

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

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*Transcript of Meeting*  
*August 12, 2021*

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*609-280-2230*  
*RegineCSR@gmail.com*

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PLANNING BOARD  
CITY OF CAMDEN

- - - -

Thursday, August 12, 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 6:15 p.m.

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

JOSE DeJESUS, CHAIRMAN  
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.  
REMINGTON & VERNICK ENGINEERS  
DR. EDWARD C. WILLIAM, SECRETARY, HISTORIC  
PRESERVATION COMMISSION & DIRECTOR OF PLANNING

REGINE A. ERVIN, CCR  
Certified Court Reporter  
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(609) 280-2230

1 I N D E X

2 CASES HEARD:

3 NO CASES HEARD DUE TO LACK OF QUORUM

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CHAIRMAN DeJESUS: Good evening. We'll

1 call this meeting to order. By the direction of the  
2 Planning Board Chairman Jose DeJesus, Jr., the City  
3 of Camden, there will be a regularly scheduled  
4 meeting held on Thursday, August 12, 2021 at 6:00  
5 p.m. It says: Since the City of Camden remains  
6 under a declaration of a Health Emergency related to  
7 the COVID-19 virus, City Hall is closed. Therefore,  
8 this regular scheduled meeting will be conducted as a  
9 virtual meeting via remote conferencing platform,  
10 Zoom. Instructions on accessing this virtual regular  
11 scheduled meeting can be found on the City of  
12 Camden's website. Opening statement, please.

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

1 subject meeting was publicized on July 30, 2021.

2 CHAIRMAN DeJESUS: Roll call.

3 MS. MILLER: Mayor Victor Carstarphen.  
4 Jose DeJesus.

5 CHAIRMAN DeJESUS: Here.

6 MS. MILLER: Councilwoman Felisha  
7 Reyes-Morton. Erin Crean.

8 MS. CREAN: Present.

9 MS. MILLER: Steven Lee.

10 MR. LEE: Here.

11 MS. MILLER: Ian Leonard.

12 MR. LEONARD: Here.

13 MR. BURNS: We have four members so we do  
14 not have a quorum at this time. We've been waiting  
15 to try to get a quorum. We also have an issue where  
16 when it's seven o'clock, Mr. Leonard would have to  
17 leave the meeting due to an issue that he must deal  
18 with with his family and our condolences to him. So  
19 we would be at a hard stop at seven o'clock but right  
20 now we do not have a quorum. We've been calling  
21 around. I apologize. We've been waiting to try to  
22 get another member here.

23 So Mr. Baron, your application is the Old  
24 Business. I think it's been Old Business for a  
25 while. We appreciate the fact that you're

1 resubmitted. I don't think we're at a tolling of  
2 time issue but we would ask that you, given our lack  
3 of quorum, we carry that until the September 9th  
4 meeting so we can get you heard. And if you could  
5 waive the tolling of any time on your application,  
6 we'd appreciate that.

7           And Mr. Sheehan, I know you're here for  
8 your clients for Cooper University Healthcare and for  
9 the Cooper Lanning Square Renaissance. And we would  
10 also ask for your consent to adjourn the matter due  
11 to a lack of quorum and we will see you all back here  
12 on the 9th. Is that acceptable to you gentlemen?

13           MR. SHEEHAN: It is to us.

14           MR. BARON: Can you hear me, Mr. Burns?

15           MR. BURNS: Yes, we can hear, Jeff, yes  
16 sir.

17           MR. BARON: OKay. It is acceptable. We  
18 would respectfully request that we'd be listed in the  
19 same order as the agenda for tonight. You're right.  
20 This is Old Business so we'd like to try to proceed  
21 with the Board as quickly as we can.

22           MR. BURNS: Very good.

23           CHAIRMAN DeJESUS: I thank you gentlemen  
24 and I appreciate your understanding of our position.

25           MR. SHEEHAN: Mr. Chairman, if you could,

1 Jim, could you make the announcement that no further  
2 notice will be provided and this will be adjourned to  
3 the specific date, time and place?

4 MR. BURNS: Yes. The following  
5 applications will be adjourned to September 9th. The  
6 first will be a minor subdivision and preliminary and  
7 final site plan regarding Dev Ghanshyam, LLC for  
8 3508, 3510-3516 Federal Street.

9 For preliminary and final -- the  
10 application for preliminary and final site plan,  
11 Cooper University Health Care, Haddon & Newton  
12 Offices, Northwest Corner of Newton & Haddon Avenue.  
13 And Cooper Lanning Square Renaissance School  
14 Facilities, Inc., for the property located at 1600  
15 South 8th Street. So those will be carried without  
16 any new notice. The notices by the way were  
17 acceptable. I reviewed them. They were acceptable  
18 and they will be carried to the September 9th hearing  
19 date.

20 MR. SHEEHAN: Thank you, Jim.

21 CHAIRMAN DeJESUS: Anything else,  
22 gentleman?

23 MR. BARON: I see that Mr. Leonard is on.  
24 I'd just like to express my condolences on his loss  
25 as well and to the Board on Mr. Miller's lost.

1 MR. BURNS: Yes.

2 CHAIRMAN DeJESUS: We all do. Say a  
3 prayer and God bless and peace.

4 With that, we will request an adjournment  
5 of the meeting. Are we all in agreement of that?

6 THE BOARD: Yes.

7 CHAIRMAN DeJESUS: Thank you. We will  
8 see you in September.

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10 (\*Meeting concluded at 6:22 p.m.\*)

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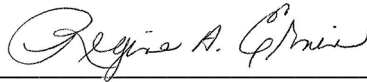
## 1 CERTIFICATION

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4 I HEREBY CERTIFY that I am a Certified Court  
5 Reporter and Notary Public.

6 I FURTHER CERTIFY that the witness was sworn  
7 to testify to the truth.

8 I FURTHER CERTIFY that the foregoing is, to  
9 the best of my ability, a true and accurate  
10 transcript of the testimony taken stenographically by  
11 me at the time, place, and date hereinbefore set  
12 forth.

13 I FURTHER CERTIFY that I am neither a relative,  
14 employee, attorney or counsel to any of the  
15 parties to the action, nor a relative or employee of  
16 such attorney or counsel and that I am not  
17 financially interested in the action.

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20 Regine A. Ervin, CCR  
21 Certified Court Reporter  
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23 (The foregoing certification of this transcript  
24 does not apply to any reproduction of the same by any  
25 means, unless under the direction, control and/or  
supervision of the certifying reporter.)

	<b>Clerk (2)</b> 3:20,25 <b>clients (1)</b> 5:8 <b>closed (1)</b> 3:7 <b>concluded (1)</b> 7:10 <b>condolences (2)</b> 4:18; 6:24 <b>conducted (1)</b> 3:8 <b>conferencing (1)</b> 3:9 <b>consent (1)</b> 5:10 <b>Cooper (4)</b> 5:8,9;6:11, 13 <b>copy (3)</b> 3:18,21,24 <b>Corner (1)</b> 6:12 <b>Councilwoman (1)</b> 4:6 <b>Courier (1)</b> 3:22 <b>COVID-19 (1)</b> 3:7 <b>Crean (2)</b> 4:7,8		<b>newspapers (1)</b> 3:23 <b>Newton (2)</b> 6:11,12 <b>Northwest (1)</b> 6:12 <b>notice (3)</b> 3:14;6:2,16 <b>notices (1)</b> 6:16	<b>resubmitted (1)</b> 5:1 <b>reviewed (1)</b> 6:17 <b>Reyes-Morton (1)</b> 4:7 <b>right (2)</b> 4:19;5:19 <b>Roll (1)</b> 4:2
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