena
13 had listed was 282 square feet where 100 square feet
14 is permitted. And we're requesting a variance for
15 that. Mr. Olsen has already been sworn so I would
16 ask him to just provide some information regarding
17 this sign, specifically regarding this sign.

18 MR. BURNS: Through the Chair, that will
19 be photo -- that elevation photo rendering will be
20 Exhibit A-1.

21 MR. SHEEHAN: Thank you.

22 MR. OLSEN: The channel letters will be
23 fabricated in the same aspect as ResinTech. They
24 will be adhered with masonry fasteners to the fascia.
25 The Action Pak will be blue perforated vinyl which

1 during the day will give it the look of being blue.
2 And during the evening where the perforation is, will
3 let the light through. And you can see on the top
4 lefthand corner, everything will light white.

5 MR. SHEEHAN: We will have this marked as
6 A-2 which is the details of that sign. Can you talk
7 about the dimensions of that, Mr. Olsen?

8 MR. OLSEN: Yes. The overall square
9 footage is 282 square feet. The overall height, 7
10 foot 10 and a half and 35 foot 10 in length.

11 MR. SHEEHAN: And that sign will be
12 located in the front of the building which is about
13 175 feet from River Road, correct?

14 MR. OLSEN: Correct.

15 MR. SHEEHAN: We can go to Dena's letter
16 if you'd like, Mr. Chairman.

17 CHAIRMAN DeJESUS: Okay.

18 MS. MOORE: Mr. Chairman, I'm referring
19 to Remington & Vernick's letter dated June 1, 2020
20 and I will start on page 2: Per the Redevelopment
21 Plan, referencing Section 577-253.P.11.b, facade
22 signs are limited to 100 square feet in size, whereas
23 the applicant proposes one 282.18. Is it 282.18 or
24 282.12? Do we know which square footage that is?

25 MR. OLSEN: When I figured it out, it was

1 282 almost even. So, I can say .12 (point 12).

2 That's an eighth of an inch.

3 MS. MOORE: Okay. I'll change that in my
4 letter. Proposed is one 282.12 square foot facade
5 sign. The applicant requests a variance.

6 MR. SHEEHAN: And for the same reason
7 it's ResinTech. This wall-face is about just over --
8 just under 9,200 square feet. The 282 square foot
9 sign will be about 3 percent of the facade. And the
10 sign will be located about 176 feet from River Road.
11 So given the dimensions of the facade and the
12 distance from the street, the sign of this size is
13 more appropriate.

14 MS. MOORE: Testimony should be provided
15 as to whether any freestanding signage is proposed.
16 Freestanding signs in the LI zone are governed by
17 Section 577-253.P.12.

18 MR. SHEEHAN: No freestanding sign.

19 MS. MOORE: None. Okay.

20 A signature block should be provided on
21 the plans for the signatures of the Planning Board
22 Secretary, Planning Board Engineer and
23 Zoning/Administrative Officer.

24 MR. SHEEHAN: Yes.

25 MS. MOORE: And we have the variance from

1 the Redevelopment Plan for the size of the facade
2 sign. No Waivers are being requested. You're aware
3 of the Approval Process as listed on page three?

4 MR. SHEEHAN: Yes.

5 MS. MOORE: And I have Camden County
6 again. I'll put that as not applicable for the
7 Outside Agency Approvals. And that concludes our
8 review.

9 CHAIRMAN DeJESUS: Thank you, Dena.

10 Anyone from the Planning Board have any
11 questions in relationship to this sign? Hearing
12 none, I open it up to the public. Anybody in the
13 public attending this meeting, have anything to say
14 in reference to this matter? Hearing none, I would
15 like a vote, please. Make a motion, please.

16 COUNCILWOMAN REYES-MORTON: Motion.

17 CHAIRMAN DeJESUS: Thank you. Motion to
18 accept?

19 COUNCILWOMAN REYES-MORTON: Yes, motion
20 to accept the sign.

21 CHAIRMAN DeJESUS: Do I have a second?

22 MS. CREAN: I'll second.

23 CHAIRMAN DEJESUS: Roll call.

24 MS. MILLER: Fred Martin.

25 MR. MARTIN: Yes.

1 MS. MILLER: Jose DeJesus.

2 CHAIRMAN DEJESUS: Yes.

3 MS. MILLER: Councilwoman Reyes-Morton.

4 COUNCILWOMAN REYES-MORTON: 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 CHAIRMAN DeJESUS: Moving right along.

14 We go to Amended Site Plan for signage, Camden Hotel
15 Partners, LLC (Hilton Garden Inn), Northeast of
16 Intersection of Penn Street and Water Street, Block
17 80.02, Lot 1 (Unit H1). The applicant is proposing
18 the installation of five facade signs.

19 COUNCILWOMAN REYES-MORTON: Mr. Chair,
20 I'm sorry; I have a question. It's not Unit H1?

21 MR. SHEEHAN: It's the same --

22 CHAIRMAN DeJESUS: Oh, H1, I'm sorry. It
23 looks like three 1's. I'm sorry. It's H1. I stand
24 corrected. Thank you.

25 COUNCILWOMAN REYES-MORTON: I wanted to

1 make sure I had the right thing.

2 MR. SHEEHAN: Mr. Chairman, Kevin Sheehan
3 from Parker McCay, attorney for Camden Hotel
4 Partners. The Board had approved a site plan
5 approval for the Hilton Garden Inn at the corner of
6 Riverside and Penn Streets. That building is
7 currently under construction. No signs were
8 requested or approved at that time.

9 The applicant as you had said, is seeking
10 approval for five signs. We need three variances.
11 Sign A which faces the river is 230 square feet,
12 where 40 square feet is permitted. Sign C which
13 we'll see later, is on the Penn Street side above the
14 first floor windows. That is 84.74 square feet, I
15 think.

16 MS. MOORE: That's correct.

17 CHAIRMAN DeJESUS: We'll mark this A-1,
18 please.

19 MR. SHEEHAN: Yes, this will be A-1.
20 This is the west elevation. And with me is Hope
21 Smith from Pattison Sign who can provide the
22 testimony regarding the details. And I'll ask that
23 she sworn in, please.

24 MR. BURNS: Very good.

25 MS. PELLETIER: Actually, I will be

1 replacing Hope Smith. My name is Joan Pelletier from
2 Pattison Sign.

3 MR. BURNS: Okay, Joan. I'm going to ask
4 you to raise your right hand, please.

5 - - -

6 JOAN PELLETIER, having first been duly
7 sworn/affirmed, was examined and testified as
8 follows:

9 - - -

10 MR. BURNS: You're with the sign company,
11 correct? If you can identify the sign company again
12 for the record.

13 MS. PELLETIER: Yes. My name is Joan
14 Pelletier. I represent Pattison Sign Group. We're
15 located at 502 West Summit Hill Drive in Knoxville,
16 Tennessee.

17 MR. BURNS: Very good. Welcome to New
18 Jersey.

19 MS. PELLETIER: Thank you. I actually
20 live in Connecticut.

21 MR. SHEEHAN: And, Joan, Pattison is
22 responsible for the design and the installation
23 of these signs?

24 MS. PELLETIER: Yes, we are.

25 MR. SHEEHAN: And you're familiar with

1 the sign details that you're going to be testifying
2 about?

3 MS. PELLETIER: I am very familiar.

4 MR. SHEEHAN: Thank you. So, I have what
5 we're going to mark as A-1 which is the west
6 elevation and that has a sign at the top. Can you
7 describe that sign, the dimensions of that sign?

8 MS. PELLETIER: Yes. Those are
9 internally illuminated channel letters. We are using
10 local pitch LED for the illumination. The cabinets
11 are structured out of aluminum. The faces are
12 acrylic with dye-cut aluminum vinyl applied to the
13 first surface. The letters will be read during the
14 day. They will also light red at night.

15 Currently the depth of the cabinets
16 are three inches per the fabrication method. We are
17 going to be anchoring the sign to the building. We
18 have requested three-quarter inch plywood blocker.
19 Sorry that is my phone ringing. We have required
20 three-quarter inch plywood blocking in the walls and
21 we're going to be using three-eighths of diameter
22 galvanized steel threaded rods with McMaster-Carr
23 threaded butterflies that are going to be flat behind
24 the wall. The overall dimensions of the sign is four
25 feet nine and three-quarter inch high for the logo.

1 The channel letters are 42 inches high and the
2 overall width is 47 feet 9 1/2 inches.

3 MR. SHEEHAN: And that's approximately
4 230 square feet, correct?

5 MS. PELLETIER: That is correct. It's
6 230 square feet.

7 MR. SHEEHAN: And that west elevation
8 faces the Delaware River and Philadelphia, correct?

9 MS. PELLETIER: That is correct. And
10 it's facing Water Street.

11 MR. SHEEHAN: And then there's a second
12 sign which we'll call this -- it's also -- it's
13 Sign B on the west elevation as well?

14 MS. PELLETIER: That is correct.

15 MR. SHEEHAN: I'm sorry, Jim. We will
16 mark this A-2, Jim?

17 MR. BURNS: A-2, yes. Sign B, A-2.

18 MR. SHEEHAN: Go ahead.

19 MS. PELLETIER: That sign is for the
20 pedestrian level and it is identifying the entrance
21 on that elevation. It is a set of quarter-inch
22 aluminum plate letters that are going to be mounted
23 to the fascia. They are not illuminated. They are
24 painted aluminum and they will also be mounted to the
25 fascia on three-quarter inch blocking using

1 three-eighths diameter toggle.

2 MR. SHEEHAN: And the dimensions of that
3 sign?

4 MS. PELLETIER: The dimensions of that
5 sign say 24 inches overall height by 5 feet
6 9 3/4 inch overall width.

7 MR. SHEEHAN: And that's 11.62 square
8 feet?

9 MS. PELLETIER: That is correct. I have
10 the same measurement.

11 MR. SHEEHAN: Thank you.

12 The next sign we're going mark as A-3
13 which is Sign C, Jim.

14 MR. BURNS: Okay.

15 MR. SHEEHAN: And that is toward the
16 righthand side of the building for the Board's
17 edification.

18 MS. PELLETIER: Correct. This sign is on
19 the Penn Street elevation. These are illuminated
20 channel letters. Same fabrication method as the
21 first sign. They are illuminated using low-voltage
22 LED. The overall dimensions of the sign is
23 2 feet 8 and 15/16ths. You might as well say 2 feet
24 9 inches tall by 27 feet 3 and 7/16ths. The logo is
25 2 feet 9 inches high.

1 The channel letters are 24 inches high.
2 The same thing, lit red during the day -- I mean,
3 they're red during the day and lit red at night. And
4 same method of attachment with a 3/8ths diameter
5 galvanized steel threaded rods.

6 MR. SHEEHAN: And the dimensions, you
7 show the dimension of the facade on that, 248 feet
8 long along Penn Street on the bottom, correct?

9 MS. PELLETIER: That is correct.

10 MR. SHEEHAN: And the next sign is Sign D
11 which is also on the Penn Street south elevation,
12 correct?

13 MS. PELLETIER: That is correct.

14 Now, there are two entrances on that
15 elevation. And the main reason for that sign is,
16 again, to direct the pedestrian traffic to enter the
17 correct elevation, the correct entrance. So, this is
18 a low-level sign. It is again, quarter inch thick
19 aluminum plate letters that are pin-mounted and they
20 are painted red. They are overall 24 inches high by
21 5 foot 9 inch 3/4 inches wide.

22 MR. BURNS: So that will be A-4, Penn
23 Street entrance sign.

24 MR. SHEEHAN: Yes. And then the last one
25 will be A-5 and that's building sign E, the north

1 elevation.

2 MS. PELLETIER: That is correct. This
3 elevation is do identify the entrance that the
4 visitors can use using from the parking lot. So,
5 this faces the parking lot. It does not face the
6 street and it is, again, non-illuminated. And it is
7 quarter inch plated aluminum. Again, overall
8 dimensions, 2 foot, one and 7/8s high by 6 foot 2 and
9 9/16ths wide. And they are pin-mounted.

10 MR. SHEEHAN: And that concludes our
11 testimony regarding the signs, Mr. Chairman. We can
12 go to the letter if you'd like.

13 CHAIRMAN DeJESUS: Sure. Dena, are you
14 ready?

15 MS. MOORE: Yes. Mr. Chairman, I'm
16 referring to Remington & Vernick's letter dated May
17 26, 2020. And starting on page three: Per the
18 Redevelopment Plan, Section D.8, a sign for any
19 nonresidential use shall be limited in size to a
20 total area or ratio of 1 square foot of sign area for
21 every 2 linear feet of building street frontage, with
22 an upper limit of 40 square feet. Signs A and C will
23 exceed 40 square feet and the total sign area will be
24 341.33 square feet. The applicant requests a
25 variance.

1 MR. SHEEHAN: Mr. Chairman, Sign A for
2 which the variance is requested, is at the top of the
3 building. It's 230 square feet. The elevation there
4 is about 14,800 square feet. A smaller sign that is
5 40 square feet, it obviously would not be visible at
6 the top of the building there. This sign --

7 CHAIRMAN DeJESUS: It's facing
8 Philadelphia, right?

9 MR. SHEEHAN: Yes. It's facing
10 Philadelphia, yes. And this sign and the bridge.
11 And this sign is similar to the American Water Sign
12 which is across the street and the TRIAD 1828 sign
13 which is right on Cooper Street behind the American
14 Water Building, all of which were designed to be seen
15 from Philadelphia along with the 76'ers sign.

16 And the other sign that doesn't comply is
17 Sign C which is along Penn Street. And that sign is
18 smaller. That's just under 75 square feet. The
19 building at the side on that side, is about 19,000
20 square feet. And the sign will be about .3 (point 3)
21 percent of that building.

22 The other sign on the south elevation is
23 the entrance by the door. So, we think the sign to
24 identify the building along the street is
25 appropriate. So, for that reason, we're asking for a

1 total -- those two signs to be able to exceed 40
2 square feet and a total area of all signs to exceed
3 the restriction of 3 square feet.

4 MS. MOORE: Per Section 577-253.F.14, the
5 average illumination of internally lit signs shall
6 not exceed .5 (point 5) footcandles. The lighting
7 levels should be provided.

8 MR. SHEEHAN: Joan, do you have that?

9 MS. PELLETIER: Yes, I have it. Let me
10 just go back to my drawings. Give me one second. I
11 apologize.

12 So, for Sign A which is the sign on the
13 Water Street west elevation, we are currently at
14 point -- so, I need to explain for footcandle. For
15 footcandle for us, we measured them as one foot from
16 the fascia. So, as you step away from the sign, the
17 footcandles get further reduced. So, the
18 measurements I'm giving you is from one foot in front
19 of the sign itself.

20 So, the footcandles for the logo is .036
21 (point zero three six) footcandle per square inch for
22 the logo. For each of the channel letters, the
23 average footcandle is 0.004 (zero point zero zero
24 four) footcandle per square inch for each letter of
25 the Hilton Garden Inn. So, we are meeting -- we are

1 under the requirement for the footcandle of the
2 lighting that is required.

3 MS. MOORE: Okay. And then that's for
4 each sign you're meeting it?

5 MS. PELLETIER: Yes.

6 MS. MOORE: So, you would not need a
7 variance?

8 MS. PELLETIER: I don't need a variance.
9 And the other one, I am actually a little higher even
10 though the letters are smaller. We get populated
11 with a little bit more of LED's but we're still
12 under. The logo is 0.042 (zero point zero four two)
13 footcandle per square inch for the logo. And the
14 letters are 0.005 (zero point zero zero five)
15 footcandle per square inch for each letter of the
16 Hilton Garden Inn.

17 MS. MOORE: You'll provide that
18 information in revised --

19 MS. PELLETIER: It's already on the
20 drawings. If you scroll a little bit towards the
21 right of the drawings, I've already put it in if you
22 scroll down. Scroll down a little bit.

23 MS. MOORE: Those aren't on the drawings
24 that we were given to review?

25 MR. SHEEHAN: No. She's edited it.

1 She's put it down --

2 MS. PELLETIER: No. I've edited it and I
3 put the signature blocks now --

4 MS. MOORE: Okay.

5 MS. PELLETIER: -- which we'll be
6 submitting.

7 MS. MOORE: So, on revised plans,
8 I mean, we'll accept the revised plans submitted
9 electronically until it's time for the actual signed
10 plans --

11 MR. SHEEHAN: Yes.

12 MS. MOORE: -- but we can have that
13 information. I just wanted to confirm this evening,
14 that you will not need a variance.

15 MR. SHEEHAN: Correct.

16 MS. MOORE: Okay. We'll go to the next
17 one.

18 Per Section 577-253.F.17, where a sign
19 extends more than three (3) inches from the face of
20 said building, no portion of said sign shall be
21 closer than ten (10) feet to the ground level below
22 said sign. Depth of sign extension and mounting
23 height should be specified on the plans.

24 MR. SHEEHAN: We'll provide that
25 information, Joan?

1 MS. PELLETIER: Our signs are currently
2 at three (3) inches' depth for the illuminated
3 signs. And they're a quarter inch on the
4 non-illuminated signs.

5 MR. MOORE: Okay. But you would not
6 need a variance from this section?

7 MS. PELLETIER: No.

8 MR. SHEEHAN: No. They are all more than
9 ten feet those signs. And the signs by the wall
10 comply with the three inches.

11 MS. MOORE: And then the applicant should
12 provide testimony regarding the visual impact of the
13 proposed signs.

14 MS. PELLETIER: I cannot. During the day
15 they will all be red. And at night the two that are
16 illuminated will illuminate red. And it is using
17 low-voltage LED.

18 MS. MOORE: A signature block should be
19 added to the plans for the signatures of the Planning
20 Board Chairman, Secretary, Engineer and
21 zoning/administrative officer.

22 MR. SHEEHAN: Yes.

23 MS. MOORE: And you'll add the note on
24 the plan that "The owner, or his representative, is
25 to designate an individual responsible for

1 construction site safety during the course of the
2 site improvements pursuant to the OSHA competent
3 person." You'll add that note --

4 MR. SHEEHAN: Yes.

5 MS. MOORE: -- specifically?

6 MR. SHEEHAN: Yes.

7 MS. MOORE: We have the Summary of
8 Requested Variances with this application as the sign
9 area from the Redevelopment Plan, correct?

10 MR. SHEEHAN: Yes.

11 MS. MOORE: And you're aware of the
12 Approval Process as listed on page 5?

13 MR. SHEEHAN: Yes.

14 MS. MOORE: And we have no other Outside
15 Agency Approvals noted.

16 MR. SHEEHAN: Right.

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

19 MR. BURNS: Dena, can I ask a question
20 through the Chair?

21 MS. MOORE: Yes.

22 MR. BURNS: Are we getting rid of that
23 lighting level 1 under Variances, Roman Numeral IV?

24 MR. SHEEHAN: No. I think, Jim, that is
25 a previous variance.

1 MS. MOORE: Right.

2 MR. BURNS: Was that previous?

3 MR. SHEEHAN: Yes.

4 MR. BURNS: Gotcha you.

5 MS. MOORE: We listed the Summary of
6 Previously Granted Variances and Waivers in this
7 application.

8 MR. BURNS: Gotcha you. Thank you.

9 MS. MOORE: You're welcome. It's just
10 the one variance from the Redevelopment Plan for the
11 sign area.

12 MR. BURNS: Thank you.

13 CHAIRMAN DeJESUS: Anything else, Dena?

14 MS. MOORE: That's it.

15 CHAIRMAN DeJESUS: Because I can't see
16 you, I can't say anything.

17 MS. MOORE: I thought I heard, Dana.

18 CHAIRMAN DeJESUS: All right.

19 MS. MOORE: That's fine. That's it.

20 CHAIRMAN DeJESUS: Any questions from the
21 Planning Board in reference to this matter? Hearing
22 none, open to the public. Anybody in the public who
23 would like to have a response to these signs?
24 Hearing none, then I request that we have a motion,
25 please.

1 COUNCILWOMAN REYES-MORTON: Motion.

2 CHAIRMAN DeJESUS: You have to describe
3 the motion.

4 COUNCILWOMAN REYES-MORTON: Motion for --

5 CHAIRMAN DeJESUS: Approval of the
6 signs --

7 COUNCILWOMAN REYES-MORTON: Approval of
8 the Hilton Garden Inn sign --

9 CHAIRMAN DeJESUS: And any variance that
10 may be applied to it.

11 COUNCILWOMAN REYES-MORTON: -- Camden
12 Hotel Partners, LLC (Hilton Garden Inn) Block 80.02,
13 Lot 1 (Unit H1).

14 CHAIRMAN DEJESUS: I need a second,
15 please.

16 MR. BURNS: She told you, Mr. Chairman.

17 CHAIRMAN DeJESUS: Apparently.

18 MR. MARTIN: I second it.

19 CHAIRMAN DEJESUS: Roll call.

20 MS. MILLER: Fred Martin.

21 MR. MARTIN: Yes.

22 MS. MILLER: Jose DeJesus.

23 CHAIRMAN DEJESUS: Yes.

24 MS. MILLER: Councilwoman Reyes-Morton.

25 COUNCILWOMAN REYES-MORTON: Yes. To the

1 one I mentioned, 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 CHAIRMAN DeJESUS: It looks like we are
11 done at this point. The only thing we have to do is
12 adopt the following Resolutions. Do you want to read
13 them, Angela, or do you want me to do it?

14 MS. MILLER: I would ask Fred if he would
15 read them.

16 MR. MARTIN: Okay.

17 Mr. Chairman, I move the adoption of the
18 following Resolutions, February 2020:

19 Certificate of Appropriateness

20 (CONTINUED): Pablo and Arin Reyes, 3071 Kearsarge
21 Road. Linden Waterfront, LLC, 113 Linden Street.

22 Certificate of Appropriateness

23 (APPROVED): Jose Garcia, 1523 Collings Road.

24 Street/Alley Vacation (APPROVED):

25 Spectrum Capital Camden, LLC, 1107 Penn Street, and

1 as the street description as described.

2 Site Plan Waiver (DISMISSED WITHOUT
3 PREJUDICE): Digno Taveras, 1584 Mt. Ephraim Avenue.

4 Amended Preliminary & Final Site Plan
5 (APPROVED): Camden's Charter School Network, Inc.,
6 3098 Pleasant Street.

7 Site Plan Waiver (APPROVED): Parkside
8 Business and Community in Partnership, Inc., 1364-66
9 Haddon Avenue.

10 Courtesy Review Heard: Camden County
11 Improvement Authority - Project: Rutgers Camden
12 Athletic Fields, 401 N. Delaware Avenue.

13 Amended Final Site Plan (APPROVED):
14 Cooper Lanning Square Renaissance School Facilities,
15 Inc. (KIPP Sumner School) 1600 South 8th Street.

16 CHAIRMAN DeJESUS: I need a motion to
17 approve these.

18 COUNCILWOMAN REYES-MORTON: I have a
19 question.

20 MR. BURNS: The Councilwoman has a
21 question, Mr. Chairman.

22 COUNCILWOMAN REYES-MORTON: I have a
23 question on the PBCIP Project. And just for
24 follow-up, when we initially approved that project,
25 it was on a contingency that it was temporary,

1 correct? And so they went through the appropriate
2 channels and plans and appropriate plans were in
3 place for full and final approval.

4 MR. BURNS: I would have to check the
5 record on that. But I believe you made -- you are
6 correct with that statement, Councilwoman.

7 COUNCILWOMAN REYES-MORTON: I just want
8 to make sure that we follow-up on that and that we
9 remember that. It's been a while since we met and
10 there's been a lot going on. We want to make sure we
11 don't let that fall through the cracks.

12 MR. BURNS: I'll check the record on that
13 again, Councilwoman.

14 MR. MARTIN: I move the adoption of
15 those. It needs a second before we can act further.

16 MR. BURNS: We have a question from Ms.
17 Crean on the motion. Ms. Crean.

18 MS. CREAN: Can we approve without
19 knowing if the conditions were met for the PBCIP?
20 Can we approve that Resolution?

21 MR. BURNS: I just want to make sure I'm
22 looking at the right one. Which one are you
23 referring to, again, Councilwoman? I apologize. It
24 was garbled. I couldn't hear it.

25 COUNCILWOMAN REYES-MORTON: The PBCIP

1 Arts Cultural Center Project.

2 CHAIRMAN DeJESUS: The one on Haddon
3 Avenue.

4 COUNCILWOMAN REYES-MORTON: Yes.

5 MR. BURNS: Right. I have no issue with
6 delaying that approval until I can check on that. I
7 did not sit at that meeting. I reviewed it. I
8 believe we covered everything we needed to cover.
9 Unless Ed has an objection because of some permitting
10 issue, I have no problem tabling that until I can
11 address the Councilwoman and Ms. Crean's question.

12 MR. MARTIN: I so amend my motion.

13 CHAIRMAN DeJESUS: Go ahead.

14 DR. WILLIAMS: Through the Chair. I've
15 been in contact with Trevor who is the part owner of
16 the project on Haddon Avenue. I think I copied Dena
17 on that email as well. Apparently, the applicant has
18 not responded to the February 3, 2020 review letter
19 from Remington & Vernick.

20 The applicant tells me that if we're not
21 able to move forward with TCO, they won't be able to
22 move. I just asked him to reconvene to the 16th
23 insure that they dotted the I's and crossed the T's.
24 There's nothing we can do for them until they have
25 complied with R & V's February 3rd, 2020 letter. Is

1 that correct, Dena? I can't hear her.

2 MS. MOORE: I recall at that meeting they
3 were asking for a temporary CO. And the Planning
4 Board approved this with very limited --

5 MR. BURNS: That's what the Councilwoman
6 referenced.

7 MS. MOORE: -- right -- with very limited
8 information provided on the plans.

9 CHAIRMAN DeJESUS: Correct.

10 MS. MOORE: Since that time, they have
11 not submitted anything to us or contacted us about
12 anything. It was approved. They provided
13 information regarding the parking. And I think --
14 the parking agreement, that was the last thing I had
15 heard and that was probably within a month of their
16 approval, they provided information regarding
17 parking. But still we requested information about
18 the condition of the parking lot. There are things
19 that we needed to look at in addition to just saying,
20 yes, you can open temporarily.

21 CHAIRMAN DeJESUS: Yes. They were
22 suppose to be getting parking from across the
23 street.

24 MS. MOORE: Which they provided that;
25 they provided that agreement. They did. But I think

1 we --

2 COUNCILWOMAN REYES-MORTON: But there
3 still would be a plan put together to address all the
4 other issues, post issues that we raised.

5 MS. MOORE: Exactly. And we knew that
6 they were.

7 CHAIRMAN DeJESUS: Okay.

8 MS. MOORE: And the Board had approved it
9 but I think there's been enough time since then that
10 something could have been put together and sent for
11 approval for us to feel more comfortable with them
12 getting a CO.

13 MR. BURNS: With that being said --

14 MR. MARTIN: Can you clarify?

15 CHAIRMAN DeJESUS: Hold on, please. I
16 want to say something, please. Fred, could you
17 eliminate Parkside Business and Community in
18 Partnership Agreement?

19 MR. MARTIN: Yes. I was --

20 CHAIRMAN DeJESUS: And allow the attorney
21 to do more further investigation to make sure that
22 they comply with what was requested of them?

23 MR. BURNS: Will do. With this new
24 information and the Councilwoman's concerns, I will
25 certainly do that. And I think it's appropriate to

1 withdraw that Resolution.

2 MR. MARTIN: I withdraw that portion of
3 my motion.

4 CHAIRMAN DeJESUS: I need a second now,
5 please.

6 MS. CREAN: Second.

7 CHAIRMAN DEJESUS: Roll call.

8 MS. MILLER: Fred Martin.

9 MR. MARTIN: Yes.

10 MS. MILLER: Jose DeJesus.

11 CHAIRMAN DEJESUS: Yes.

12 MS. MILLER: Councilwoman Reyes-Morton.

13 COUNCILWOMAN REYES-MORTON: 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.

22 CHAIRMAN DeJESUS: So since we've
23 completed everything that we have, now I need a
24 motion to adjourn.

25 MS. CREAN: So moved.

1 MS. MOORE: Can I say one thing?

2 CHAIRMAN DeJESUS: Yes.

3 MS. MOORE: Normally, I'm not here this
4 long. But I wanted to say, if you do hear from
5 PBCIP, can you let them know that I will take
6 anything electronically at this time? Anything
7 electronically. We can review it and they would hear
8 back from us within days with updated information.

9 DR. WILLIAMS: I will send an email
10 tomorrow on that note and I will copy you and Jim on
11 it as well.

12 MR. BURNS: I will follow-up.

13 MS. MOORE: Anything electronically.

14 CHAIRMAN DeJESUS: I want to say thank
15 you to all the Board members attending this meeting.
16 I know it's a unique case of trying to have a
17 computer-accomplished goal. And technology is
18 growing and, therefore, we have to learn how to go
19 with it. So all be safe; God bless; and hope to see
20 you soon. July 16th; is that correct, Angela?

21 MS. MILLER: First we need to finish the
22 adjournment. We didn't finish that.

23 CHAIRMAN DeJESUS: I know that part. I'm
24 asking the question July 16th is the next meeting?

25 MS. MILLER: Yes. Motion to adjourn,

1 please.

2 MS. CREAN: So moved.

3 MR. LEE: Second.

4 CHAIRMAN DeJESUS: Roll call.

5 MS. MILLER: Fred Martin.

6 MR. MARTIN: Yes.

7 MS. MILLER: Jose DeJesus.

8 CHAIRMAN DEJESUS: Yes.

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: Motion carried to approve.

18 Thank you.

19 CHAIRMAN DeJESUS: Good night.

20 - - -

21 (*Meeting concluded at 7:46 p.m.*)

22

23

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25

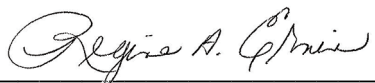
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2
3
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