

In The Matter Of:
CITY OF CAMDEN
PLANNING BOARD

Transcript of Meeting
September 21, 2021

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PLANNING BOARD
CITY OF CAMDEN

- - - -

Tuesday, September 21, 2021

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Transcript of proceedings of the City of
Camden Planning Board was conducted as a virtual
meeting via a remote conferencing platform, ZOOM,
commencing at 6:05 p.m.

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

JOSE DeJESUS, CHAIRMAN
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
ERIC BERNSTEIN, ESQUIRE, CONFLICT ATTORNEY
DENA MOORE JOHNSON, P.E., C.M.E., BOARD ENGINEER
REMINGTON & VERNICK ENGINEERS
DR. EDWARD C. WILLIAMS, P.P., A.S.I.P, C.S.I.,
DIRECTOR OF PLANNING & SECRETARY, HISTORIC
PRESERVATION COMMISSION

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1	- I N D E X - CASES HEARD:	
2	1) DEV GHANSHYAM, LLC	6
3	3508, 3510-3516 Federal Street	
4	2) CATHEDRAL OF THE IMMACULATE CONCEPTION	65
5	642 Market Street	
6	3) YVETTE WANAMAKER	65
7	2893 N. Congress Road	
8	4) HEURY MENDOZA	65
9	2814 Idaho Road	
10	5) DOMINIC WILSON	65
11	125 Penn Street	
12	6) COOPER UNIVERSITY HEALTH CARE	66
13	Haddon Avenue at Newton Avenue	
14	NW Corner of Newton & Haddon Avenue	
15	7) COOPER LANNING SQUARE RENAISSANCE	117
16	SCHOOL FACILITIES, INC. KIPP COOPER	
17	NORCROSS ACADEMY HIGH SCHOOL	
18	1600 S. 8th Street	
19	8) CAMDEN COMMUNITY PARTNERSHIP	130
20	Between 4th and 6th Streets,	
21	Between Byron and River	
22	(CONTINUED TO THE OCTOBER 14, 2021	
23	MEETING)	
24	9) MSC FREMONT STREET, LLC,	131
25	FRANCIS X. MCGRAW BUILDING NE	
	FREMONT & DUDLEY STREET	
	3051 Fremont Avenue	
	10) ADOPTION OF RESOLUTIONS	138
	11) EDREES "ALEX" ALNODHARDI	139
	1512 Mt. Ephraim Avenue	
	(CONTINUED TO THE OCTOBER 14, 2021 MTG.)	

1 CHAIRMAN DeJESUS: Good evening. We'll
2 call this meeting to order. By the direction of the
3 Planning Board Chairman Jose DeJesus, Jr., the City
4 of Camden, there will be a regularly scheduled
5 meeting held -- was suppose to have been Thursday but
6 we were without a quorum so we're having it today,
7 Tuesday the 21st of September.

8 And because the City is closed --
9 because the City of Camden remains under a
10 Declaration of a Health Emergency related to the
11 COVID-19 virus, City Hall is closed. Therefore, this
12 regular scheduled meeting will be conducted as a
13 virtual meeting via remote conferencing platform,
14 ZOOM. Instructions on accessing this virtual regular
15 scheduled meeting can be found on the City of
16 Camden's website. Opening statement, please.

17 MS. MILLER: Good evening. Adequate
18 notice of this meeting has been provided in
19 accordance with the Open Public Meeting Act. The
20 Camden City Planning Board adopted a Resolution
21 approving the schedule of regular meetings to be held
22 during the year of 2021 by, one, posting a copy
23 thereof on the bulletin boards reserved for such
24 purpose in the Office of City Clerk, City Hall, first
25 floor, Camden, New Jersey; two, transmitting a copy

1 thereof to the Courier Post and to the Philadelphia
2 Inquirer. These newspapers have been designated by
3 this Board to receive same, and filing a copy thereof
4 with the City Clerk, City of Camden, New Jersey. The
5 subject meeting was publicized on September 14th,
6 2021.

7 CHAIRMAN DeJESUS: Roll call.

8 MS. MILLER: Mayor Carstarphen. Jose
9 DeJesus.

10 CHAIRMAN DeJESUS: Present.

11 MS. MILLER: Councilwoman Reyes-Morton.

12 COUNCILWOMAN REYES-MORTON: Here.

13 MS. MILLER: Director Walker. Erin
14 Crean.

15 MS. CREAN: Present.

16 MS. MILLER: Steven Lee.

17 MR. LEE: Here.

18 MS. MILLER: Ian Leonard.

19 MR. LEONARD: Here.

20 MS. MILLER: Thank you.

21 CHAIRMAN DeJESUS: Approval of Planning
22 Board public meeting hearing of July 8th and August
23 the 12th. I need a motion to approve.

24 MS. CREAN: So moved.

25 MR. LEE: Second.

1 CHAIRMAN DeJESUS: Roll call, please.
2 MS. MILLER: Jose DeJesus.
3 CHAIRMAN DeJESUS: Yes.
4 MS. MILLER: Councilwoman Reyes-Morton.
5 COUNCILWOMAN REYES-MORTON: Yes.
6 MS. MILLER: Erin Crean.
7 MS. CREAN: Yes.
8 MS. MILLER: Steven Lee.
9 MR. LEE: Yes.
10 MS. MILLER: Ian Leonard.
11 MR. LEONARD: Yes.
12 MS. MILLER: Motion carried to approve.

13 Thank you.

14 CHAIRMAN DeJESUS: Swearing in of all
15 professionals and planning staff.

16 MR. BURNS: For our professionals, please
17 raise your right hands.

18 - - -

19 DR. EDWARD C. WILLIAMS, P.P., A.S.I.P.,
20 C.S.I.; DENA MOORE JOHNSON, P.E., C.M.E., having
21 first been duly sworn/affirmed, was examined and
22 testified as follows:

23 - - -

24 CHAIRMAN DeJESUS: Planning Board
25 Director's Report.

1 DR. WILLIAMS: Chair, just one brief
2 announcement. One is, for those members who are
3 attending the League of Atlantic City, if you haven't
4 already, please give your information to the Board
5 secretary, Ms. Miller, as soon as possible. We do
6 have some members that are going to be taking the
7 mandatory training again as a refresher and that's
8 not a bad idea for those members that want to get up
9 to speed on some of the regulations of the Land Use
10 Law. If you wish to take that course again, just let
11 us know and we'll accommodate you.

12 Also, we're in that period of time now,
13 Board Chairman and Board Members, where an RFP has
14 been issued for professional services for our
15 engineer as well as for our attorney. And we should
16 be expecting proposals in shortly and we'll speak to
17 the Board regarding outcome of the same. Mr. Chair,
18 that ends my report for this evening.

19 CHAIRMAN DeJESUS: Thank you, Ed. I
20 appreciate that.

21 Old Business: Minor Subdivision and
22 Preliminary & Final Site Plan of Dev Ghanshyam, LLC,
23 3508, 3510-3516 Federal Street, Block 1060, Lots 2,
24 3, & 43. The applicant is proposing to construct a
25 retail liquor store on a presently vacant lot with no

1 changes to the existing retail stores Lots 3 & 4.

2 Anyone here for that?

3 MR. BARON: Yes, Mr. Chairman. Jeff
4 Baron representing the applicant, Dev Ghanshyam, LLC.

5 CHAIRMAN DeJESUS: We heard the beginning
6 of it. Has your client received or obtained a liquor
7 license yet for that location?

8 MR. BARON: Yes. And I was about to --
9 thank you for saying that. I was about to remind the
10 Board, about five months ago or six months ago, we
11 started the application. We gave testimony on the
12 engineer's report and the Board's concerns. And
13 there are only a few issues that the Board
14 evidenced some concern about. One was parking.
15 Another one was deliveries. And the third was the
16 architecture. We've attempted to resolve all of the
17 Board's concerns in those regards.

18 And I have with me this evening, Joseph
19 Mancini who is our planner and engineer. He was
20 previously sworn. We have Ian McGinnis who is our
21 traffic expert. And we have Nehal Jhaveri who is our
22 architect who was also sworn. I'm not sure -- I
23 think Mr. McGinnis was sworn but out of an abundance
24 of caution, I guess when I call him, Mr. Burns may
25 want to swear him again.

1 In any event, we also have a few new
2 exhibits which I'll go through with the experts. The
3 site plan has changed. To address the Board's
4 concerns with parking, we have added another lot to
5 our site plan application. That lot is Block 1061,
6 Lot 1. It's directly across 34th Street and it is an
7 existing parking lot which is now being dedicated for
8 the parking spaces for the liquor store. There is
9 also a loading zone shown on that lot because the
10 Board had concern about how trucks would be able to
11 unload.

12 The Board has some concern about the
13 alleyway in the back being used, and was concerned
14 that the frontage on Federal Street which might be
15 available, might not be available. Even though there
16 is no requirement under the Code for a loading space
17 for this project, we put the loading space in so that
18 the Board's concerns about the unloading could be
19 assuaged.

20 We have also changed the architecture.
21 There was some concern. Ms. Miller primarily was
22 concerned about the architecture matching the
23 architecture in that area and we'll have some brief
24 testimony on that. We have addressed that. I think
25 those are the only new exhibits that we have. Mr.

1 Chairman, with your permission, I'll just go right
2 into the couple of experts we have to give testimony
3 and then I'm sure as the Board's normal practice,
4 you'd like to go Ms. Miller's report.

5 CHAIRMAN DeJESUS: That's also correct.
6 So Mr. Burns, you can swear in any of those who have
7 not been sworn before.

8 MR. BURNS: Yes. Actually, I know a lot
9 of you have been previously sworn but I'm going to
10 ask you all to raise your right hands, please, that
11 are testifying on this application.

12 - - -

13 JOSEPH MANCINI, P.E., P.P.; NEHAL
14 JHAVERI, R.A.; IAN MCGINNIS, P.E., having first been
15 duly sworn/affirmed, was examined and testified as
16 follows:

17 - - -

18 MR. BURNS: And when Mr. Baron calls you,
19 if you could just state your full name and
20 affiliation for the record. We've already accepted
21 Mr. Ginnis and Mr. Mancini and Mr. Jhaveri as experts
22 in their chosen fields so we can dispense with any of
23 their credentials. Mr. Baron, I'll turn it over to
24 you.

25 MR. BARON: Thank you. Mr. Mancini,

1 would go over with the Board the revised site plan.
2 I think you've put it up on the screen for everyone
3 to see.

4 MR. MANCINI: Sure. Joe Mancini with
5 TriState Engineering, licensed professional engineer
6 and planner in New Jersey. Our office prepared the
7 site plans and subdivision plans for the project. On
8 your screen now is a copy of the site plan that was
9 submitted which includes the original parcels of the
10 application highlighted in blue, as well as the new
11 parcel that was added for the off-site parking Block
12 1061, Lot 1 where we're depicting 10 proposed parking
13 spaces and a proposed loading zone to serve the
14 liquor store.

15 MR. BARON: Mr. Mancini, can you just
16 quickly go over the realignment of lot lines that is
17 creating the subdivision application here?

18 MR. MANCINI: Sure. So I'm going to
19 refer to the original A-1 Exhibit that we presented
20 two months ago. On this exhibit you can see the lot
21 line between Lots 2 and 3 highlighted in yellow.
22 What we're proposing to do is to realign that lot
23 line to coincide with the green line which represents
24 the edge of the building at Lot 3. So we're
25 essentially squaring off Lot 2 in order to provide

1 the space for the proposed store.

2 MR. BARON: In regard to the other lots,
3 the blue lines on this plan describes where they
4 would be and the prior plan that you had up, shows us
5 what they will look like all in the same color,
6 right, in the first exhibit?

7 MR. MANCINI: Yes. So this is the
8 overall boundary of all the properties that are part
9 of the application, namely Lots 2 & 3. There's also
10 Block 1060, Lot 43 where there's no change to that
11 all. So the subdivision subject is Lots 2 & 3 and
12 Block 1060 and this represents, again, the
13 realignment from the yellow line to the green line of
14 what those lots would look like.

15 MR. BARON: Mr. Burns, I propose to mark
16 the first exhibit that Mr. Mancini had shown us as
17 Exhibit A-1A because it is the same exhibit as the
18 Board saw before for the minor subdivision and site
19 plan, but it now includes the additional lot. So I
20 would just say that if we make it 1A that would
21 identify clearly.

22 MR. BURNS: Acceptable, Mr. Baron. Thank
23 you.

24 MR. BARON: Thank you.

25 Mr. Mancini, with this new plan, there

1 are a few variances that I just would like to quickly
2 go over with you. One variance, and we'll talk in a
3 second to Mr. McGinnis about it, is a parking
4 variance. We are, according to our calculations,
5 three parking spaces short, correct?

6 MR. MANCINI: That's correct. Based on
7 the parking demands under the ordinance, we're
8 required to have 13 spaces. And as I said, we're
9 providing 10 spaces at the off-site location.

10 MR. BARON: And do we agree to comply
11 with the ordinance provision of a payment in lieu of
12 providing that the parking spaces as determined by
13 the Engineer?

14 MR. MANCINI: Yes, we'll comply with
15 that.

16 MR. BARON: Okay. How about building
17 height, do we need a variance for that?

18 MR. MANCINI: Yes. The ordinance
19 requires a minimum of two stories and a maximum of
20 four stories where all the existing buildings on this
21 block are one story. So here we're actually asking
22 for a variance to permit a building height that is
23 less than what's required but it is consistent with
24 those other buildings.

25 MR. BARON: Okay. Are there variances

1 for rear yard and side yard also required for one of
2 the lots?

3 MR. MANCINI: Correct. Yes. We need a
4 variance for the rear yard setback of 30 feet as
5 associated with Lot 2. And this is an existing
6 condition with the exception of proposed Lot 2 where
7 that rear yard deviation, and, again, I'm looking at
8 the site plan now. And this is the proposed edge of
9 the building on Lot 2 that I'm moving my cursor
10 along. So we need a rear yard variance there but
11 only to our internal lot line with Lot 3.

12 MR. BARON: It doesn't impact, as you
13 just said, any of the external lot lines with any
14 other properties, correct?

15 MR. MANCINI: That's correct.

16 MR. BARON: And how about the side yard,
17 can you go over that briefly, please?

18 MR. MANCINI: Sure. So the same thing
19 there, there's a minimum side yard setback of 20
20 feet required and we're proposing approximately six
21 inches between our lot, Lot 3 and our building on Lot
22 3 adjacent to our proposed Lot 2. Again, that only
23 affects us. And that essentially zero side yard
24 setback is consistent with the Land Use patterns
25 along this block on Federal Street where essentially

1 there is zero side yards for all the other buildings.

2 MR. BARON: Let's talk about the other
3 side yard on the other side of the building on Lot 2.
4 The Board's engineer indicated some concern that the
5 space there might not have been adequate under the
6 original plan. Have you done anything to address
7 that concern?

8 MR. MANCINI: Sure. We worked with the
9 architect and revised the building dimensions in
10 order to provide a four-foot alley. Again, that's on
11 the right or west side of our proposed building.
12 We're providing a four-foot wide alley there to allow
13 for the existing utilities that are on the side of
14 the building of our neighbor. So that's Block 1060,
15 Lot 39. There's some fence and electrical conduit
16 that's that's sticking off of the building so we're
17 providing essentially an alleyway there to allow for
18 access to get to that.

19 MR. BARON: If the Board has any
20 questions, I'm sure Mr. Mancini would be happy to
21 respond to them. In terms of the site plan, that's
22 all I have for him. Let me go through the through
23 variance testimony for very quickly with him. Joe,
24 all of these variances are bulk variances, correct?

25 MR. MANCINI: Correct. Yes. So we

1 evaluated all the variances under the C2 Criteria
2 where the benefits would outweigh any detriment and
3 this is consistent with the testimony that we put on
4 at the first hearing.

5 In regards to the Positive Criteria, we
6 identified several purposes of the Land Use Law that
7 we promoted. I have noted Purpose E, G, I and M in
8 my testimony that would speak to the deviations that
9 we're requesting here. And we also opined that there
10 would be no substantial detriment to the Zone Plan or
11 Zoning Ordinance nor to the neighbors as a result of
12 the variances.

13 So based on that, we felt that the C2
14 Criteria was met for the variances that we're
15 requesting. As most of the conditions that we're
16 requesting deviations from, owe to the existing
17 development patterns along this block and really
18 don't have any impact to the neighbors. If anything,
19 they're only impacting our own other buildings.

20 MR. BARON: And thanks for that, Joe.
21 I think it's pretty clear and I think the Board's
22 major concern might be that this new structure be
23 consistent with the other structures in that block.
24 I think your plan, and I hope the Board agrees shows
25 that. The two Negative Criteria, no substantial

1 detriment to the public good. Which means,
2 consistency with the surrounding neighborhood.
3 You've already testified to. And I think that the
4 plan speaks for itself. And no substantial detriment
5 to the Zone Plan -- I'm sorry -- no substantial
6 impairment of the intent and purpose of the Zone Plan
7 or Zoning Ordinance, you've testified is satisfied
8 because the Zoning permits this use.

9 The only request we're making for relief
10 are minor bulk variances. So, Mr. Chairman, we would
11 submit on the variances based on the prior testimony
12 and what Mr. Mancini has told us tonight. And if the
13 Board has any questions of him, fine. If not, I'll
14 move right along to our traffic expert.

15 CHAIRMAN DeJESUS: Continue because when
16 Dena starts her letter of review, we will deal with
17 it then.

18 MR. BARON: All right. Fine. Thank you,
19 Mr. Chairman. Mr. McGinnis, are you on?

20 MR. MCGINNIS: Yes. I'm on.

21 MR. BARON: Mr. McGinnis, can you tell us
22 from the meeting where you testified originally to
23 tonight, what did you do?

24 MR. MCGINNIS: So we updated our traffic
25 or rather our parking analysis to reflect the

1 slightly reduced floor area and the proposed parking
2 lot.

3 MR. BARON: And in regard to the proposed
4 parking lot, how many spaces are now being provided?

5 MR. MCGINNIS: Ten.

6 MR. BARON: And you've heard Mr. Mancini
7 say that the ordinance requirement would be 13.
8 Do you concur with that?

9 MR. MCGINNIS: Yes, I do.

10 MR. BARON: So we're three spaces short?

11 MR. MCGINNIS: I would add that we also
12 in addition to the ordinance requirement, we
13 projected the parking demand based on the Institute
14 of Transportation Engineers studies; studies
15 collected from similar liquor stores adjusted to the
16 proposed size.

17 Based on those studies, we would project
18 a demand of eight peak parking stalls and that's
19 conservative. It's based on a mix of urban and
20 suburban sites where this is more urban. We expect
21 more foot traffic. So the parking lot would be able
22 to accommodate that.

23 MR. BARON: And as we discussed
24 previously although the Board did not want to see all
25 of the parking out on Federal Street, there are

1 parking spaces available in front on Federal Street
2 and across the street, correct?

3 MR. MCGINNIS: Every time I was out
4 there, there was ample parking available within a
5 block of the site to accommodate the demand.

6 MR. BARON: Okay. And I had indicated in
7 my preface that the loading zone that is placed on
8 the plan is not a requirement of zoning. First of
9 all, I'd like you to confirm that. And second, also
10 explain to the Board why we put that loading zone in?
11 We lost your sound, Mr. McGinnis.

12 MR. MCGINNIS: Sorry about that. I'll
13 defer to the use the word that's a requirement of
14 zoning. But, of course, we're providing that loading
15 zone in response to the concerns raised by the Board
16 about on-street loading so now we're providing
17 off-street loading.

18 MR. BARON: Okay. Do you have an
19 opinion, as a professional engineer, whether the
20 parking and the loading and unloading for this site
21 are now safe and efficient?

22 MR. MCGINNIS: Yes. Absolutely. I mean,
23 relocating the loading off-street should address the
24 Board's concerns I hope. And it's certainly my
25 opinion that between the parking spaces provided in

1 the proposed parking lot and all the available
2 capacity on the street, that there's ample parking
3 available for this site.

4 MR. BARON: And Mr. McGinnis, the Board
5 had some concern when I raised the possibility of
6 parking for customers or deliveries in the lane that
7 comes off of 35th Street, we are no longer proposing
8 to use that for anything except potential employee
9 parking, correct?

10 MR. MCGINNIS: Correct.

11 MR. BARON: Okay. Great.

12 Mr. Chairman, same thing as to Mr.
13 McGinnis, that's all I have. If we wait until the
14 comments that Ms. Moore will make, that's perfectly
15 fine.

16 CHAIRMAN DeJESUS: Dena, are you ready?

17 MS. MOORE: I'm ready.

18 MR. BARON: I'm sorry, Dena. Before you
19 start, I do have one other witness real quick, our
20 architect and it'll be very quick. Joe, can you
21 bring up the revised architectural rendering, please.

22 MR. MANCINI: Yes, I will.

23 MR. BARON: Thank you. Mr. Jhaveri, can
24 you hear me?

25 MR. JHAVERI: I can.

1 MR. BARON: Okay. Good. Can you explain
2 to the Board what was done from the prior hearing to
3 this hearing with the facade design of the building,
4 please?

5 MR. JHAVERI: Sure. First of all, it was
6 the size of the building that was also reduced from
7 the right side about three feet or so. And that
8 reduced the footprint of the building. We also
9 reduced the height of the parabet wall. It used to
10 be about 19 feet all together. We are at about 18
11 foot right now up to the maximum point.

12 The third thing and major thing also is
13 the arrangement of the facade. Basically it's the
14 same phase but the way it goes and it interplays in
15 and out, it also kind of mimics in a meter rate of
16 all the buildings that are close by.

17 Also, the materials. What we did is, we
18 basically took the materials, colors, textures,
19 keeping in line with the neighborhood; more or less
20 the student housing across the street. We would have
21 the similar sort of color in terms of the stucco
22 material partially which we have above the door and
23 on the sides of the building. That's what would be
24 required to do. And we also have the red brick
25 also. A majority of the section is taken for by

1 that.

2 The third thing what we did also is just
3 to enhance the entrance portion of it and not add
4 really canopies and things along that line which
5 would be a loose part and attached to the building.
6 We have this under the color, darker color of brick
7 that just accents. It adds an accent around the
8 entrance portion of it. And that creates a drama.

9 And, again, in a similar manner, a
10 similar way, we have used other materials. We are
11 using that. So it is -- it's made fairly simple,
12 contemporary. Down to earth more or less, you know,
13 a natural-tone building. That's what we were trying
14 to create. And also pretty much in line with the
15 Section 577 and that's what we also referred to that.

16 MR. BARON: I'm going to ask you a couple
17 of questions about 577-244 in a minute.

18 The colors that we used are consistent
19 with the colors on that block of the commercial
20 buildings that are there?

21 MR. JHAVERI: Correct.

22 MR. BARON: The size of the sign, is that
23 our sign is, I believe, 42 square feet where 24
24 square feet permitted?

25 MR. JHAVERI: We are 45 square feet.

1 MR. BARON: Forty-five (45), thank you.

2 MR. JHAVERI: It's 45 square feet. It's
3 4 feet by 11 feet and change is what it's going to be
4 in terms of size, yes.

5 MR. BARON: Is that consistent with the
6 signage on the other buildings that are on that
7 block? In other words, not larger than that
8 signage?

9 MR. JHAVERI: Oh, yeah, definitely. If
10 you consider the amount of space that we have, the
11 wall space, certainly percentage-wise, we are pretty
12 good and consistent with the neighboring things.

13 MR. BARON: Thank you. I originally and
14 I apologize to Ms. Johnson, I called her Ms. Miller
15 but there is a Ms. Miller and Ms. Johnson and I
16 conflated the two. I apologize.

17 MS. MOORE: Than's fine.

18 MR. BARON: Ms. Johnson called out in her
19 report the provisions of Section 577-224, site design
20 principles and asked us to address those. There are
21 a number of them but I'm just going to go over a few
22 of them, Mr. Jhaveri, to see if you would agree that
23 we have complied with that for the Board's
24 edification.

25 CHAIRMAN DeJESUS: Before you do that,

1 please, I would prefer that our engineer do these
2 questions directly to them instead of you doing it
3 because that's what she's there for. So, Dena, would
4 you continue from that point, please?

5 MS. MOORE: Okay. Mr. Chairman, I'm
6 referring to Remington & Vernick's letter dated July
7 1, 2021. I'll start off. The Floor Plans and
8 Elevations should be signed and sealed in accordance
9 with the state regulations. You'll revise that?

10 MR. MANCINI: Yes.

11 MS. MOORE: There's testimony already on
12 record regarding the area and bulk requirements, a
13 variance for building coverage, impervious coverage,
14 the minimum building height, rear yard setbacks, side
15 yard setback and also off-street parking.

16 On page 3 under our Notes: The plans
17 note that the impervious coverage of Lot 3 will be
18 62.1 percent whereas, if the lot is 7,520 square feet
19 and the building size equates to 6,636 square feet,
20 it appears both the impervious coverage and the
21 building coverage should be 88.2 percent. The plans
22 should be revised and a variance requested.

23 MR. MANCINI: Yes, I agree with that,
24 Dena, and we'll revise the plan. And we are
25 requesting a variance for lot coverage for Lot 3 as

1 you mentioned.

2 MR. BARON: So, Joe, is the coverage on
3 the other lots consistent with this?

4 MR. MANCINI: Yes. So Lot 43 has 100
5 percent coverage. Lot 2 is below the 80 percent
6 that's permitted. This is consistent with other lots
7 in this zone. We frequently have to exceed the lot
8 coverage and there's frequently existing
9 nonconforming conditions with regards to that. So
10 we're not doing anything on Lot 3 to exacerbate that
11 other than just realign the lot line. We're not
12 adding any lot coverage on Lot 3.

13 MR. BARON: Thank you. I apologize for
14 interrupting, Ms. Johnson. But since that was a
15 variance, I wanted to make sure we get that testimony
16 on when it came up.

17 MS. MOORE: Okay.

18 The county route designation for Federal
19 Street has been provided on the site plan but it
20 should also be shown on the subdivision plan.

21 MR. MANCINI: Yes, we'll comply.

22 MS. JOHNSON: If a street opening is
23 necessary for 35th Street or 36th Street, the
24 application would be subject to the Street Opening
25 Permit Ordinance of the City. The City Engineer

1 should be contacted concerning the application and
2 fees involved.

3 MR. MANCINI: We'll comply.

4 MS. MOORE: A road opening permit from
5 the Camden County Highway Department would be
6 required for a road opening on Federal Street. You
7 acknowledge that?

8 MR. BARON: We acknowledge that we're not
9 proposing any new road openings but we do acknowledge
10 that if there's a new one, we have to get a permit.

11 MS. MOORE: Okay.

12 And you put on testimony that -- well,
13 I'll just mention. Per Section 577-230.F, retail
14 uses require five (5) parking spaces for every 1,000
15 square feet of gross leasable floor area. If the
16 building is 2,655 square feet, 13 parking spaces are
17 required. No parking is proposed onsite and 10
18 parking spaces are proposed off-site at the existing
19 parking lot on Block 1061, Lot 1. So a variance is
20 necessary for the number of parking spaces which you
21 mentioned.

22 And then you also mentioned about the
23 cash contribution to the City for each required space
24 not provided per Section 577-230.R. So that
25 contribution shall be in an amount equal to the cost

1 of providing the required minimum number of parking
2 spaces to be calculated by the City Engineer. And
3 you did mention about the deficiency of 3 parking
4 spaces.

5 MR. BARON: Yes.

6 MS. MOORE: So Per Section 577-230.L, all
7 required parking spaces shall be on the same lot as
8 the building they serve. A variance is necessary for
9 the proposed off-site parking area.

10 MR. BARON: We are requesting that
11 variance. And as the Board I think is now well
12 aware, that parking lot, it's directly across 36th
13 Street from the other buildings that are in our block
14 that our client owns. So it's not on the same lot
15 but it's directly across the street. So I think it
16 has the same affect. There's no great distance that
17 has to be traveled. It's close enough that I think
18 it satisfies the intent of the ordinance.

19 MS. MOORE: The applicant should clarify
20 if concrete bumpers will be installed with the
21 striped parking spaces.

22 MR. MANCINI: Yes.

23 MS. MOORE: The applicant should provide
24 testimony regarding ADA parking at the lot.

25 MR. MANCINI: The plan doesn't depict it

1 right now but we intend to revise the striping to
2 provide for one ADA space and that will not require
3 us to lose any spaces. It will still provide 10
4 spaces but one of those spaces will be ADA accessible
5 and striped accordingly.

6 MS. MOORE: Okay. Thank you.

7 MR. BARON: We agree to do that as a
8 condition of approval if the Board approves.

9 MS. MOORE: That's fine.

10 Loading: A loading area has been
11 provided off-site so testimony should be provided
12 regarding how and when deliveries will be made.

13 MR. BARON: Mr. Patel, are you on?

14 MR. JHAVERI: You are on. He's in
15 there.

16 MR. BARON: Sam, can you hear me?
17 While he's not there, we did give prior testimony,
18 Ms. Johnson, that the deliveries would be before 12
19 noon; that the opening hour would be 9:00 a.m.; that
20 it would close at 10:00 p.m. or whatever hour the
21 City required. It was intended to operate all seven
22 days. I think that covers exactly what was said.
23 That's all that was testified to.

24 MS. MOORE: But deliveries were before
25 12 noon?

1 MR. BARON: Yes. Deliveries previously
2 were talked about either doing it off of Federal
3 Street which the Board was not enthused about or
4 doing it in that lane in the back. We heard the
5 Board. We decided to eliminate that. All deliveries
6 will occur from the loading zone that is on the
7 parking lot. So deliveries would be taken off of the
8 truck; carted across the 36th; and brought right into
9 the store down the sidewalk.

10 MR. BURNS: For the record, Dena, I'm
11 looking at my old notes and Mr. Baron is just
12 offering a proffer as to what was testified
13 to before. And I believe that seems to comport with
14 the testimony that was provided regarding hours of
15 operation.

16 The new information which was testified
17 to by Mr. Mancini concerns the loading zone and the
18 loading area, because as Mr. Baron indicated, we had
19 real concerns about what might be occurring in the
20 alleyway as it related to loading, and the applicant
21 took the steps to rectify that issue. So I just want
22 to put that on the record. I know Mr. Baron is not
23 testifying and that's not his intention. He was
24 simply reiterating what was testified to --

25 MR. BARON: Thank you.

1 MS. MOORE: I asked because I do know the
2 location of the new loading area and I just wanted
3 the testimony to be on record regarding how and when
4 deliveries will be made from the off-site location in
5 case anything changed.

6 MR. BARON: We have no problem with that.

7 MS. MOORE: Okay.

8 The applicant should replace the curb and
9 sidewalk along the entire property frontages along
10 each roadway and the parking lot.

11 MR. MANCINI: We'll comply.

12 MS. MOORE: The applicant must confirm
13 that the ADA ramp at the intersection of 36th Street
14 and Federal Street meets the current ADA standards.
15 If it does not, that needs to be replaced.

16 MR. MANCINI: Understood. We'll comply.

17 MS. MOORE: No changes are proposed to
18 the existing stormwater system. Testimony should be
19 provided regarding how the proposed improvements will
20 drain. The plan should show the location of the
21 existing and proposed roof drains.

22 MR. MANCINI: Understood. We'll provide
23 that on revised plans if the Board sees fit to
24 approve it. The other buildings on this site have
25 roof drains that drain directly out to Federal Street

1 so that will be consistent on this building as well
2 but we'll reflect that on the plans.

3 MS. MOORE: Okay.

4 I wanted to note, this project will not
5 disturb more than one acre and it will not increase
6 the impervious area by more than 0.25 acres, so it is
7 not considered a "Major Development" according NJDEP
8 regulations.

9 The applicant should indicate the pre-
10 and post-development impervious and green areas on
11 the Site Plan.

12 MR. MANCINI: We'll provide that.

13 MS. MOORE: The applicant must provide
14 stormwater calculations to confirm that the
15 post-development 25-year peak flow rate does not
16 exceed the pre-development 25-year peak flow rate for
17 the site.

18 MR. MANCINI: Understood. We'll
19 comply.

20 MS. MOORE: A stormwater fee of
21 \$76.47 has been calculated for the site as outlined
22 in Appendix XVIII of the City Ordinance. This fee
23 must be paid by the applicant prior to final
24 signatures of the plan.

25 MR. MANCINI: We'll comply.

1 MS. MOORE: The applicant must provide
2 spot grades at all building access points and the
3 corners of the concrete pad in the rear of the
4 building.

5 MR. MANCINI: Yes, we'll provide that.

6 MS. MOORE: Additional spot grades should
7 be provided for the curb and sidewalk to be replaced
8 along the property frontages and the parking lot.

9 MR. MANCINI: Yes, we'll provide that.

10 MS. MOORE: The size and material of the
11 existing potable water and sanitary sewer mains
12 should be shown on the plans.

13 MR. MANCINI: Yes, we'll comply.

14 MS. MOORE: And the material of the
15 proposed potable water and sanitary sewer laterals
16 should be indicated on the grading and utility
17 plans.

18 MR. MANCINI: Yes, we'll comply.

19 MS. MOORE: All proposed sanitary sewer
20 cleanouts should be provided with inverts shown.

21 MR. MANCINI: Yes, we'll comply.

22 MS. MOORE: And the project must be
23 approved by both the City Engineer and the City Fire
24 Chief prior to final signatures on the plans with
25 written verification by each of them provided to our

1 office.

2 MR. MANCINI: Understood. We'll comply.

3 MS. MOORE: A CCTV inspection of the
4 sewer (combined, sanitary and storm) system must be
5 performed and reviewed by the City Engineer prior to
6 construction. The applicant will be responsible for
7 any improvements to the existing infrastructure
8 required for the connection of the proposed project.

9 MR. MANCINI: Understood. We'll comply.

10 MS. MOORE: All developers and applicants
11 should note that due to the City Ordinance, a
12 Capacity Fee may be applicable to the proposed
13 development. And the applicant should contact the
14 City Engineer for all costs related to the same.

15 MR. MANCINI: Understood.

16 MR. BARON: We'll do that.

17 MS. MOORE: The minimum compressive
18 strength for all concrete items must be indicated as
19 4,500 psi.

20 MR. MANCINI: We'll comply.

21 MS. MOORE: A connection to the brick
22 sewer detail should be shown on the plans.

23 MR. MANCINI: Yes, we'll comply.

24 MS. MOORE: The detail for the 5' x 5'
25 (five foot by five foot) concrete pad has been

1 provided. This detail should indicate the
2 compressive strength of 4,500 psi.

3 MR. MANCINI: Yes. We'll comply.

4 MS. MOORE: The county curb detail has
5 been added to the plans. A street restoration detail
6 should also be provided.

7 MR. MANCINI: Yes, we'll provide that.

8 MS. MOORE: And on to the Planting
9 Design. It appears that no landscaping is proposed.
10 A landscape plan should be provided per Section
11 577-244.B. The applicant requests a waiver.

12 MR. BARON: Joe, can you explain why
13 we're requesting a waiver, please, of that?

14 MR. MANCINI: Sure. There's really no
15 room for landscaping is the short answer. And it's
16 not consistent with the development pattern along
17 this part of the street. The frontage that we have
18 available is always in the right-of-way. Buildings
19 are by design up towards the road. And there's not
20 room there for street trees either because of
21 utilities that within that concrete area between the
22 right-of-way -- between the building and the curb.

23 There's really no room behind the
24 building nor is there any practical reasons to
25 provide plantings around the building. So in this

1 case, we think it's appropriate to -- and that's true
2 along the parking area with regards to the utilities
3 and the space available. So we think it's
4 appropriate here to ask for a waiver for those
5 landscaping requirements.

6 MS. MOORE: Okay.

7 Per Section 577-244.B, a buffer is
8 required between residential and nonresidential uses.
9 Where a buffer is not practical, an opaque fence may
10 be substituted if approved by the Planning Board in
11 accordance with Section 577-149. The area to be used
12 for off-site parking abuts a residential use on both
13 sides. This is a pre-existing condition; however,
14 given the addition of the loading area, our office
15 recommends that a privacy fence be provided in lieu
16 of the existing chain link fence.

17 MR. MANCINI: We agree with that
18 recommendation and we'll provide that solid fence
19 along the southern and east sides of that parking
20 area adjacent to the residential.

21 MS. MOORE: Okay. And so you would not
22 need a waiver of that buffer, correct?

23 MR. MANCINI: Correct. Provided that you
24 find that the fence in lieu of the landscaping meets
25 buffer requirement, yes.

1 MS. MOORE: Yes, we would.

2 Per Section 577-224.B.1.e, the visual
3 impact of large surface parking lots located along
4 street frontages, shall be minimized with
5 landscaping. Plans should be revised or a waiver
6 requested.

7 So it's my understanding from your
8 previous testimony, you would request a waiver here
9 also, correct?

10 MR. MANCINI: Correct.

11 MR. BARON: If I might just say, Ms.
12 Johnson, we're a little concerned that in the
13 evenings we do want the lot to be visible from
14 Federal Street for safety purposes. So that's the
15 reason we're not proposing just a small bit of
16 landscaping there. You know, it's offset by, I
17 think, the concerns of safety in that area.

18 MS. MOORE: Our office is not -- we would
19 take no exception to the request for a waiver.

20 MR. BARON: Thank you.

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

25 MR. BARON: We are requesting a waiver

1 from that. I think it's pretty clear as the Board
2 looks at it, we sought to maximize the parking. It
3 leaves very little, if any space at all for parking
4 islands. By the way --

5 MS. MOORE: Looking at --

6 MR. BARON: That's a pre-existing
7 condition. The parking lot is as it is now. It's
8 not anything that we're changing substantially.

9 MS. MOORE: Loading areas should be
10 screened per Section 577-224.B.13. In addition,
11 testimony should be provided regarding the hours of
12 delivery and operation to determine the impact on
13 adjacent residences. That was already provided. So
14 regarding the screening of the loading area, plans
15 should be revised or a waiver requested.

16 MR. MANCINI: We --

17 MS. MOORE: Same?

18 MR. MANCINI: Yes.

19 MS. MOORE: Same testimony for that.

20 Per Section 577-244.C.6, foundation
21 plantings are required, whereas none are proposed.
22 The applicant requests a waiver. Same testimony with
23 the foundation plantings?

24 MR. MANCINI: Yes.

25 MS. MOORE: And then street trees, you

1 also mention that. That's per Section 577-244.D,
2 street trees are required, whereas none exist and
3 none are proposed. The applicant requests a waiver.

4 MR. MANCINI: Correct.

5 MS. MOORE: We're moving on to lighting.

6 It appears that there are no existing or
7 proposed lighting associated with the off-site
8 parking lot. Plans should be revised to comply with
9 Section 577-243.D.2 or a variance requested.

10 That mentions the minimum lighting level
11 0.25 footcandles. The average lighting level between
12 0.5 and 2.0 footcandles. And then the maximum
13 lighting level of 3.0 footcandles unless you're
14 directly under a fixture, and then 5 footcandles
15 would be permitted.

16 MR. MANCINI: So we're asking for a
17 variance for the min, max and average lighting levels
18 required by ordinance. There is an existing light
19 fixture at the northwest corner of the property. So
20 essentially near the intersection of the 36th &
21 Federal, there's an existing fixture mounted on the
22 pole that provides lighting to the parking lot. But
23 I don't believe it would meet those min, max and
24 average lighting level requirements so we're asking
25 for that variance.

1 MR. BARON: And, Joe, what are the
2 surrounding uses to the parking lot? Can you just go
3 over that quickly with the Board?

4 MR. MANCINI: Yes. Sure. So, again, to
5 the east of us -- I'm sorry -- yeah, to the east of
6 us is residents and then beyond that is another
7 commercial store. And then to the south of us is
8 residential continuing down 36th Street. So there's
9 essentially residential on both sides adjacent to the
10 parking lot that's not road frontage, so that's an
11 additional reason to mitigate any lighting there to
12 make sure we don't have any light spilling on to the
13 neighbors.

14 MR. BARON: Thank you, Joe.

15 MS. MOORE: But it's your testimony for
16 security, there's adequate lighting for the parking
17 lot?

18 MR. MANCINI: Correct.

19 MS. MOORE: So you're requesting the
20 variance because it doesn't meet to the exact
21 specification that's provided with this section,
22 correct?

23 MR. MANCINI: That's exactly right.

24 MS. MOORE: Per Section 577-243.A.10, no
25 more than 0.25 footcandles are permitted 10 feet from

1 the property lines. The applicant requests a
2 variance.

3 MR. MANCINI: Correct, yeah. I think
4 that is in reference to internal lot lines so we have
5 a security light on the back of our building for Lot
6 2 for the proposed store which might provide -- might
7 spill over on to Lot 3 but it's really only up
8 against the building. So it's really no affect on
9 the neighbors. We may not meet the limit at the
10 property line internally there.

11 MS. MOORE: Okay.

12 If any architectural lighting is
13 proposed, it should be shown on the plans.

14 MR. MANCINI: There's none proposed
15 except for the security light at the back door as I
16 mentioned.

17 MS. MOORE: Okay.

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

21 MR. BARON: What have we done in regard
22 to environmental, please?

23 MR. MANCINI: Based on our conversations
24 with the client, he's not aware of any environmental
25 issues where studies and remediations that's ongoing.

1 And I believe he put that on the record the last time
2 but I'll just reiterate what he said. He's not aware
3 of any environmental issues at the site.

4 MS. MOORE: Okay.

5 Trash Enclosure or Solid Waste
6 Management: Per Section 577-255.A, all
7 nonresidential development shall provide for the
8 collection, storage and disposition of solid waste
9 and recyclables. Trash storage area are shown behind
10 the liquor store on Sheet 3. Appropriate
11 construction details should be provided. In
12 addition, trash enclosures shall be landscaped such
13 that a year-round screen is provided per Section
14 577-224.B.14.

15 MR. MANCINI: So we'll provide the
16 necessary details there. We're requesting a waiver
17 for the screening because it's really a small area
18 that's in this fenced-in rear yard of Lot 2. The
19 screening would actually prevent us from taking those
20 cans out through the alleyway and it really doesn't
21 provide any buffer to the neighbors there that would
22 be impacted. So we're requesting a waiver for the
23 year-round screening there.

24 MS. MOORE: The architectural elevation
25 depicts a facade sign. Per Section -- this was on --

1 the testimony was provided that the sign would be 45
2 square feet. What's permitted would be 24 square
3 feet or the wall sign shall not exceed 5 percent of
4 the building facade. So you are requesting that
5 variance regarding the signage size?

6 MR. MANCINI: Yes, we are.

7 MS. MOORE: And the applicant must obtain
8 the correct tax map plates and block and lot numbers
9 from the tax assessor. Written verification must be
10 received by your office prior to final review and
11 signature of the deeds and/or plat.

12 MR. MANCINI: We'll comply.

13 MR. BARON: We agree.

14 MS. MOORE: Testimony should be provided
15 as to whether Lot 2 will be permitted access to the
16 alley associated with Lot 3. If so, cross-access
17 easements would not be necessary since the applicant
18 owns both lots.

19 MR. MANCINI: Lot 2 will have access to
20 that alleyway associated with Lot 3. And I just said
21 it's under common ownership.

22 MS. MOORE: And the applicant indicates
23 the subdivision will be filed by deed. A copy of the
24 deed should be provided to our office and the
25 Planning Board Solicitor for review.

1 MR. BARON: Absolutely.

2 MS. MOORE: The Minor Subdivision Plan
3 should contain signatures for the Planning Board
4 Chairman, Planning Board Secretary, Planning Board
5 Engineer, and the Zoning Officer/Administrative
6 Officer under the certifications section. A separate
7 signature block is not necessary.

8 MR. MANCINI: We'll comply.

9 MS. MOORE: Architectural plans were
10 submitted a part of this application. The applicant
11 should provide testimony indicating that the proposed
12 building will meet the requirements of Section
13 577-224.B with respect to the architecture.

14 So I think this is where you were going
15 to put that testimony on record.

16 MR. BARON: I was. And if I may, I'll be
17 happy to do that.

18 Mr. Jhaveri, I'm reading or I'm directing
19 your attention to 577-224, Site Design Principles
20 under the City of Camden Zoning Ordinance and I am
21 taking you to Subsection A (2) which is building
22 massing and form. And I'm just going to ask you a
23 few questions from the requirements of that section
24 to see if we comply. Sub-parts (small e.)

25 (e.) Groups of related buildings shall

1 be designed to present a harmonious appearance in
2 terms of style and use of exterior materials,
3 fenestration and roof type. Do we comply?

4 MR. JHAVERI: Yes.

5 MR. BARON: Sub-part (i.) The primary
6 building objective is to maintain an architecturally
7 harmonious complex or development. Each building
8 should be sensitive to the immediate neighboring
9 structure and drastic variations in style, textures
10 or colors shall not be permitted. Are we consistent?

11 MR. JHAVERI: Yes.

12 MR. BARON: Sub-part (k.) The primary
13 building objective shall be to maintain an
14 architecturally harmonious development. Each
15 building shall be sensitive to the immediate
16 neighboring structure. Inconsistent variations in
17 scale, texture, colors shall not be permitted. Do we
18 comply?

19 MR. JHAVERI: Yes.

20 MR. BARON: And now Sub-part 3 under that
21 same section: Building Appearance. Small a.

22 (a.) To maintain a high standard of
23 construction and appearance and to provide
24 interesting and tasteful exteriors, the exterior
25 walls of each building shall be constructed of

1 durable permanent architectural materials compatible
2 with campus-like standards tastefully handled. For
3 example, carefully selected brick; stone with a
4 weathered face; polished fluted or broken face. And
5 we comply; we've used brick, correct?

6 MR. JHAVERI: Yes, we do.

7 MR. BARON: Let's go to small c.

8 (c.) Building roofs should be
9 uncluttered. Vertical projections such as towers,
10 vent stacks, or roof-mounted equipment shall be
11 avoided. All penetrations through the roof shall be
12 organized in a manner that's integral to the
13 architectural form of the building or completely
14 screened from view by parapet walls or approved
15 enclosure. Screens shall be attractive in
16 appearance.

17 We saw the architectural. Why don't you
18 just remind the Board what have we done with our
19 utilities to screen them?

20 MR. JHAVERI: So basically, utilities are
21 going to be up on the roof. We're talking about the
22 rooftop units for mechanical requirements. And we
23 have roughly about four feet of parapet wall above
24 the roof which is going to screen the unit that is
25 going to be sitting more or less towards the back of

1 the building. And it has to be about ten feet from
2 each sidewall also.

3 MR. BARON: So the mechanicals will not
4 be visible from the front of the building?

5 MR. JHAVERI: That is correct.

6 MR. BARON: Let's go to sub-part e:
7 (e.) Loading areas shall be screened
8 using architectural walls or landscaping. We just
9 addressed that to Ms. Johnson, correct?

10 MR. JHAVERI: Correct.

11 MR. BARON: All facade materials must be
12 maintenance free. No exposed common concrete block
13 or painted concrete block. We do not have that.
14 It's brick, correct?

15 MR. JHAVERI: We do not have that. We
16 have the concrete block that's going to be exposed on
17 the right side of the building for the most part but
18 that is going to have the finish of stucco, not
19 painted block.

20 MR. BARON: And the last two, one under
21 4.(a.): Simple and uniform texture patterns are
22 encouraged to create shadow patterns which will
23 reduce the high visibility of the building. Has that
24 been done?

25 MR. JHAVERI: Correct. Yes.

1 MR. BARON: And lastly, colors shall be
2 subdued in tone. I guess that picture is the best
3 indicator of whether it's subdued in tone --

4 (BACKGROUND NOISE FROM ZOOM ATTENDEE).

5 MR. BURNS: Whoever is speaking, please
6 mute yourself.

7 MR. JHAVERI: Yes.

8 MR. BARON: The parking and circulation,
9 I think we've already gone through so I'm not going
10 to read that section so I don't think we need to do
11 that. Thank you, Mr. Jhaveri.

12 MR. JHAVERI: Thank you.

13 MS. MOORE: Okay. And the final thing,
14 the applicant should confirm that Block 1061, Lot 1
15 which is the parking area, is owned by Dev Ghanshyam,
16 LLC.

17 MR. BARON: Mr. Mancini, can you confirm
18 that? I don't know if Mr. Patel can hear us.

19 MR. MANCINI: Yes, it is owned by the
20 same as the other properties.

21 MS. MOORE: Okay. With that name, Joe?

22 MR. MANCINI: Oh, you're going to put me
23 on and make me say it? Dev Ghanshyam, LLC.

24 MR. BARON: Ms. Johnson, it's the same as
25 the applicant.

1 MS. MOORE: Okay, the same the applicant.

2 MR. BARON: Yeah, Dev Ghanshyam.

3 MS. MOORE: The Summary of Variances and
4 Waivers. We have listed, the building coverage for
5 variances, impervious coverage, minimum building
6 height, rear yard setback, side yard setback, number
7 of parking spaces, off-site parking spaces, lighting
8 areas, lighting at property lines and the facade sign
9 size.

10 MR. BARON: And I believe we have
11 provided testimony on all of those.

12 MS. MOORE: And Waivers, I have noted as
13 parking lot buffering, parking lot islands, loading
14 area buffering, trash enclosure buffering. I have
15 removed the buffer to residential use. And then we
16 have landscape plan required, foundation plantings
17 and street trees.

18 MR. BARON: And, of course, we have asked
19 for those waivers and we still do.

20 MS. MOORE: And you're aware of the
21 approval process as listed page 13. If you have any
22 questions, you can contact our office.

23 MR. MANCINI: Understood.

24 MS. MOORE: And the outside agency
25 approvals I have noted as Camden County Planning

1 Board, Camden County Soil Conservation District,
2 Camden County Municipal Utilities Authority. Any
3 others that you know of that may be necessary?

4 MR. MANCINI: None that I'm aware of and
5 I agree with that list.

6 MR. BARON: And you called it out, the
7 road opening that might be required if we go out to
8 Federal Street. Other than that, no other
9 improvements.

10 MS. MOORE: Okay. And Mr. Chairman, that
11 concludes my review.

12 CHAIRMAN DeJESUS: Thank you, Dena. I
13 appreciate that.

14 MS. MOORE: No problem.

15 CHAIRMAN DeJESUS: I have a question for
16 Dr. Williams. Is he available? Ed, are you there?

17 DR. WILLIAMS: Yes.

18 CHAIRMAN DeJESUS: My question is that
19 when the two stores that are on the corner which is
20 the hardware store and the appliance store applied
21 for their locations, did they use the Block 1061, Lot
22 1 as parking spaces for their location?

23 DR. WILLIAMS: I'm not sure, Mr. Chair,
24 because some of those open lots unless it's guarded
25 or gated, tend to be kind of open.

1 CHAIRMAN DeJESUS: The reason why I'm
2 asking is so that the applicant is not taking up the
3 parking spaces for these two stores for the purpose
4 of getting his store built.

5 MR. BARON: Mr. Chairman -- I'm sorry.
6 Go ahead, Dr. Williams. I apologize.

7 DR. WILLIAMS: I want to defer to counsel
8 to answer that question.

9 MR. BARON: Again, Mr. Jhaveri, can you
10 see if we can get Sam on the phone so he can -- on
11 the line so we can get him to answer? I don't feel
12 comfortable testifying factually.

13 MR. JHAVERI: He is there but he needs to
14 be unmuted so I don't know which number is he at.
15 He's there.

16 MR. BURNS: Why don't we do this. Can he
17 raise his hand? Is it possible for him to raise his
18 hands so we can identify his number? I think it
19 might be Star 6 to raise your hand.

20 DR. WILLIAMS: Do you know his number?

21 MR. BURNS: No, we don't. I figured if
22 he could raise his hand, we could find his number.

23 CHAIRMAN DeJESUS: While we're doing
24 that --

25 MR. MANCINI: Mr. Chairman, I could just

1 add a little bit of flavor to that. We surveyed the
2 parking lot lot and in our review of the deed, there
3 were no deed restriction that related to the use of
4 that parking lot. I know that doesn't completely
5 answer your question but there's nothing that was
6 recorded for the use of that lot --

7 CHAIRMAN DeJESUS: That doesn't answer my
8 question mainly because the two stores that you have
9 there, would have to have had a parking approval for
10 their location. And they may have used that lot as a
11 form of doing so. And in doing so, that would put
12 this applicant trying to take over those, even though
13 he owns the lot, okay, putting them in jeopardy in
14 reference to having access to two of the lots. It
15 means, that if closes it up then these guys don't
16 have any parking spots at all. That's my concern.

17 MR. BARON: Mr. Chairman, I'll be happy
18 to put this in writing because it is what the
19 applicant told me. There are no leases that include
20 that parking.

21 MR. PATEL: Hello.

22 MR. BURNS: That may be him there.

23 MR. BARON: Sam, is that you?

24 MR. PATEL: Yes, yes, I'm here.

25 MR. BARON: All right. Great. Did you

1 hear the Chairman's question?

2 MR. PATEL: Yes.

3 MR. BARON: Do the tenants at the two
4 stores, have any specific rights to use the parking
5 in that lot?

6 MR. PATEL: No. Nothing.

7 MR. BARON: Okay. You're aware that they
8 may use it occasionally. Do you permit that as long
9 as the lot isn't full?

10 MR. PATEL: I don't have any agreement
11 with them. I don't have any agreement with them
12 using my lot. I have no agreement when I bought it.

13 MR. BARON: Understand that. What I'm
14 saying and I think the Chairman's concern. Let's say
15 there is no parking on Federal Street for one of
16 those stores. As long as there is space in the lot,
17 would you allow them to park in the lot?

18 MR. PATEL: Yes, I do, yeah.

19 MR. BARON: Okay.

20 CHAIRMAN DeJESUS: I have a second
21 question to Mr. Mancini. I see you have the arrows
22 for traffic. Is that the traffic for the truck
23 coming in or is that the traffic for the cars coming
24 in?

25 MR. MANCINI: That's the traffic for all

1 vehicles. It's going to be one-way circulation in
2 that direction.

3 CHAIRMAN DeJESUS: Because I know that
4 they do come off of Federal Street going into that
5 lot especially those big trucks.

6 MR. MANCINI: We're going to 'sign it' so
7 that it's an 'exit only' onto Federal Street.

8 CHAIRMAN DeJESUS: So you're looking --
9 you are going to put signs directing traffic in
10 reference to that?

11 MR. MANCINI: Correct.

12 MR. BARON: That was your concern, Mr.
13 Chairman previously and so we closed off the access
14 to 36th out of that lot. You would come in off of
15 Federal and you would go out on to Federal. There
16 would be no traffic on 36th then we'll be happy to
17 'sign it.'

18 MR. MANCINI: No, no. Jeff, I think
19 you're thinking of, we were concerned about access
20 around the block, 35th and 36th.

21 MR. BARON: Right.

22 MR. MANCINI: The circulation at the
23 parking lot now is that folks would turn right from
24 Federal on to 36th, enter the parking lot at the
25 south side and then exit on to Federal Street.

1 CHAIRMAN DeJESUS: It's the same traffic
2 for the trucks; is that correct?

3 MR. MANCINI: That's correct, yes. I
4 think the prior concern was whether we would have
5 trucks going around the block through the residential
6 neighborhood in order to get to the alleyway to
7 permit deliveries --

8 CHAIRMAN DeJESUS: Well, we knew that
9 part. That would have been a real catastrophe
10 if that occurred because the streets are very narrow
11 in that area.

12 MR. BARON: And that's why we changed it,
13 Mr. Chairman, based on the Board's kind advice.

14 CHAIRMAN DeJESUS: I am really concerned
15 about the two stores. At this point in time, I can't
16 resolve it and I don't think anyone here can give us
17 an answer so let's just move on. Is there anybody
18 else who has any questions on this matter from the
19 Board; any officers?

20 COUNCILWOMAN REYES-MORTON: I just have a
21 question about community participation and what that
22 has looked like thus far.

23 MR. BARON: Councilwoman Reyes, I'm
24 sorry, were you asking about we have done with the
25 community to discuss it?

1 COUNCILWOMAN REYES-MORTON: Yep. Yep.
2 Only because I think about a liquor store and I think
3 about all the activity that comes along with that
4 type of business and, you know, being familiarized
5 with that area. And also, you know, understanding
6 that neighborhood. And in particular because one of
7 our council members lives in that neighborhood too.
8 So I'm just trying to understand what type of
9 coordination or communication efforts have been done
10 with that surrounding community about how they feel
11 about, you know, a liquor store.

12 MR. BARON: Mr. Patel, is there any
13 community outreach that has been done? Do you know
14 whether the folks that live in that area are aware of
15 your proposal to put the liquor store there other
16 than the people who got the 200 foot notice? Is that
17 something that you have told people about putting
18 there?

19 MR. PATEL: No.

20 MR. BARON: Okay. So I guess the answer
21 to your question, Councilwoman Reyes is, we have not
22 really talked to the community.

23 COUCILWOMAN REYES-MORTON: And that's
24 just really concerning. Only because of the nature
25 of the business and understanding the culture

1 dynamics and shift that we have known to happen in
2 other parts of the City and throughout the City and
3 it's just historically right. So I think it's
4 important especially for that to reach business
5 communities to include not just them but the
6 surrounding community in the project area.

7 MR. BARON: If I might, the only thing I
8 can I say is, number one, it is a permitted use in
9 the zone. And as a permitted use in the zone, my
10 client is entitled to operate that use. But I fully
11 appreciate your comment.

12 My other comment is, because we have been
13 in front of the Board for so long, we were a little
14 bit hesitant to talk about the neighborhood because
15 we never knew when this would -- if it would ever
16 come to fruition and so we didn't. But I can
17 instruct my client to, for example, put up some signs
18 saying, "coming soon" and try to engage the
19 neighborhood.

20 I don't know how -- we got no comments
21 from any resident within 200 feet or otherwise. So
22 usually when you do have that objection especially in
23 a residential area, you tend to hear it. And we are
24 within 200 feet of residents but we didn't get
25 anything. So I understand your point completely but

1 I can't give you a better answer than that.

2 COUNCILWOMAN REYES-MORTON: Yeah. And
3 you know what, that was my concern the whole time
4 that this was sitting on the agenda which is why I
5 would have liked the option of keeping it on the
6 agenda, especially during times like these where, you
7 know, we're already disconnected normally because of
8 COVID and technology. And so -- yeah, it's just
9 concerning. Thank you.

10 CHAIRMAN DeJESUS: Is there anyone else
11 on the Board that's interested in making a statement?

12 MR. LEE: Yes. Steve Lee here. Thank
13 you.

14 I'd like to revisit the issue of lighting
15 with respect to that particular lot that you referred
16 to. It seems to me that the applicant is interested
17 in just meeting the minimum requirement with respect
18 to lighting. Now, I don't know about you guys but I
19 would rather see more light than less light. You go
20 over light as long as it's not a lot of spillage.

21 So I just need clarification in terms of
22 what they're referring to when they said, does this
23 light that's attached to, I think he said, a wall or
24 a door. I think the light -- what I'm trying to say,
25 the light needs to be adequate over there because the

1 neighborhood is not all that safe.

2 MR. MANCINI: That's a fair point, Mr.
3 Lee.

4 MR. LEE: I don't like you trying to meet
5 the minimum requirement. Let's make sure that
6 there's adequate lighting over there. That should be
7 our concern; not meeting minimum requirements.

8 MR. MANCINI: Understood, Mr. Lee.

9 I think what I would suggest then and
10 what we commonly do where there's existing lighting
11 and we're not sure exactly what those light levels
12 are as, we can perform a night-light test obviously
13 to confirm what the light levels are and determine
14 whether or not there's any dark areas that are
15 insufficient for safety, and then address those with
16 your engineer. If you would see fit to give us the
17 approval with that condition, I'd be happy to work
18 with Dena to provide those light levels as a result
19 of our test and demonstrate why we think it's
20 sufficiently lit for safety.

21 MR. BURNS: I think that's a fair
22 statement.

23 MR. BARON: Your engineer would have to
24 be satisfied that there is sufficient lighting based
25 on what Mr. Mancini said. So it can be a study, a

1 lighting study or it could actually be a walk-through
2 to look at it. But I wanted to ask you a question,
3 sir, if I might.

4 MR. LEE: Sure.

5 MR. BARON: Would you have any objection
6 to the lighting being reduced, not eliminated,
7 reduced later at night? Because remember, it's next
8 to a residence or two.

9 MR. LEE: Well, quite frankly, I don't
10 live over there. That would probably be up to the
11 residents --

12 COUNCILWOMAN REYES-MORTON: The
13 residents, that's right.

14 MR. LEE: -- in the neighborhood because
15 a lot of residents would prefer more as I said
16 earlier, more lighting rather than that.

17 MR. BARON: We will talk to them and
18 we'll be guided --

19 MR. LEE: And that's another issue that
20 the councilwoman mentioned. You probably would have
21 had an answer to that question if you had an engaged
22 community in the first place.

23 MR. BARON: Well, they did get notice.
24 They did get notice. They're within 200 feet.

25 COUNCILWOMAN REYES-MORTON: And we

1 understand that. But here's a lot of foot traffic
2 that happens there. Hey, my grandmom lives around
3 there too in addition to the councilwoman. So
4 there's a lot of foot traffic over there.

5 MR. BARON: We're not ducking it. We're
6 not ducking it. We will talk to the neighbors and we
7 will share with the Board Engineers, their comments
8 and we'll be directed accordingly. If it's
9 determined --

10 MR. LEE: Not just their comments. Their
11 input as well.

12 MR. BURNS: Right. Steven, what's going
13 to happen is, they'll work with our engineer with a
14 Nightlight Function Test so it's a special test that
15 they go out and perform to determine and to make sure
16 there's proper lighting and adequate lighting out
17 there.

18 MR. LEE: Sounds good.

19 MR. BURNS: So I think your concerns are
20 justified and I think with this Nightlight Function
21 Test and with the assistance of Dena in reviewing
22 that, you should be good.

23 MR. LEE: Sounds good. Absolutely.

24 CHAIRMAN DeJESUS: I have a question for
25 Mr. Mancini. I know that the perimeter of that lot

1 around the corner of the back end is full of trees
2 and so forth. And that would create a shadow of
3 where there could be an issue with lighting. So if
4 you're going to look at this specific lot as properly
5 lighted, you must consider that trees that are
6 specifically around the perimeter of that lot.

7 MR. BURNS: Right. That will be part of
8 that test, Jose. They'll look at all of that through
9 the Nightlight Function Test.

10 CHAIRMAN DeJESUS: Okay. Is there anyone
11 else on the Board have anymore further questions in
12 reference to this application? Hearing none, then I
13 open it up to the public. Is there anyone out in the
14 public interested in making a response? Hello.

15 DR. WILLIAMS: I don't see any hands
16 raised, Mr. Chair.

17 CHAIRMAN DeJESUS: No one wants to talk?
18 Okay. With that said and no one is responding,
19 I will tend request a motion from the Board to make a
20 decision, please.

21 MR. BURNS: If I could, Mr. Chairman.
22 Conditions that I noted are to provide a Nightlight
23 Function Test, which I think is important. The
24 applicant will also install a -- instead of chain
25 link fencing in order to buffer, they'll install a

1 solid fence as a condition. And the applicant will
2 comply with our engineer's review letter and that all
3 lighting and any landscaping in his proposal, will be
4 subject to final approval by our engineer. Those are
5 our standard conditions.

6 CHAIRMAN DeJESUS: With conditions to
7 making sure that the traffic is one way as Mr.
8 Mancini --

9 MR. BURNS: As shown on the plans and
10 that is part of their application.

11 CHAIRMAN DeJESUS: A motion is in order,
12 please.

13 MS. CREAN: So moved. I motion to
14 approve the minor subdivision and preliminary and
15 final site plan for the applicant at Block 3508, 3510
16 through 3516 Federal Street; Block 1060, Lots 2, 3, &
17 43 as long as the conditions Mr. Burns listed are
18 met.

19 COUNCILWOMAN REYES-MORTON: Can a
20 conditional community involvement be added to this
21 prior to voting or no?

22 MR. BURNS: I think we can add that as a
23 condition. That was certainly something that
24 Mr. Baron indicated to his client would work to do;
25 to reach out to neighbors particularly as it relates

1 to lighting and the impacts of lighting on the
2 properties. We can certainly make that as part of
3 it, yes, Councilwoman.

4 COUNCILWOMAN REYES-MORTON: Great.
5 Because what's the next step after this, the ABC
6 Board? And they're also going to require community
7 input as well. So, you know, he's going to have to
8 come across this challenge again. So I just want to
9 make sure of that one of us gets it.

10 MR. BURNS: Very good. I think all we
11 have, Mr. Chairman, is a motion. I did not get a
12 second.

13 CHAIRMAN DeJESUS: Okay. Let's
14 understand. Mr. Baron, you did state that the client
15 has already obtained a New Jersey liquor license; is
16 that what you said?

17 MR. BARON: Sam, are you still on the
18 call?

19 MR. PATEL: Yes.

20 MR. BARON: Do you have your distribution
21 license for this site?

22 MR. PATEL: Yes. My name is of my
23 family, yeah.

24 MR. BARON: Okay. So you have a license?

25 MR. PATEL: Yes.

1 CHAIRMAN DeJESUS: Is the license
2 dedicated to that location? That's my concern.

3 MR. PATEL: No, no. It's a
4 local-(INAUDIBLE) license. When the Board approves,
5 we have to ask for it.

6 MR. BURNS: Right. So once they get
7 Board approval.

8 CHAIRMAN DeJESUS: I just want to make
9 sure the applicant understands that we're not
10 here to give him approval for a liquor license.
11 We're here only to approve the building only.

12 MR. PATEL: Yes. We're only allowed the
13 building then we can ask for the license.

14 CHAIRMAN DeJESUS: Okay. I just want to
15 make sure you understood that.

16 MR. PATEL: Yes.

17 MR. BARON: Thank you, Mr. Chairman.

18 CHAIRMAN DeJESUS: Who did the second?
19 Anyone say, second? Erin's got the first

20 MR. BURNS: With all conditions. Do we
21 have a second on the motion?

22 MR. LEONARD. Second.

23 CHAIRMAN DeJESUS: Who was that?

24 MR. BURNS: That was Mr. Leonard.

25 MR. LEONARD: That's correct.

1 CHAIRMAN DeJESUS: Okay, Mr. Leonard.

2 MR. BURNS: Mr. Chairman, I see Keith
3 Walker is now part of our hearing tonight.

4 MS. MILLER: Yes, he joined us at
5 6:22 p.m.

6 CHAIRMAN DeJESUS: Hello, Mr. Walker.

7 MR. WALKER: Hello everyone. Sorry for
8 my lateness. I caught up at work.

9 CHAIRMAN DeJESUS: That's okay.

10 MR. BURNS: Understood, sir.

11 CHAIRMAN DEJESUS: Angela, would you give
12 a roll call, please.

13 MS. MILLER: Yes. Jose DeJesus.

14 CHAIRMAN DEJESUS: Yes.

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: Abstain

23 MS. MILLER: Ian Leonard.

24 MR. LEONARD: Yes.

25 MS. MILLER: Motion carried to approve.

1 Thank you.

2 MR. BARON: Thank you and thank you for
3 working with us for these five or six months to get
4 to this point. We appreciate it.

5 MR. PATEL: Thank you very much?

6 CHAIRMAN DeJESUS: New Business. We're
7 taking on No. 7 'A' through 'D.' Doctor Williams,
8 are you taking on that one?

9 DR. WILLIAMS: Yes, Mr. Chair to the
10 Members of the Planning Board. As indicated prior
11 to, we're asking the Board for permission to approve
12 the C of A Items No. 7 'A' through 'D,' to allow the
13 applicants to move forward. I've been assisting them
14 with permit expedition. So your approval would take
15 us even further.

16 CHAIRMAN DeJESUS: I need a motion,
17 therefore? I need a motion.

18 MS. CREAN: So moved.

19 CHAIRMAN DeJESUS: I need a second.

20 MR. LEONARD: Second.

21 CHAIRMAN DeJESUS: Thank you, Ian. Roll
22 call, please.

23 MS. MILLER: Jose DeJesus.

24 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: Ian Leonard.

9 MR. LEONARD: Yes.

10 MS. MILLER: Motion carried to approve.

11 Thank you.

12 CHAIRMAN DeJESUS: Okay. Sign variance,

13 Edrees "Alex" Alnodhari, 1512 Mt. Ephraim Avenue.

14 The applicant is proposing a 49 square foot sign. Is

15 the applicant here for that? If we don't hear him,

16 we'll hold him until the end and move on.

17 Preliminary and Final Site Plan, Cooper

18 University Health Care, Haddon Avenue at Newton

19 Avenue, Northwest Corner of Newton & Haddon Avenue,

20 Block 1443, Lots 1 & 2. The applicant is preparing a

21 14,208 of one-story office building. Anyone here for

22 that?

23 MR. MICCIO: Yes, Mr. Chairman. Can you

24 hear me and see me?

25 CHAIRMAN DeJESUS: Yes, sir.

1 MR. MICCIO: Good evening Board and Mr.
2 Chairman. My name is Scott Miccio with the Law Firm
3 of Parker McKay. I am here representing Cooper
4 University Health Care in its application for
5 Preliminary and Final Site Plan approval for a
6 one-story, 14,208 square foot office building at the
7 northwest corner of Haddon Avenue and Newton Avenue.
8 Thank you for having us.

9 Over the last two years, Cooper has
10 completed new construction and renovation of shelf
11 space in the hospital that was designed during
12 previous campus projects. It is in this process of
13 moving -- it is currently in the process of moving
14 administrative staff to make room for the medical
15 services that will be provided within the hospital.

16 The original plan was to move the
17 employees to a permanent space in its building at 101
18 Haddon Avenue. However, the recently announced plan
19 to expand the Walter Rand Transportation Center
20 includes part of 101 Haddon. Therefore, Cooper had
21 to look for another location for these employees.
22 Cooper owns this property at the corner of Haddon and
23 Newton Avenues. It is proposing to construct a
24 structure on this property that will house the
25 administrative employees who are being displaced.

1 The property is located in the Cooper
2 Plaza Redevelopment area. As you know, the
3 Redevelopment Plan has specific requirements for
4 height and facade materials. This site will
5 eventually be part of the Glassboro-Camden Light Rail
6 Line and the structure will have to be removed to
7 make way for that Light Rail.

8 The plan is to locate the employees here
9 until the Light Rail arrives or a more permanent
10 location is identified. Because we know that the lot
11 will have to make way for the Light Rail, we are
12 seeking approval of a smaller, less permanent
13 structure than required under the Redevelopment Plan.
14 This requires among other things, deviation from the
15 minimum height and facade material requirements of
16 that Redevelopment Plan.

17 We have received Remington & Vernick's
18 report and we will work with Ms. Johnson to address
19 all of the comments in that report. Mr. Chairman, we
20 have our team of professionals here today to address
21 those items in her report and to answer any questions
22 that the Board or its professionals may have. So at
23 this point, I will introduce them.

24 We have Mark Cifelli, professional
25 engineer from PS&S. We have Steven Sgro, project

1 architect also with PS&S. Brian McPeak of PS&S, the
2 planner, who will address any planning concerns and
3 can touch on the requested variances and waivers. We
4 also have Jennifer O'Shea, the director of design and
5 construction for Cooper University Hospital. She'll
6 be able to address any questions concerning
7 operations. And also, if there are any questions
8 regarding traffic, we have Alex Meitzler of Traffic
9 Planning & Design.

10 Mr. Chairman, would you like to have
11 these individuals sworn in at this point?

12 CHAIRMAN DeJESUS: Yes, please. Mr.
13 Burns, can you do so, please.

14 MR. BERNSTEIN: Actually, Mr. Chairman,
15 it's me.

16 CHAIRMAN DeJESUS: Okay, Mr. Bernstein,
17 let's do it.

18 MR. BERNSTEIN: Would all the applicant's
19 professionals please raise their right hand.

20 - - -

21 MARK CIFELLI, P.E.; STEVEN SGRO, R.A.;
22 BRIAN McPEAK, P.P.; ALEX MEITZLER, P.E.; JENNIFER
23 O'SHEA, Director of Design & Construction, having
24 first been duly sworn/affirmed, was examined and
25 testified as follows:

1 I'm just going to share my screen if
2 that's possible.

3 MR. BERNSTEIN: Mr. Cifelli, we're going
4 to mark this as A-1.

5 MR. CIFELLI: On the screen you should
6 see Site Plan rendering. Does everyone see that?

7 MR. MICCIO: Yes, we see it Mark. I see
8 it.

9 MR. BERNSTEIN: Can you indicate Mr.
10 Cifelli, that as we mark this as A-1, what this
11 represents and who put this exhibit together?

12 MR. CIFELLI: So this is an exhibit
13 prepared by PS&S. It's a Site Plan rendering showing
14 the proposed improvements with aerial mappings
15 surrounding the property to show the extents of the
16 improvements. It's dated 7/19/2021.

17 MR. BERNSTEIN: I'm a little different
18 than Mr. Burns. I apologize for those of you who are
19 used to others.

20 MS. MOORE: I'm sorry. This just looks
21 like the aerial, unless I'm missing something.

22 MR. CIFELLI: Let me switch screens.

23 MS. MOORE: Right. This is just the
24 aerial view.

25 MR. BERNSTEIN: That's why we have Dena.

1 I'm just a lawyer here. She's knows what's suppose
2 to be there.

3 MR. CIFELLI: I shared the wrong screen.
4 I'll fix that.

5 MS. MOORE: That's fine. Only I would
6 probably know you were sharing the wrong screen.

7 MR. CIFELLI: There you go. Right here
8 is the exhibit, the Site Plan Rendering

9 MS. MOORE: That's better.

10 MR. BERNSTEIN: Thank you, Dena.

11 MR. CIFELLI: So the property is known as
12 Block 1443, Lot 1 & 2. Lot 1 is where the subject
13 improvements would be located. Lot 2 is the adjacent
14 property owned by the applicant which shares some
15 access.

16 The property is .512 acres and it has
17 frontage on Haddon Avenue and Newton Avenue as well
18 as Interstate 676 which is an overpass through the
19 east of the property. To the north of the property,
20 we have School Alley which is a private road that
21 serves the 3 Cooper parking garage which is on the
22 adjacent property.

23 As our attorney mentioned, we're
24 proposing a one-story office building on this
25 property. It'll have site access into the building

1 off of Haddon Avenue with an ADA accessible entrance
2 and a second entrance to School Alley. There are
3 parking spaces; three proposed on the property. One
4 being handicap-accessible. These will be accessed
5 from School Alley, as well as a 12 by 30 loading zone
6 and bike rack.

7 The last real improvement on the property
8 will be our trash enclosure which will serve just
9 this new building. That's a brief overview of the
10 project. If that's okay, I would like to get into
11 the comments from the Remington & Vernick letter.

12 MR. MICCIO: Sure. Thank you, Mr.
13 Cifelli. And if it's okay with you, Mr. Chairman and
14 Ms. Johnson, if we could get to Ms. Johnson's report.

15 CHAIRMAN DeJESUS: Dena, could you please
16 start?

17 MS. MOORE: Yes. Mr. Chairman, I'm
18 referring to Remington & Vernick's letter dated
19 September 7, 2021. I'm starting on page 3 with the
20 area and bulk requirements. I have noted building
21 height, the minimum building height, what's required
22 is two stories and 30 feet. What's proposed is one
23 story 12 feet. So a variance would be required.

24 MR. CIFELLI: Correct.

25 MS. MOORE: The rear yard setback

1 required is 10 feet; proposed is 7 feet. That's also
2 a variance required. An accessory building set back
3 is prohibited in the front yard. The applicant is
4 proposing one of the front yard setback of four feet
5 and a variance is required there.

6 And then also off-street parking, what's
7 required is 15 spaces. The applicant is proposing
8 three on-site with 12 off-site. So a variance would
9 be required there also. We can get testimony later
10 regarding these variances.

11 MR. CIFELLI: Yes, it'll be provided.

12 MS. MOORE: A road opening permit from
13 the Camden County Highway Department would be
14 required for a road opening on Haddon Avenue or
15 Newton Avenue. You acknowledge that?

16 MR. CIFELLI: Yes and we will comply with
17 that request.

18 MS. MOORE: The applicant should provide
19 testimony regarding the existing and proposed site
20 plan features that appear to be within the
21 right-of-way of Interstate Route 676. Approval from
22 the New Jersey Department of Transportation would be
23 required.

24 MR. CIFELLI: So I could speak a little
25 bit to this. So the existing property which I can

1 pull up the aerial image that I showed you earlier.

2 MR. BERNSTEIN: Why don't we make this
3 A-2.

4 MR. CIFELLI: This is a Google Earth
5 Aerial Image. The site is an existing parking lot.
6 And the rear portion of the lot encroaches within the
7 DOT right-of-way. We are removing most of the
8 parking lot but we do have our proposed parking
9 remaining within that encroachment slightly at a
10 reduced scale compared to the existing. So that's
11 the reason for this comment. And we are making an
12 application to DOT for a highway occupancy permit.

13 MS. MOORE: It's possible that the DOT
14 will let you keep those three spaces there, correct?

15 MR. CIFELLI: Potentially because it is
16 an existing issue where it already crosses today.

17 MS. MOORE: Right.

18 MR. CIFELLI: So we're not adding any
19 further than is there as of now.

20 MS. MOORE: Okay. But then if not, they
21 would just have you -- you would have to realign that
22 area --

23 MR. CIFELLI: Yes.

24 MS. MOORE: -- to be outside of the
25 easement.

1 MR. CIFELLI: And we had prepared an
2 alternate plan showing that scenario which I can
3 present here as Exhibit A-3.

4 MR. BERNSTEIN: And this represents, Mr.
5 Cifelli, as I said --

6 MR. CIFELLI: This is the Alternate
7 Parking Layout Exhibit prepared by PS&S.

8 MR. BERNSTEIN: When?

9 MR. CIFELLI: And this is dated
10 8/12/2021.

11 MS. MOORE: And we reviewed that. Right
12 now they're going to proceed with the other layout to
13 the DOT. I believe they're just showing this in case
14 the DOT does not permit them to keep the three spaces
15 within that easement.

16 MR. MICCIO: That's right, Ms. Johnson.
17 If I could interject for one second. We would just
18 request that if we're fortunate enough to get
19 approved today, that this alternate plan, I guess, be
20 noted as a condition of approval should the DOT not
21 grant the approvals that we're requesting from them.

22 MR. BERNSTEIN: Thank you for reading my
23 mind, Mr. Miccio.

24 MR. MICCIO: You're welcome.

25 MR. CIFELLI: The difference on this

1 alternate layout, we do have all of our parking
2 within the property limits. It is only one space on
3 this scenario. So there would be 14 spaces located
4 off-site within other facilities. So we would need a
5 variance. I mean, there's an existing variance
6 for -- but right now we have 12 spaces off-site with
7 the current layout so here it would be 14 so we would
8 need the variance to include up to 14 spaces
9 off-site.

10 MR. MICCIO: And Mr. Cifelli, can you
11 explain where the off-site parking would be located?

12 MR. CIFELLI: Sure. Cooper has numerous
13 facilities but the 3 Cooper parking garage is
14 accessed off of School Alley and that's the closest
15 in proximity to this project.

16 MS. MOORE: The plans appear to show a
17 sight triangle from th access drive along Haddon
18 Avenue that would require easements. The metes and
19 bounds of these easements should be provided for
20 review.

21 MR. CIFELLI: Yes. We would provide
22 copies of these easements for review should this
23 application be approved.

24 MS. MOORE: Okay.

25 You mentioned about the parking. So the

1 variance you would be requesting would be up to 14
2 spaces.

3 Per Section 577-230.L, all required
4 parking spaces shall be on the same lot as the
5 building they serve. The applicant requests a
6 waiver. That would be a variance to allow 12
7 off-site parking spaces at a nearby garage. So
8 I will indicate a variance and to allow up to
9 14 parking spaces at a nearby garage.

10 MR. CIFELLI: Correct. So the total
11 requirement is 15. That would get us 14 plus one on
12 site so it meets the requirement.

13 MS. MOORE: Okay. And I have noted, it
14 should be noted that the 3 spaces proposed on site
15 will encroach into the Interstate 676 property. The
16 applicant has provided an alternative parking layout
17 that will be constructed in the event that DOT
18 approval cannot be obtained. In the alternative, one
19 ADA-accessible parking space is proposed on site
20 along with two bicycle racks and a trash enclosure.

21 MR. BERNSTEIN: Mr. Cifelli, is it my
22 understanding that if DOT does not grant you the
23 waiver, that the one remaining parking space will be
24 ADA-accessible?

25 MR. CIFELLI: That is correct. It would

1 a van-accessible ADA space.

2 MR. BERNSTEIN: Sorry for intruding,
3 Dena.

4 MS. MOORE: That's fine.

5 Per Section 577-231.C.1.c, any building
6 greater than 10,000 square feet shall provide one
7 12 foot by 50 foot loading space. The applicant
8 proposes one 12 foot by 30 foot loading area. A
9 waiver is necessary.

10 MR. CIFELLI: So we do request this
11 waiver. We are providing a 12 by 30 foot parking
12 space so we're undersized by 20 feet. The applicant
13 does not anticipate large trucks needing to load in
14 this area. So the space will be adequate for a
15 typical 30-foot box truck or similar.

16 MS. MOORE: Per the Redevelopment Plan,
17 sidewalks shall be 10 to 15 feet wide. The applicant
18 proposes to retain the existing sidewalk, which is
19 less than 10 feet wide. The applicant requests a
20 variance for this existing condition.

21 MR. CIFELLI: So I'm going to go back to
22 the site plan, the submitted site plan sheet C-04.
23 We have one location where the sidewalk on the
24 frontage of the property is less than the 10 feet
25 requirement. Along Haddon Avenue the sidewalk is

1 11 feet.

2 There is a pinch-point at the
3 intersection where you could see the right-of-way
4 line is closer to 10 feet to the curb line. And then
5 it widens back up to 13 feet along Newton Avenue. So
6 we're proposing to keep that as-is. The intersection
7 currently functions. It has curb ramps and all the
8 improvements necessary for ADA access. And there's
9 adequate clearance. So we would request that waiver.

10 MS. MOORE: That would be a variance for
11 the sidewalk --

12 MR. CIFELLI: Okay.

13 MS. MOORE: -- since that's the
14 Redevelopment. No problem.

15 Per Section 577-234, bicycle parking
16 shall be provided. The site plan indicates two
17 bicycle racks. The applicant should consider
18 rotating the bicycle racks such that bicycles do not
19 encroach into the ADA-accessible stall.

20 MR. CIFELLI: So we agree to coordinate
21 that with your office, Ms. Johnson. And so we would
22 do that as a condition of approval.

23 MS. MOORE: The applicant proposes a new
24 tree pit and trash receptacle in close proximity.
25 Our office recommends staggering their locations to

1 increase the available sidewalk width.

2 MR. CIFELLI: So on that, we have had
3 discussions with the County and they actually prefer
4 that no trash receptacles are located along their
5 frontages. So we're proposing to eliminate that
6 trash receptacle and the tree pits would remain.

7 MS. MOORE: Eliminate per the County's
8 review. And I did see their review letter on this
9 project.

10 Stormwater Collection and Management
11 System. The applicant provided stormwater
12 calculations to determine if the post-development
13 25-year peak flow rate does not exceed the
14 pre-development 25-year peak flow rate for the site.
15 The calculations must be corrected in the
16 pre-development analysis to correspond with the
17 pre-development impervious and green areas shown on
18 the Grading and Utility Plan.

19 MR. CIFELLI: So we agree to update these
20 calculations as a condition of approval.

21 MS. MOORE: A stormwater fee of \$143.19
22 has been calculated for the site as outlined in
23 Appendix XVIII (18) of the City Ordinance. The fee
24 must be paid by the applicant prior to final
25 signatures of the plan.

1 MR. CIFELLI: We agree to that -- or the
2 applicant agrees to that.

3 MS. MOORE: A permanent easement to be
4 finalized by deed, has been proposed to include
5 grading shown outside of the property line to the
6 east. The metes and bounds of the easement and the
7 deed must be submitted for review.

8 MR. CIFELLI: We will provide that for
9 review and approval to your office.

10 MS. MOORE: All proposed utilities and
11 related appurtenances on the site shall be located
12 underground or located in the building. Where
13 overhead electric or telephone distribution supply
14 lines and service connections have been installed
15 from these overhead lines, the connections from the
16 utilities' overhead lines must be installed
17 underground. The Grading and Utility Plan should
18 note this specifically.

19 So that means it wasn't specific. So if
20 you can just take that note that I have in the letter
21 and specifically add that to your plan.

22 MR. CIFELLI: We'll do. We will
23 comply.

24 MS. MOORE: Okay.

25 The applicant should indicate if a

1 concrete pad is required for the proposed electric
2 service and master panel.

3 MR. CIFELLI: So final design of electric
4 will be coordinated with the electric utility
5 company. At this time, we don't know whether or not
6 a concrete pad will be required. If it should, we
7 would coordinate with your office and provide a
8 detail and location of the pad.

9 MS. MOORE: All developers and applicants
10 should note that due to a City Ordinance, a Capacity
11 Fee may be applicable to the proposed development.
12 The applicant shall contact the City Engineer for all
13 costs related to the same.

14 MR. CIFELLI: Understood. We will
15 comply with that.

16 MS. MOORE: This project must be approved
17 by both the City Engineer and the City Fire Chief
18 with written verification provided to our office
19 prior to final signatures of the plan.

20 MR. CIFELLI: And we will provide that
21 verification.

22 MS. MOORE: A CCTV inspection of the
23 sewer (combined, sanitary and storm) system must be
24 performed and reviewed by the City Engineer prior to
25 construction. The applicant will be responsible for

1 any improvements to the existing infrastructure
2 required for the connection of the proposed project.

3 MR. CIFELLI: So we agree with this
4 comment. We'll work with the City Engineer to
5 complete it.

6 MS. MOORE: Okay. Because that would be
7 required with his review too.

8 MR. CIFELLI: Okay.

9 MS. MOORE: The applicant proposes to
10 retain the existing plant material. Areas of tree
11 protection should be shown and dimensioned on the
12 plans.

13 MR. CIFELLI: Yes, we will provide that
14 tree protection for any remaining trees within the
15 area of disturbance.

16 MS. MOORE: Per Section 577-224.B.1.e,
17 the visual impact of parking lots located along
18 street frontages shall be minimized with landscaping.
19 Additional landscaping has been provided along the
20 access drive. The applicant requests a waiver from
21 providing landscaping along the I-676 frontage.

22 MR. CIFELLI: We request this waiver as
23 I-676 is an overpass at this location so it has no
24 visibility on to the property at the rear of the
25 building. So, therefore, the landscaping is not

1 truly buffering anything.

2 MS. MOORE: Loading areas should be
3 screened per Section 577-224.B.13. Additional
4 landscaping has been provided along the access drive.
5 The applicant requests a waiver from providing
6 landscaping along the I-676 frontage. So that's
7 similar to the previous statement.

8 MR. CIFELLI: Yes.

9 MS. MOORE: But this is now in terms of
10 the loading area?

11 MR. CIFELLI: Correct. So it would be
12 the same reasoning. We do have a few trees along
13 there and there's existing vegetation as well.

14 MS. MOORE: All electrical and mechanical
15 equipment should be screened from view per Section
16 577-224.B.19. Testimony should be provided.

17 MR. CIFELLI: So any electrical and
18 mechanical equipment along the Haddon Avenue and
19 Newton Avenue frontages will be screened with the
20 vegetation shown on the landscaping plan. We do need
21 a waiver along the rear of the building. Again, as
22 we're in the 676 frontage and there would be no
23 visibility.

24 MS. MOORE: So that would be waiver that
25 I did not have noted in the back. And that is

1 utility equipment buffering or screening.

2 MR. CIFELLI: Screening. Actually it's
3 Section 577-224.B.19.

4 MS. MOORE: Yes. I just added that.
5 Okay.

6 For Lighting: Per Section
7 577-243.A.15, the building height determines the pole
8 height. For buildings up to 24 feet in height, a
9 maximum mounting height of 16 feet is permitted. The
10 applicant proposes 16 foot fixtures with the
11 exception of one pole for which the applicant
12 requests a waiver.

13 MR. CIFELLI: So actually, we don't
14 believe we would need a waiver for this. We have one
15 16 foot pole which is a relocated existing fixture
16 and the mounting height would be 16 feet to comply
17 with the height requirement.

18 CHAIRMAN DeJESUS: Where is that located
19 at, please?

20 MR. CIFELLI: Sure. It's at the rear of
21 the three parking spaces. It's this fixture here.
22 So that would be relocated. It was previously
23 towards the center of the site more along the rear.

24 MS. MOORE: So you wouldn't need a --

25 MR. CIFELLI: I don't believe we need

1 that waiver as --

2 MS. MOORE: It's actually a variance for
3 lighting. So you don't need that. And you're sure
4 you don't need the variance?

5 MR. CIFELLI: Correct. We do not need
6 them.

7 MS. MOORE: Per Section 577-243.A.10, no
8 more than 0.25 footcandles are permitted 10 feet from
9 the property line. Lighting levels should be
10 provided for existing fixtures to be reused. It
11 appears that the existing fixture to remain between
12 the building and the interstate should be removed or
13 a smaller security fixture provided. The applicant
14 requests a waiver for the one existing fixture to
15 remain.

16 MR. CIFELLI: So this is that same
17 pole-mounted light fixture that we're putting at the
18 rear property line. So we'll have spillover greater
19 than 0.25 footcandles beyond 8 feet. Most of that
20 spillover is into the Lot 1 property which is not an
21 issue as that's the driveway and School Alley.

22 MS. MOORE: Okay.

23 MR. CIFELLI: And there's a slight
24 spillage into the DOT right-of-way. It would be
25 below the elevation of I-676 so it wouldn't cause any

1 glare or issues.

2 MS. MOORE: All right. And that also
3 would a variance so --

4 MR. CIFELLI: Correct.

5 MS. MOORE: So that is property line
6 lighting at property line; property line lighting.
7 So I've added that variance to the back.

8 MR. CIFELLI: Actually I'm sorry.
9 There's actually a building-mounted light too that
10 does spill over the same DOT right-of-way.

11 MS. MOORE: Right.

12 MR. CIFELLI: That's even lowers.

13 MS. MOORE: Well, it's the same variance
14 that you're requesting the fact that it's more than
15 0.25 footcandles from the property line?

16 MR. CIFELLI: Yes.

17 MS. MOORE: Our next comment is regarding
18 the environmental impacts. I'm on page 10.

19 The Soil Erosion and Sediment Control
20 Plan shall be approved by the Camden County Soil
21 Conservation District review and approval prior to
22 earth disturbance.

23 MR. CIFELLI: We agree to that.

24 MS. MOORE: Based on our review of
25 PS&S's Environmental Impact Assessment, it appears

1 that the proposed development of the new modular
2 office building will cause no adverse environmental
3 impacts and no off-site impacts to neighboring or
4 adjacent properties are anticipated as a result of
5 this development. Remington & Vernick Engineers
6 concurs with PS&S's findings regarding the EIA.

7 Remington & Vernick Engineers encourages
8 the applicant to continue its process of working
9 closely with the Camden County Soil Conservation
10 District, Camden County Planning Board, City of
11 Camden Engineers, City of Camden Construction
12 Department and the City of Camden Planning Board to
13 avoid impacts to any environmental features adjacent
14 to and/or on the site, and to comply with any
15 outstanding issues and obtain all necessary licenses,
16 permits, waivers and approvals prior to site
17 development. You acknowledge that?

18 MR. CIFELLI: Yes, we agree to work with
19 all of those agencies.

20 MS. MOORE: Given the prominent location
21 of the trash enclosure, our office recommends that
22 more decorative elements should be provided.

23 MR. CIFELLI: We agree to that. We're
24 going to propose to use a split-face block wall
25 around the enclosure. And the color of that wall

1 would be proposed to match the color of the stone
2 work on the building which you'll see one when the
3 architectural plans are presented.

4 MS. MOORE: Okay.

5 Per Section 577-224.B.14.a, appropriate
6 landscaping shall be installed around the trash
7 enclosure to form a year-round effective visual
8 screen at the time of planting. Additional
9 landscaping has been provided. The applicant
10 requests a waiver for the portion of the enclosure
11 that abuts I-676.

12 MR. CIFELLI: So that's the same
13 reasoning as the previous buffering variances.
14 Although we do provide several plantings around the
15 enclosure. It's not fully enclosed by plantings.

16 MS. MOORE: Per Section 577-255.A.2, a
17 year-round buffer shall be provided around the trash
18 enclosure through the provision of evergreen trees
19 and shrubs. Additional landscaping has been
20 provided. The applicant requests a waiver for the
21 portion of the enclosure that abuts I-676. So same
22 reason? It's just --

23 MR. CIFELLI: Yes.

24 MS. MOORE: -- a different section,
25 correct?

1 MR. CIFELLI: So actually one other thing
2 to mention with that. I believe we do need a
3 variance as it's an accessory structure in the front
4 yard because 676 is considered a front yard. I think
5 we had that requested on our list.

6 MS. MOORE: Yes. I think from our area
7 and bulk requirements, that's what prohibited that I
8 said you needed a variance for --

9 MR. CIFELLI: Yes.

10 MS. MOORE: -- the accessory, yes.

11 MR. CIFELLI: And that would be the same
12 reasoning. It only abuts the 676 right-of-way. It
13 wouldn't be visible from Newton or Haddon Avenue.

14 MS. MOORE: Okay.

15 MR. CIFELLI: That's our reasoning for
16 the variance.

17 MS. MOORE: Signage.

18 Per the Redevelopment Plan, signage is
19 limited to 40 square feet with a maximum height of
20 5 feet. The applicant indicates that a new panel
21 will be added to the existing sign. Sign details
22 should be provided.

23 MR. CIFELLI: We will provide these sign
24 details. These are for the two existing signs at the
25 School Alley entrance-way and they will be in

1 compliance with the sizing requirements.

2 MS. MOORE: Okay. Will comply.

3 The applicant proposes 2 facade signs.
4 Each sign will be 2.25 feet tall and 9.67 feet long
5 with a sign area of 21.76 square feet. The site
6 plans should be revised to illustrate the location of
7 the proposed signage and sign details should be
8 incorporated into the site plan set. Per the
9 Redevelopment Plan where total signage exceeds 40
10 square feet, a signage plan shall be submitted to the
11 Design Review Committee and the Planning Board.

12 MR. CIFELLI: So we agree to show the
13 locations and details of the signage on the site
14 plans as a condition of any approvals. We will be
15 reducing the size of the signs to meet the 40 square
16 foot total requirement.

17 MS. MOORE: So you would not need a
18 variance?

19 MR. CIFELLI: Correct.

20 CHAIRMAN DeJESUS: Well, you're going to
21 be coming back again with a sign application for this
22 building; is that correct?

23 MR. CIFELLI: It's not anticipated.

24 MS. MOORE: That would only be if they
25 needed a variance.

1 CHAIRMAN DeJESUS: Okay. Understood.
2 Thank you.

3 MS. MOORE: No problem.

4 Our office recommends that the lots be
5 consolidated at this time. The applicant must obtain
6 the correct tax map plates and block and lot numbers
7 from the Tax Assessor. Written verification must be
8 received by this office prior to final review and
9 signatures of the deed and/or plat.

10 MR. MICCIO: Ms. Johnson, I can address
11 this one. Normally we would agree to such a request.
12 I note that both lots are owned by Cooper but they
13 are not the identical entities for both lots as we
14 know.

15 MS. MOORE: Okay.

16 MR. MICCIO: Sometime in the future, the
17 Glassboro-Camden Line will go here so we don't think
18 the best way forward would be to consolidate now and
19 then have to subdivide later. If an access easement
20 is required, though, to use the access road, we would
21 certainly provide that.

22 MS. MOORE: If that's necessary, then we
23 would require the access easement. I don't think we
24 realize that they were not the same owner
25 specifically.

1 MR. CIFELLI: Sure. Absolutely.

2 MR. MICCIO: And, Ms. Johnson, if I
3 could, before we get to the architectural comments,
4 if I could reintroduce Steven Sgro our expert
5 architect. Do we have you, Steven?

6 MR. SGRO: Hi. My name is Steve Sgro.
7 The spelling of the last name is S-G-R-O. I'm a
8 senior project architect with PS&S. I've been with
9 them for six years. I've been licensed in the State
10 of New Jersey since 1966 and graduate from Temple
11 University with a Bachelor in architecture in '91.

12 MR. BERNSTEIN: Do you have an LA, Mr.
13 Sgro?

14 MR. SGRO: I'm sorry. I didn't hear
15 that.

16 MR. BERNSTEIN: You have an LA; you're a
17 licensed architect?

18 MR. SGRO: I am a registered architect.

19 MR. BERNSTEIN: Registered architect.

20 Sorry about that. RA. My mistake.

21 Your witness, Mr. Miccio.

22 MR. MICCIO: I am. Ms. Johnson, if you'd
23 like to proceed through the architectural notes here.

24 MS. JOHNSON: Per the Redevelopment Plan,
25 new buildings should be at least two stories tall or

1 30 feet, whereas the applicant proposes one-story
2 building approximately 12 feet tall and requests a
3 variance.

4 MR. SGRO: So due to the transient nature
5 of the building as well as Cooper's immediate space
6 needs, we looked to a methodology and building
7 configuration that would support shorter material
8 lead times and has a construction efficiency built
9 into it. Adding a second floor and gaining
10 additional height, would have added more complexity
11 to the project and added stairwells possibly even an
12 elevator which would have negatively impacted both of
13 those constraints.

14 MS. MOORE: Per the Redevelopment Plan,
15 new buildings shall be faced with brick. The
16 applicant requests a variance. Appropriate
17 justification should be provided. So it's the facade
18 material variance.

19 MR. SGRO: Right. We utilize stone in a
20 wainscot to tie the facade to stone which is actually
21 used throughout Cooper's campus and to a varying
22 degree on several neighboring structures.

23 MS. MOORE: And per the Redevelopment
24 Plan, roof-mounted mechanical equipment should be
25 screened from view. Testimony should be provided.

1 MR. SGRO: Right. So the project does
2 not have any rooftop equipment. However,
3 landscaping will be provided and utilized to screen
4 two sidewall units from the pedestrian walk.

5 MS. MOORE: Okay.

6 Our Summary of Variances & Waivers. I
7 will note from the Redevelopment Plan, you have the
8 rear yard setback, building height, the facade
9 material, sidewalk width, and the parking lot
10 buffering. Then from Section 577-189.C, we have the
11 accessory structure in the front yard. I added
12 Section 577-243.A.10, the property line lighting.
13 And pulling it from the waiver section because it
14 should be under variances, Section 577-230.L,
15 off-site parking.

16 The Waivers we have noted, parking lot
17 buffering, loading area screening, landscaping around
18 trash enclosure, loading space size, buffer around
19 trash enclosure. And I added Section 577-224.B.19,
20 the utility equipment screening.

21 MR. MICCIO: Ms. Johnson and Mr.
22 Chairman, at this point, I'd like to reintroduce
23 our planner who can address these waiver and variance
24 requests from a planning prospective. So we have
25 Brian McPeak of PS&S. So Brian, are you with us?

1 MR. McPEAK: Yes, I am.

2 MR. MICCIO: Please spell your name for
3 the record and put your qualifications on the record.

4 MR. McPEAK: Sure. My name is Brian
5 McPeak, M-C-P-E-A-K. I am a vice-president with the
6 PS&S firm that has been providing a substantial
7 amount of testimony this evening. And I practice as
8 a licensed professional planner in the State of New
9 Jersey. I've been licensed by the State for just
10 over 25 years at this point. I've appeared at a
11 variety of planning and zoning boards including some
12 time ago before this Board back in the day when we
13 had face-to-face meetings. And I'm pleased to be
14 back before the Board this evening.

15 MR. MICCIO: Great. Thanks, Brian. If
16 you could just summarize for the Board your planning
17 testimony here.

18 MR. McPEAK: Absolutely. And in the
19 interest of time, I would concur with Ms. Johnson's
20 recitation of the variances and waivers that are
21 necessary. I was following along through the review
22 memo and the discussion and I concur with the listing
23 that she provided.

24 I'd like to address first and foremost
25 two of the Redevelopment Plan variances, the building

1 height and the facade material in particular. As a
2 professional planner, I've examined the application
3 and understand the situation both from the standpoint
4 of the applicant's need for this additional space, as
5 well as the coming implementation by New Jersey
6 Transit of the Glassboro-Camden Line.

7 And given these circumstances are what
8 drive the proposed type of construction and the need
9 for the variances, I would point out that from my
10 opinion as a planner, granting these variances would,
11 in fact, advance the purposes of planning under the
12 stature, particularly Purposes A, B and G. And will
13 result in a better planning outcome as a result of
14 the approval of the variances.

15 From my prospective, I think it's
16 important to note that these variances will not
17 result in a project that would detract from the
18 overall purposes of the Redevelopment or the
19 Redevelopment Plan or the Master Plan. And as we've
20 heard this evening, the design of these improvements
21 has mitigated the potential detriments of using of
22 the variances by using creative development
23 techniques to maximize the consistency with the form
24 of nearby existing structures. In my opinion, as a
25 result of that balancing test, the benefits of these

1 deviations, clearly outweigh the potential
2 detriments.

3 Similarly and primarily based on Mr.
4 Cifelli's testimony regarding the designs
5 considerations he faced as an engineer or the
6 engineering team faced in preparing this site plan
7 and hearing his comments regarding how these
8 variances and waivers are mitigated through design
9 techniques, as well as how they are not direct fronts
10 to the public principally because they're largely
11 located along the I-676 frontage of the property.

12 I think that the variances and waivers
13 for the off-site parking, the buffering of the
14 parking lot, the loading space size and the screening
15 and buffering of both the parking and the loading
16 space, the rear yard setback, the accessory structure
17 in the front yard which, again, is along I-676; the
18 way that the trash enclosure has been screened from
19 appropriate directions yet, does not fully comply
20 with ordinance requirements; as well as was touched
21 upon with the sidewalk width and the lighting levels,
22 all of these variances and waivers advance the
23 purposes of planning and do not adversely affect the
24 Master Plan or the Redevelopment Plan.

25 As I've noted, many of these variances do

1 relate to buffering and landscaping, would have in my
2 opinion, no significant adverse impact as they are
3 along the I-676 frontage; and the deviations related
4 to sidewalk areas maintain, essentially maintain an
5 existing condition, has been in affect for some time
6 without notable adverse impact.

7 From the standpoint of design waivers, in
8 my opinion, these efforts to address the situation at
9 hand on this site, represent a reasonable effort to
10 achieve the intent and purpose of the design
11 requirements, and as such, I think can be approved by
12 the Board. And to the extent that there are
13 waivers -- excuse me. To the extent that there are
14 variances, I would provide the Board with my opinion,
15 that the variances are, in fact, in the public
16 interest, will not substantially or adversely affect
17 the Master Plan, the Redevelopment Plan or the public
18 good. In fact, the public interest is advanced by
19 these approvals and that at the end of the day, as I
20 noted earlier, the result will be a better planning
21 outcome relative to this particular property.

22 MR. MICCIO: Thank you, Brian. At this
23 point, Ms. Johnson, would you like to turn back to
24 your report?

25 MS. MOORE: Yes. Okay.

1 And you're away of the approval process
2 as listed on pages 12 and 13?

3 MR. MICCIO: Yes.

4 MS. MOORE: If you have any questions,
5 you can contact our office.

6 MR. MICCIO: Yes.

7 MS. MOORE: The outside agency approvals
8 I have noted as Camden County Planning Board, Camden
9 County Soil Conservation District, Camden County
10 Municipal Utilities Authority, New Jersey Department
11 of Transportation and any others that may be
12 necessary.

13 MR. MICCIO: Yes, we agree.

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

16 CHAIRMAN DeJESUS: Thank you, Dena.

17 I have a question for someone in
18 reference to, is there a view of the building as it
19 structurally appears on the height, and I don't know
20 how to say it, as an architect? I guess it's a
21 rendering of the building how it appears on the
22 street level.

23 MR. MICCIO: Yes.

24 CHAIRMAN DeJESUS: By looking at the roof
25 all the time?

1 MR. MICCIO: Absolutely. Well, Mr.
2 Cifelli, if you could bring up the architectural
3 rendering and Mr. Sgro, if you could comment, please.

4 MR. BERNSTEIN: We'll mark this as A-4.
5 And this represents what, Mr. Sgro?

6 MR. MICCIO: Mark, it might be better to
7 show the prospective. There you go.

8 MR. BERNSTEIN: What is this, sir?

9 MR. SGRO: These are views along Haddon
10 Avenue. And what you are seeing is below the window
11 line you'll see a stone panel system which is a dry
12 stack stone system with a stone cap that runs along
13 that, that line there. And then on the corners of
14 the building, we have the same stone extending up to
15 the soffit line, as well as flanking the entry in the
16 middle of the building. We have that same stone and
17 it wraps into the entry.

18 The darker material there surrounding the
19 windows and the soffit, is a engineered wood product
20 with vertical reveals. And a similar product for the
21 white trim that you see there. It's really a more of
22 an off-white trim wrapping the windows, as well as
23 the roof soffit lines.

24 MR. MICCIO: Mr. Sgro, could you provide
25 a date for identification purposes for this

1 exhibit?

2 MR. SGRO: Sure. The date is July 29,
3 2021.

4 MR. MICCIO: Thank you.

5 CHAIRMAN DeJESUS: And we have two
6 entrances, the front and the rear?

7 MR. SGRO: There's an entry in front and
8 there's an entry on the side.

9 CHAIRMAN DeJESUS: That's what I thought.

10 MR. SGRO: Correct.

11 MR. BERNSTEIN: Is one going to be for
12 the public and one going to be for the employees?

13 MR. SGRO: Correct. It's also an egress
14 requirement for the area of the building.

15 CHAIRMAN DeJESUS: Does anybody on the
16 Board have any questions in relationship to this
17 application?

18 MR. BERNSTEIN: Mr. Chairman.

19 CHAIRMAN DeJESUS: Yes.

20 MR. BERNSTEIN: Can we get at least a
21 minimal testimony from someone as to what's going to
22 actually going to be housed in there, hours, et
23 cetera?

24 MR. MICCIO: Sure, Mr. Bernstein, we'd be
25 happy to do that. We have Jennifer O'Shea here.

1 She's the director of design and construction for
2 Cooper University Hospital. Do we have you,
3 Jennifer?

4 MS. O'SHEA: Yes. Can you hear me
5 okay?

6 MR. MICCIO: Yes. Jennifer, if you could
7 just spell name for the record and explain what your
8 role is with Cooper?

9 MS. O'SHEA: Sure. My name is Jennifer
10 O'shea. That's O-'-S-H-E-A. I'm the director of
11 design and construction at Cooper University Hospital
12 here in Camden. I've been at Cooper for going on six
13 and a half years.

14 MR. MICCIO: Thank you, Ms. O'Shea. And
15 did you hear Mr. Bernstein's questions? If we could
16 just describe what's going to go on in this building,
17 hours of operation, et cetera. That would be helpful
18 to the Board.

19 MS. O'SHEA: Sure. Of course. The
20 building is an office building. It will be used by
21 Cooper staff only. It is offices for three of our
22 departments. The hours of operation are
23 7:00 a.m. to 7:00 p.m. There will not be any
24 clinical or patient use in this building.

25 MR. BERNSTEIN: Seven days a week?

1 MS. O'SHEA: It can be. You know,
2 predominately office space is typically being used as
3 five days a week. But I guess if someone wanted to
4 come in on the weekends, they could be.

5 MR. BERNSTEIN: Which departments?

6 MS. O'SHEA: So we have our HR department
7 and our women's and children offices, our
8 administrative offices for our women's and children
9 department as well as our life support training
10 department.

11 CHAIRMAN DeJESUS: You don't have a floor
12 plan of this site.

13 MR. MICCIO: We do have a floor plan.
14 Mr. Cifelli, could you bring that up? Thank you.

15 MR. BERNSTEIN: That's going to be A-5.
16 Mr. Cifelli, can you indicate what this document is?

17 MR. CIFELLI: So this is the proposed
18 floor plan. It's the submitted architectural plan
19 and it's dated 7/19/21; prepared by PS&S.

20 MR. BERNSTEIN: And I think in accordance
21 with the Chairman's request, what does this show?

22 MR. CIFELLI: This is the proposed floor
23 plan of the building. Is there a kitchen in there or
24 just offices?

25 MS. O'SHEA: So this is a combination.

1 We have our main entrances. We have offices,
2 cubicals. We have a few conference rooms. We do
3 have one shared staff lounge to be used by all the
4 departments. In addition, we have some storage
5 spaces; some work rooms and pantries as well. But
6 predominately, this is an office building.

7 COUNCILWOMAN REYES-MORTON: Mr. Chair.

8 CHAIRMAN DeJESUS: Yes.

9 COUNCILWOMAN REYES-MORTON: I guess my
10 concern is really about the outside of the building
11 and the fact that, you know, when you're looking into
12 the neighborhood, it's a very historic area. And the
13 fact that the brick in that community has been used
14 to highlight the distinct character. And the fact
15 that, you know, this is going to be in a predominate
16 place where a lot of traffic is going to be.

17 I think that the fact that the outside is
18 going to look vastly different, you know, concerns me
19 about, you know, the building looking inviting or,
20 you know, looking and collaborating with the rest of
21 the look of that community. That's where my concerns
22 lie.

23 MR. MICCIO: Mr. Sgro, could you
24 reiterate the reasons for the architectural style
25 that's been chosen?

1 MR. SGRO: Sure. It's large -- a lot of
2 the esthetics is based on the construction and
3 configuration which is in line with the urgency of
4 the space needs, as well as, you know, the
5 construction timeline to get this completed. Also,
6 it's directly affected by the transient nature of
7 this building.

8 MR. MICCIO: And can you describe, again,
9 what you mean by transient nature?

10 MR. SGRO: Sure. Knowing the future of
11 the site and the longevity of the structure on the
12 site.

13 MR. MICCIO: So essentially the building
14 won't be there forever. It is nonpermanent in
15 nature. If this were going to be a permanent
16 building, permanent structure, we would certainly
17 comply with the Redevelopment Plan. But due to its
18 nonpermanent nature, that's one such reason that
19 we've chosen the architectural style that we've
20 chosen.

21 MR. BERNSTEIN: Mr. Miccio, I assume in
22 anticipation of the Councilwoman's question, we've
23 talked transient. How transient is transient?

24 MR. MICCIO: Perhaps Ms. O'Shea can
25 address that.

1 MS. O'SHEA: So, again, keeping in line
2 with the understanding that there is future use for
3 this building, we are trying to be flexible with that
4 and understanding that if and when we need to comply
5 with, you know, what will happen on this building,
6 being able to quickly address those needs.

7 MR. MICCIO: And I think Mr. Bernstein
8 was also asking about perhaps how long we expect this
9 building to be here and given the timeline of the
10 Glassboro-Camden Light Rail Line coming in?

11 MS. O'SHEA: That's correct. At this
12 point in time, I'm not aware of when that will happen
13 but constructing it in this nature, will allow us to
14 create that flexibility and ease of removal. And so
15 trying to be a partner to the community and making
16 sure that we can respond in a timely manner.

17 DR. WILLIAMS: If I may, Mr. Chair.

18 CHAIRMAN DeJESUS: Yes.

19 DR. WILLIAMS: Doctor Williams to the
20 Chair. I've discussed this with counsel for Cooper,
21 Parker McKay's representative. And this is in
22 particular to the anticipation of a proposed light
23 rail that would have impact on this site at some
24 point in the future; is that correct?

25 MR. MICCIO: Yes, that's correct.

1 DR. WILLIAMS: And this is not going to
2 be an architectural pattern that's going to be
3 anywhere off of this site in other locations on
4 Cooper's campus; is that reasonable?

5 MR. MICCIO: Yes.

6 DR. WILLIAMS: So I would like to assume
7 that as well that if the light rail does not occur,
8 that it will be reasonable, at some point in time,
9 for the applicant to come back before the Board
10 for -- to update the Board regarding any possible
11 changes; is that reasonable?

12 MR. MICCIO: Yes.

13 MR. BERNSTEIN: The applicant will agree
14 as a condition of approval that if the light -- do we
15 have a time frame, Dr. Williams, that you want to
16 recommend?

17 DR. WILLIAMS: It will be speculative to
18 give a time frame but I want it noted in the record
19 as a condition that if it doesn't occur, then it's
20 incumbent upon Cooper to come back before the Board
21 to give status and then provide recommendations for
22 removing the structure.

23 MR. MICCIO: Or perhaps updating the
24 structure.

25 CHAIRMAN DeJESUS: Yeah. Either or.

1 COUNCILWOMAN REYES-MORTON: To bring me
2 back to that point, again, you know, the fact
3 that to me it doesn't look like the building
4 materials of quality in comparison to the rest of
5 that community. And I do wonder how property values
6 are going to be affected by that. And the fact that,
7 you know, we're trying to be proactive which
8 government never really does.

9 So the fact that we're trying to be
10 proactive here and assuming that a project is going
11 to get done and understanding all the work that goes
12 in between that and that not really being assured and
13 know the definite time line. You know, that just
14 leaves me to believe, to feel like this is just like
15 a, you know, a land-banking situation where, you
16 know, we have the land, we're going to use it
17 temporarily and do whatever, you know, we feel like
18 is needed. And then we'll keep changing that with no
19 really longterm sustainable plan that really connects
20 to that neighborhood redevelopment plan or that
21 neighborhood plan in general.

22 I mean, what does the Neighborhood Plan
23 call for that area, one? Two, I'm really concerned
24 about the quality of, you know, the building material
25 that's going to be used and how that's going to

1 affect the greater community in that area. That's
2 residential by the way. I mean, we do understand
3 that Cooper is a big partner and stakeholder in that
4 community, but it is residential. And so reminding,
5 you know, every one of that and making sure that
6 we're allowing, you know, equal space for both
7 residents and stakeholders in the area.

8 MR. MICCIO: Yes. We certainly
9 understand. And, Ms. O'Shea, perhaps it would be
10 helpful if you could touch on it because we do
11 understand that this is temporary in nature. What
12 the plan is for those employees that are going to be
13 here now, where they would go next.

14 MS. O'SHEA: Sure. So, you know, what
15 we're doing is creating some more clinical space in
16 other buildings that are adjacent to this. And
17 to do that and to offer that clinical care to our
18 community, we need to offset this staff. Again,
19 ideally, they would have gone to 101 Haddon. And
20 unfortunately, that option is not an option. So we
21 were trying to come up with a solution to be able to
22 address that.

23 We are clearly understanding that this is
24 not a permanent solution; that they will not be
25 housed there for a long period of time. Therefore,

1 it is in our Master Plans that we are currently
2 undergoing for the entire campus to come up with
3 permanent solutions, you know, looking to the future
4 of additional growth and full, you know, additional
5 plannings and meetings with all of you to look at
6 those additional buildings. So it's something that
7 we are looking towards.

8 MR. BERNSTEIN: Mr. Chairman.

9 CHAIRMAN DeJESUS: Yes.

10 MR. BERNSTEIN: Can I suggest that we
11 have an 18-month review?

12 CHAIRMAN DeJESUS: Of course.

13 MR. BERNSTEIN: That every 18 months that
14 Cooper appears before this Board or at least sends
15 them an update -- appears before this Board and an
16 update as to the status of this building and the
17 project?

18 MR. MICCIO: Mr. Bernstein, I think we
19 would be okay with a periodic review. I guess I
20 would just request that the initial review period be
21 extended a little bit longer perhaps to three years
22 and then maybe 18 months thereafter?

23 MR. BERNSTEIN: How about 24 and 18?

24 MR. MICCIO: I think that's okay. Sure.
25 Yes, we can do that.

1 MR. BERNSTEIN: Is that acceptable
2 Councilwoman?

3 COUNCILWOMAN REYES-MORTON: Yes. And
4 could we also add in there that within the two years
5 that they will meet with the neighborhood and the
6 neighborhood plan to continue further community
7 discussions, so that by the time 24 months is up,
8 there should be a neighborhood plan and community
9 input into that?

10 DR. WILLIAMS: If I may, Mr.
11 Chair?

12 CHAIRMAN DeJESUS: Yes.

13 DR. WILLIAMS: There is a committee right
14 now in the Cooper Plaza area that's working toward
15 updating its neighborhood plan and I can report to
16 that group as to what's going on and engage that
17 group to filter in the community for community
18 engagement purposes since there's a standing group
19 there already.

20 CHAIRMAN DeJESUS: Sounds like a winner
21 to me.

22 DR. WILLIAMS: Okay.

23 MR. BERNSTEIN: Thank you, Mr. Chairman.

24 CHAIRMAN DeJESUS: You have it.

25 Anymore discussions from the Board?

1 Hearing none, I will open it up to the public. Is
2 there anyone in the public interested in responding
3 to this project? Hearing none I, therefore, need a
4 motion to move on, please.

5 DR. WILLIAMS: Just for the record, Mr.
6 Chair, I don't see any hands up on the ZOOM call.

7 CHAIRMAN DeJESUS: Thank you, sir.

8 MR. BERNSTEIN: Mr. Chair, before we get
9 a motion, at least my list on the conditions that
10 everybody can correct me accordingly, is that the
11 alternate parking lot which was a.(3), will be
12 approved if the NJDOT does not permit the existing
13 encroachment onto Route 676; that the bike racks
14 replacement will be revised to stay out of the ADA
15 space; that the applicant will update the
16 calculations for stormwater; that they will show sign
17 location and sign design to the applicable
18 professionals; and that it will be incumbent on
19 Cooper to come back before the Board as to the
20 Glassboro Light Rail site ends it's temporary usage
21 of this building, initially the 24-month period and
22 18 months thereafter, along with all of the comments,
23 conditions agreed upon relative to Ms. Johnson's
24 rather extensive letter.

25 MR. MICCIO: Could I just seek one

1 clarification on the requirement to come back to the
2 Board, Mr. Bernstein? Could that two-year period,
3 can that start ticking once we receive a Certificate
4 of Occupancy for the building?

5 DR. WILLIAMS: Through the Chair, I
6 believe that's more than fair.

7 CHAIRMAN DeJESUS: I agree. Besides,
8 they can't do nothing with the building until they
9 build it and until they get inside. Not a problem.
10 I don't see an issue with that.

11 MR. BERNSTEIN: Twenty-four (24) months
12 from initial CO.

13 CHAIRMAN DeJESUS: Sounds like a winner
14 to me.

15 MR. MICCIO: Thank you.

16 MR. BERNSTEIN: Or TCO.

17 CHAIRMAN DeJESUS: We're still looking
18 for a motion, people.

19 COUNCILWOMAN REYES-MORTON: Motion.

20 CHAIRMAN DeJESUS: Is there a second?

21 MS. CREAN: Second.

22 CHAIRMAN DEJESUS: Roll call.

23 MS. MILLER: Jose DeJesus.

24 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: Ian Leonard.

9 MS. CREAN: Ian had to leave. Did you
10 not get my message?

11 MS. MILLER: I'm sorry, no. I didn't see
12 it.

13 MS. CREAN: That's okay. We had to leave
14 at eight o'clock.

15 MS. MILLER: Okay. Thank you. Motion
16 carried to approve. Thank you.

17 MR. BERNSTEIN: Mr. Chairman and Members
18 of the Board, always a pleasure. Hopefully, I'll see
19 you soon.

20 CHAIRMAN DeJESUS: Mr. Bernstein, it is a
21 pleasure having you and thank you for helping us out.

22 MS. MOORE: Thank you.

23 MR. BERNSTEIN: Thank you, Dena, as
24 always.

25 MR. MICCIO: Thank you, Ms. Johnson and

1 thank you, Mr. Chairman and Board Members.

2 CHAIRMAN DeJESUS: Thank you.

3 MR. BERNSTEIN: Is Mr. Burns back before
4 I leave?

5 MR. BURNS: I'm back.

6 CHAIRMAN DeJESUS: He is.

7 MR. BERNSTEIN: Thank you all.

8 CHAIRMAN DeJESUS: Have a good night.

9 MR. BERNSTEIN: You also.

10 CHAIRMAN DeJESUS: We have here now, Site
11 Plan Waiver for Cooper Lanning Square Renaissance
12 School Facilities, Inc., KIPP Cooper Norcross Academy
13 High School, 1600 S. 8th Street, Block 444, Lots 1, 3
14 & 33. The purpose of this application is to allow
15 the school to have all the roof leaders run to one
16 lateral and to install a pump station that will
17 operate during severe storm events to prevent backup.
18 Is anyone here for that?

19 MR. MICCIO: Yes, Mr. Chairman, it's me
20 again.

21 CHAIRMAN DeJESUS: Hello, Scott.

22 MR. MICCIO: Hello. Good evening, again,
23 Board Members and Mr. Chairman. My name is Scott is
24 Miccio with the Law Firm of Parker McKay. I am here
25 representing Cooper Lanning Square Renaissance School

1 Facilities, Inc., with regard to the development of
2 the KIPP Cooper Norcross Academy High School which is
3 located at Block 444, Lots 1, 3 & 33. Common
4 address, 1600 S. 8th Street.

5 The Board approved renovations to the
6 school by a Resolution adopted on January 10, 2019.
7 The school has recently experienced sewer backup
8 during recent severe storm events. The purpose of
9 this application is essentially to install a sanitary
10 a pump station that would operate during severe
11 storms -- storm events to prevent that backup.

12 And really after discussions with Board
13 Engineer, Ms. Dena Johnson, we are seeking a site
14 plan waiver -- a waiver from the requirement that we
15 undergo complete and full site plan review. Normally
16 this would be a construction issue that would not
17 need to be approved by this Board. However, given
18 the fact that the school is in a Redevelopment Zone,
19 we are here to seek that site plan waiver.

20 So Mr. Chairman, here to testify, we have
21 professional engineer, Natalia Shimunova of PS&S.
22 Natalia, are you with us?

23 MS. SHIMUNOVA: Hi. Yes.

24 MR. MICCIO: First and foremost, let's
25 make sure we get the spelling of your name on the

1 record.

2 MS. SHIMUNOVA: Yes. Natalia Shimunova.
3 And I'm a project engineer with PS&S and I am a
4 professional engineer licensed in the State of New
5 Jersey. I've had my license since 2006.

6 MR. MICCIO: Thank you, Natalia. I offer
7 Natalia as an expert in the field of engineering, Mr.
8 Chairman.

9 MR. BURNS: Natalia, if I can just ask
10 you quickly before I swear you in. Have you been
11 accepted by other planning boards and boards of
12 adjustment in the State of New Jersey as an
13 expert in engineering?

14 MS. SHIMUNOVA: No, I've never testified
15 in front of a planning board.

16 MR. BURNS: So this is your first time?

17 MS. SHIMUNOVA: Yes.

18 MR. BURNS: Well, we're happy to have you
19 be the first to testify. And you did indicate you've
20 been an engineer for six years.

21 MS. SHIMUNOVA: I've been an engineer for
22 21 years.

23 MR. BURNS: Very good. Twenty-one years.

24 Mr. Chairman, I think we can recommend
25 that she be accepted as an expert in engineering and

1 we welcome her to the City of Camden's meeting.

2 MR. CHAIRMAN: While you're at it, why
3 don't you swear her in.

4 MR. BURNS: If you could, raise your
5 right hand.

6 - - -

7 NATALIA SHIMUNOVA, P.E., having first
8 been duly sworn/affirmed, was examined and testified
9 as follows:

10 - - -

11 MR. BURNS: Welcome.

12 MR. MICCIO: Thank you, Mr. Burns. Thank
13 you, Mr. Chairman.

14 Natalia, can you explain to the Board
15 what are our project proposal here is and why this
16 pump is required?

17 MS. SHIMUNOVA: Right. This project is a
18 new sanitary pumping station that will connect the
19 three sewer laterals that are currently discharging
20 directly into the sanitary sewer in South 8th that
21 will connect those three laterals into one connection
22 point and discharge into the water well of that pump
23 station. The pump station will discharge through one
24 force main into the sanitary or rather, the combined
25 sewer overflow sewer in the South Main Street.

1 Currently, the three laterals are
2 equipped with backflow valves. And the purpose of
3 those backflow valves is to prevent that CSO from
4 surcharging into the school. What those valves also
5 do in the event of a severe storm is, they prevent
6 the sanitary flow generated by the school to
7 discharge into that sewer. So we're proposing that
8 the new pumping will alleviate that issue and that
9 will allow the school to operate during the severe
10 storm issues.

11 MR. MICCIO: Quickly. In laymen's terms,
12 I'll ask you to describe what would happen if this
13 pump were not installed right now or what could
14 happen?

15 MS. SHIMUNOVA: Well, what could happen
16 is, if the school is in operation, the wastes that
17 are generated by the school, and water flushing of
18 the bathrooms or the cafeteria, water from the
19 cafeteria, will have no exit point during a storm
20 because the backflow valves are closed. So
21 eventually, that sewer will backup into the school.

22 MR. MICCIO: Thank you, Natalia.

23 Mr. Chairman, so, again, to reiterate, we
24 are here. Natalia has explained why this
25 installation of the pump is important. So we are

1 here simply seeking review from the requirement that
2 we undergo a complete site plan review for
3 installation of this pump. Of course we will work
4 with the City Engineer's office and Ms. Johnson's
5 office as we proceed with the project and we would be
6 happy to answer any questions from the Board's
7 professionals or from Board Members at this time.

8 MR. CHAIRMAN: Dena, do you have a letter
9 to report?

10 MS. MOORE: I do have a letter because we
11 did agree that they did not have to provide a site
12 plan. But we did believe they did need to get a
13 review of the actual project. Just not the full
14 extent of a site plan submission. So I want to put
15 that on record, our Utility Plan Review.

16 So, Mr. Chairman, I'm referring to
17 Remington & Vernick's letter dated August 5, 2021.
18 The applicant should provide testimony regarding the
19 proposed capacity of the pump station.

20 MS. SHIMUNOVA: Yes. This pump station
21 has been designed in accordance with New Jersey
22 Administrative Code 714A, Subchapter 23 for the
23 treatment works. And the design criteria was 15
24 gallons per day per person for a school with
25 cafeteria.

1 The maximum occupancy of this school is
2 800 people total, students and staff. So it results
3 in an average daily flow of 12,000 gallons per day
4 and that's the average flow; very conservative.
5 Let's assume this flow will be generated by the
6 school within an eight-hour period. And we applied
7 the peaking factor of 2.5 which resulted in a
8 quantity capacity of about 63 gallons per minute.

9 MS. MOORE: Sixty-three gallons per
10 minute?

11 MS. SHIMUNOVA: Yes.

12 MS. MOORE: Okay. Sixty-three (63) GPM.
13 Details for a manhole and cleanout should
14 be provided on the plans.

15 MS. SHIMUNOVA: We'll revise the plans
16 and provide the details.

17 MS. MOORE: A signature block should be
18 added on the plans for the signatures of the Planning
19 Board Chairman, Planning Board Secretary, Planning
20 Board Engineer and the Zoning Officer/Administrative
21 Officer.

22 MS. SHIMUNOVA: We will revise the plans
23 and provide the places for the signatures.

24 MS. MOORE: Now, the City Engineer did
25 review the project and he provided a comment in this

1 email dated August 11, 2021 and I will mention that
2 comment and put it on the record.

3 So additional information, for example,
4 calculations. The operation and maintenance manual,
5 O&M Manual, et cetera, are required regarding the
6 proposed pump station in order to evaluate the impact
7 on the lateral and existing brick. Further
8 improvements may be needed to protect the existing
9 sewer infrastructure.

10 So if you can provide that information to
11 the City Engineer for his review?

12 MS. SHIMUNOVA: Right. That pump
13 station will have to acquire the Treatment Works
14 Approval from the New Jersey DEP. And as part of the
15 process, we're going to have to seek a formal
16 approval from the City of Camden. And as a part of
17 that approval process, we will submit all the
18 calculations, engineer's report and the detail design
19 to the City Engineer and we'll address his concern
20 regarding the connection to the brick sewer.

21 MS. MOORE: Okay.

22 You may want to make sure that the City
23 Engineer is okay with your design before you submit
24 for your TWA. Because --

25 MS. SHIMUNOVA: Yes. We are in contact

1 with the City Engineer, yes.

2 MS. MOORE: Okay. He's very concerned
3 about his existing sewer infrastructure. So I want
4 to put that on record.

5 The approval process, I have noted that
6 we would sign off on those plans and it would be the
7 same for construction as noted in our review letter.
8 You mentioned the TWA and the City Engineer's
9 approval --

10 MS. SHIMUNOVA: Yes.

11 MS. MOORE: -- that would we know would
12 be required. That concludes our review.

13 CHAIRMAN DeJESUS: Thank you, Dena.

14 Is there anyone else on the Board have
15 any questions in reference to this application?

16 COUNCILWOMAN REYES-MORTON: Dena, I just
17 need -- or through the Chair, I need just extra
18 clarification on, I guess, the engineer and, you
19 know, the W-2 Form that you mentioned. Could you
20 explain what that is?

21 MS. SHIMUNOVA: TWA.

22 MS. MOORE: Treatment Works Approval,
23 TWA?

24 COUNCILWOMAN REYES-MORTON: Sorry.
25 Something of a form.

1 MR. MICCIO: The TWA approval?

2 CHAIRMAN DeJESUS: Yes.

3 COUNCILWOMAN REYES-MORTON: Yes. If you
4 could explain what this is a little bit.

5 MS. SHIMUNOVA: Do you want me to
6 explain?

7 MR. MICCIO: Natalia, please go ahead.

8 MS. SHIMUNOVA: Absolutely. The
9 Treatment Works Approval is an approval process with
10 the New Jersey Department of Environmental
11 Protection. They are the agency in the State of New
12 Jersey that approves all the signage or designs. So
13 in order for me to be able to -- in order for us to
14 be able to get approval for that project and start
15 construction, we would have to submit that Treatment
16 Works Approval obligation. That includes all the
17 design calculations, plans, calculation plans,
18 specifications and engineer's report to the New
19 Jersey Department of Environmental Protection. And
20 they are the ones who are going to grant that
21 approval.

22 COUNCILWOMAN REYES-MORTON: Thank you.

23 And would you consider, I guess, the fact
24 that you're doing this on a rooftop, would you
25 consider this something as like an innovative, you

1 know, way where your best practice, you know --

2 MS. SHIMUNOVA: No. This is a very
3 standard practice in waste water engineering.

4 MS. MOORE: It's not on the rooftop.
5 It's just taking the laterals.

6 MS. SHIMUNOVA: Right. It's going to
7 be -- the whole structure is going to be located
8 under the ground. You're not going to be able --
9 you're not going to see it. It's a subsurface
10 structure. The only thing you'll see is a little box
11 with controls.

12 MS. MOORE: I was just going to explain
13 the roof leader or just what you would call the
14 gutter.

15 COUNCILWOMAN REYES-MORTON: Yeah. Go
16 ahead. Sorry.

17 MS. MOORE: Oh, that was it. That was
18 it.

19 COUNCILWOMAN REYES-MORTON: Oh, okay.

20 MS. MOORE: I think where you saw roof,
21 it's just the leaders that are going underground.

22 COUNCILWOMAN REYES-MORTON: Just out of
23 curiosity, I guess, it would be interesting to see,
24 you know, in the near future what that really looks
25 like just for, you know, practical purposes. And,

1 you know, if it's something that should be, you know,
2 looked into especially as you guys noted that that
3 community has stormwater drain issues. I think it's
4 a good thing that you guys are doing that.
5 Thank you for thinking of that.

6 CHAIRMAN DeJESUS: Is there anyone else
7 on the Board interested in making a response?
8 Hearing none. Doctor Williams, is there anyone out
9 there interested in making a response as well?

10 DR. WILLIAMS: No, sir.

11 CHAIRMAN DeJESUS: Not hearing any and
12 not having any, therefore, a motion is in order,
13 please.

14 MR. BURNS: Mr. Chairman, if I could, if
15 the motion is to be made, there are some conditions
16 that need to be included. The first condition would
17 be to comply with the R&V review letter dated August
18 5, 2021; comply with the City Engineer's review
19 comments and request for additional information and
20 obtain the TWA approval from NJDEP. And also get the
21 City Engineer's approval on the design. So those are
22 the conditions that I noted on the record for the
23 applicant's application.

24 MR. MICCIO: I concur, Mr. Burns.

25 CHAIRMAN DeJESUS: I need a motion,

1 please.

2 MR. LEE: So moved.

3 COUNCILWOMAN REYES-MORTON: Second.

4 CHAIRMAN DEJESUS: Roll call.

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 CHAIRMAN DeJESUS: Let's move on to the
18 next.

19 MR. MICCIO: Mr. Chairman, thank you.
20 That concludes my night with the Board. It was a
21 pleasure. It was my first time being here. I hope
22 to see you all again.

23 CHAIRMAN DeJESUS: We hope to see you
24 more often. Probably in 24 or 18 months, we're going
25 to be seeing you again.

1 MR. BURNS: Well done, Scott.

2 MR. MICCIO: Thank you, all.

3 MS. MOORE: Good night.

4 CHAIRMAN DeJESUS: Courtesy Review, Minor
5 Subdivision, Camden Community Partnership between 4th
6 and 6th Streets, between Byron Street and River.

7 Block 746, Lots 24 and 33 and parts of 17, 18 & 25.

8 Block 746, Lots 26, 46, and parts of 17, 18 & 25.

9 The applicant is proposing consolidating
10 Block 746, Lots 24, 33 with portions of Lots 17, 18
11 and 25 into new Lot 18, and adjoining Block 747, Lot
12 1. Waterfront Tidelands licensed Block 746, Lot 32
13 and Block 4, Lot 64, have been permitted by NJDEP for
14 remediation and redevelopment into North Camden
15 Waterfront Park. Also consolidating Block 746, Lots
16 26, 46 and remaining portions of Lots 17, 18 and 25
17 into new Lot 46 to be redeveloped as the Knox
18 Subdivision. Is anyone here for that application?

19 MR. BURNS: Mr. Chairman, that
20 application has been carried to October 14th. So
21 it'll be carried to the October 14th meeting.

22 CHAIRMAN DeJESUS: Do we have to make any
23 motion to not allow them to have to resubmit?

24 MR. BURNS: It's a Courtesy Review for
25 Minor Subdivision. And that the notices will be

1 posted on our website that it will be heard on
2 October 14th.

3 CHAIRMAN DeJESUS: Thank you.

4 Review and Approval of Time Extension:
5 MSC Fremont Street, LLC, Francis X. McGraw Building,
6 NE, Fremont & Dudley Street, 3051 Fremont Avenue,
7 Portion of Block 1053, Lot 2. Request for extension
8 of protection period for approval through June 14,
9 2022. Amended Preliminary & Final Site Plan Approval
10 in 2018. Is someone here for that?

11 MR. WAIT: Good evening, Mr. Chairman.
12 This is Matthew Wait. I'm a partner with DuBois,
13 Sheehan, Hamilton, Levin & Weissman here in Camden,
14 New Jersey.

15 It's my privilege this evening to
16 represent MSC Fremont Street, LLC. This evening
17 my client requests extension of the protection period
18 of the Amended Preliminary and Final Site Plan
19 approval granted to MSC Fremont Street, LLC for the
20 property located at 3051 Fremont Street, NE Fremont
21 and Dudley Street which is a portion of Block 1043,
22 Lot 2 in Camden.

23 The property is the Mastery Renaissance
24 School known as McGraw Elementary which is undergoing
25 substantial reconstruction renovations. The amended

1 preliminary and final approval resolution was adopted
2 on June 14, 2018 which amended and replaced the
3 original preliminary and final site plan approval
4 resolution adopted April 14, 2016.

5 The 2018 approval eliminated a proposed
6 addition to minimize parking impact and propose a
7 three-phase construction program. Phase 1 being
8 security upgrades and interior building renovations.
9 Phase 2, the sidewalk and parking lot upgrades. And
10 Phase 3, building entrance upgrades with new stairs
11 and handicap access.

12 Mastery School is required to allocate
13 resources to its projects. Based on enrollment and
14 the needs of its populations expected to benefit from
15 particular schools it is developing. Following the
16 2018 approval, Mastery determined that student
17 enrollment and population needs were not in line with
18 the proposed development resources and the applicant
19 was prevented from being able to complete the
20 additional approvals temporarily. In the interim,
21 Mastery allocated resources to its other school
22 locations where student needs and enrollment
23 permitted development while awaiting for
24 authorization to proceed.

25 In addition, the COVID-19 pandemic

1 further inhibited Mastery's ability to forecast and
2 predict financing or school programming needs.
3 However, while the current state of emergency still
4 exists, Mastery is now determining that both student
5 needs and the contraction of the Camden City School
6 District Programs, will permit the substantial
7 improvement project to proceed, and the applicant is
8 now able to complete approvals and move forward to
9 construction of the substantial improvements at
10 McGraw.

11 My client anticipates completing and
12 obtaining all necessary approvals in this matter
13 continuously. Both the construction schedule which
14 will need to be completed around the school's
15 operating calendar. My client has been working with
16 R&V regarding finalizing the compliance documents and
17 administrative revisions, such as resurfacing the
18 play surface as a result of enrollment and
19 programming needs, and elimination of a certain
20 handicap ramp replacements because the City recently
21 replaced those ramps since the date of approval.

22 This project was envisioned in phases and
23 for good reason. The intention of the approvals is
24 to provide upgrades to the schools and its facilities
25 while minimizing interruption to the school

1 operations. For this reason, the applicant asked
2 this Board to extend the approval's protection period
3 and the approval for the longest period of time
4 permitted.

5 Mastery requests extension of the
6 approval and the period of protection of the existing
7 final approval following the initial two-year period
8 of protection through June 14, 2022 with preferably a
9 prospective approval through June 14, 2023 or at
10 least the right to seek a further extension in the
11 future if needed until June 14, 2023.

12 This Board does have the authority to
13 extend retroactively when I say, Friends of
14 Peapack-Gladstone versus Borough, 407 N.J. Super 404,
15 Appellate Division 2009, providing that under
16 N.J.S.A. 40:55D-52C, the Board could retroactively
17 extend the two-year period of protection for one to
18 three years, thereby giving a developer up to
19 five years of protection from zoning changes.

20 This application is also supported by
21 statute 40:55D-52, final approval of site plan or
22 major subdivision extension notes in "A," that
23 following the two-year period of protection, the
24 Planning Board may extend such period of protection
25 for extensions of one year but not to exceed three

1 extensions.

2 In this circumstance, I would also note
3 that it is often a misapprehension that the final
4 site plan approval expires at the end of its year
5 period of protection. The statute does not so
6 provide the site plan is given protection or vested
7 rights against the change in zoning for a said
8 period. But of the expiration of the two years,
9 there's been no change in zoning. The site plan
10 continues to be in full force and affect until such
11 time as the developer determines to proceed with the
12 development.

13 For these reasons, my client is
14 requesting a maximum of extension of the period of
15 protections through June 14, 2023. I do have several
16 representatives of the applicant this evening if the
17 Board has any specific questions, including Matthew
18 Troha, CCO of Mastery, the applicant's engineer,
19 Charles Chelotti, and Murray Winston, an owner's
20 representative from North Star.

21 MR. BURNS: Mr. Chairman, this is a
22 request, standard request for an extension. The
23 applicant has met the statutory requirements to
24 request the extension under 40:55D-52. The question
25 that the Board really needs to address is whether

1 you're going to grant that extension until June 14,
2 2022 or if you're going to entertain the request to
3 allow it to be extended through June 14, 2023.

4 I do note that for the record, that we
5 have been under a Permit Extension Act 2020 based on
6 the COVID emergency which has allowed many of these
7 applications to be extended without prejudice.

8 I think given the nature of this application and what
9 needs to be done to finalize these approvals for this
10 school, I think the Board can properly consider
11 whether or not you want to grant that extension
12 through June 14, 2023 and allow them the protections
13 that they're entitled to under statute.

14 CHAIRMAN DeJESUS: Dena, do you have
15 anything to add to that?

16 MS. MOORE: No. I take no exception to
17 the granting of the extension.

18 CHAIRMAN DeJESUS: Thank you. Anybody on
19 the Board who has any issues with granting them the
20 extension that they are seeking? Is there anybody in
21 the public interested in giving a response to this?
22 Doctor Ed, do you have anyone waiving fingers or
23 anything?

24 DR. WILLIAMS: I hope not. There's
25 nobody present.

1 CHAIRMAN DeJESUS: All right. Then I
2 need a motion, please.

3 COUNCILWOMAN REYES-MORTON: Motion to
4 approve.

5 CHAIRMAN DeJESUS: Wait. Whoa, whoa.
6 You got to clarify the time frame. It's either 24
7 which means that it expires next year or extending it
8 to June? What's the --

9 MR. BURNS: 14th, 2023.

10 CHAIRMAN DeJESUS: 2023.

11 COUNCILWOMAN REYES-MORTON: Okay. Chair,
12 I would like to make a motion to make extension for
13 June 14, 2023 and in accordance and take into
14 consideration what Board counsel advised regarding
15 COVID-19 pandemic nonprejudicial extension.

16 CHAIRMAN DeJESUS: Thank you.

17 MS. CREAN: Second.

18 CHAIRMAN DeJESUS: Erin, are you
19 seconding it?

20 MS. CREAN: Yes.

21 CHAIRMAN DEJESUS: Roll call please,
22 Angela.

23 MS. MILLER: Jose DeJesus.

24 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 MR. WAIT: Mr. Chairman and Members of
11 the Board, I thank you very much for your time this
12 evening and your consideration.

13 CHAIRMAN DeJESUS: You have a good week.
14 Thank you.

15 MS. MOORE: Thank you.

16 CHAIRMAN DeJESUS: Mr. Burns, do you want
17 to run the Adoption of the Following Resolutions?

18 MR. BURNS: Yes. We have a number of
19 Resolutions to approve. We have some Certificates of
20 Appropriateness: Robert White, WTL Properties, Aimet
21 Berrios, Eric Rouse. I gave all the Resolutions to
22 Angela. We had the Real Portfolio 5, LLC. We had
23 the Street Vacation for McGuire Preservation Urban
24 Renewal, LLC. And we had the Branch Village Phase
25 IV's Amended Site Plan.

1 So those are the -- Angela has all the
2 Resolutions for the Chair's signature. We got a
3 little behind with the delays with the meetings. But
4 I just want to thank everybody coming out tonight to
5 this special meeting. I know how hard it is to come
6 out on a special meeting night. And we really do
7 appreciate that. Thank you so much for taking the
8 time. And it allows us to move forward in October
9 with a much lighter agenda. So thank you. Mr.
10 Chairman, Angela has all the Resolutions for your
11 signature.

12 CHAIRMAN DeJESUS: Thank you. So we have
13 one last individual who was applying for a sign which
14 I left for the last of the Mohicans.

15 Sign Variance: Edrees "Alex" Alnodhari,
16 1512 Mt. Ephraim Avenue. The applicant is proposing
17 a 49 square foot sign. Is anyone here for this
18 applicant?

19 DR. WILLIAMS: Mr. Chair, there's no one
20 here. We can move to table one more month.

21 MR. BURNS: Without prejudice, we can do
22 that, Mr. Chairman. Angela, I believe they had an
23 issue with their notice, correct?

24 MS. MILLER: That was the first time. I
25 think the second time it was fine. I think you

1 said it was good.

2 MR. BURNS: Okay. Very good. We can
3 move them, Mr. Chairman, with your permission to the
4 October 14th meeting.

5 CHAIRMAN DeJESUS: All right. I need the
6 Board -- do the members have any problem with that
7 issue?

8 THE BOARD: None.

9 CHAIRMAN DeJESUS: So, therefore, so
10 moved.

11 MS. MILLER: A motion, please.

12 CHAIRMAN DeJESUS: Yes, I am. Give me a
13 chance. A motion to approve the extension of the
14 sign variance for 1512 Mt. Ephraim Avenue.

15 MS. CREAN: So moved.

16 COUNCILWOMAN REYES-MORTON: Second.

17 CHAIRMAN DEJESUS: Roll call.

18 MS. MILLER: Jose DeJesus.

19 CHAIRMAN DEJESUS: Yes.

20 MS. MILLER: Councilwoman Reyes-Morton.

21 COUNCILWOMAN REYES-MORTON: Yes.

22 MS. MILLER: Director Walker.

23 DIRECTOR WALKER: Yes.

24 MS. MILLER: Erin Crean.

25 MS. CREAN: Yes.

1 MS. MILLER: Steven Lee.

2 MR. LEE: Yes.

3 MS. MILLER: Motion carried to continue
4 to next month. Thank you.

5 CHAIRMAN DeJESUS: Seeing that there is
6 none, I need a motion to adjourn.

7 COUNCILWOMAN REYES-MORTON: Motion to
8 adjourn.

9 MR. LEE: Second.

10 CHAIRMAN DEJESUS: Roll call.

11 MS. MILLER: Jose DeJesus.

12 CHAIRMAN DEJESUS: Yes, of course.

13 MS. MILLER: Councilwoman Reyes-Morton.

14 COUNCILWOMAN REYES-MORTON: Yes, ma'am.

15 MS. MILLER: Director Walker.

16 DIRECTOR WALKER: Yes.

17 MS. MILLER: Erin Crean.

18 MS. CREAN: Yes.

19 MS. MILLER: Steven Lee.

20 MR. LEE: Absolutely?

21 MS. MILLER: Motion carried to adjourn.

22 - - -

23 (**Meeting concluded at 8:55 p.m.**)

24

25

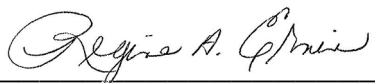
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