

In The Matter Of:
CITY OF CAMDEN
ZONING BOARD

TRANSCRIPT OF MEETING
April 14, 2022

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PLANNING BOARD
CITY OF CAMDEN

- - - -

Thursday, April 14, 2022

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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

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

- - - -

ANGELA MILLER, PLANNING BOARD SECRETARY
JAMES BURNS, ESQUIRE, ATTORNEY FOR THE BOARD
DENA MOORE JOHNSON, P.E., C.M.E., 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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I N D E X

CASES HEARD:	PAGE
1) APPROVAL OF THE PLANNING BOARD HEARING MINUTES FROM MARCH 10TH AND MARCH 31, 2022	5
2) JORGE L. HERNANDEZ VALEZ 720 Ferry Avenue (Continued to the May 12, 2022 Meeting)	6
3) DOMARYS M. GONZALEZ 3504-3506 Westfield Avenue (Continued to the May 12, 2022 Meeting)	6
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5) DAVID SUAREZ 1204 Yorkship Square (Continue without prejudice to the May 12, 2022 Meeting)	9

1 VICE-CHAIRWOMAN CREAN: Good evening.

2 By the direction of the Planning Board
3 Chairman Jose DeJesus, Jr. of the City of Camden,
4 there will be a regularly scheduled meeting to be
5 held on Thursday, April 14, 2022 at 6:00 p.m. Since
6 the City of Camden remains under a declaration of a
7 Health Emergency related to the COVID-19 virus, City
8 Hall is closed. Therefore, this regularly scheduled
9 meeting will be conducted as a virtual meeting via
10 remote conferencing platform, ZOOM. Instructions on
11 accessing this virtual regularly scheduled Planning
12 Board meeting and meeting agenda can be found on the
13 City of Camden's website. Angela, please read the
14 Opening statement.

15 MS. MILLER: Adequate notice of this
16 meeting has been provided in accordance with the Open
17 Public Meeting Act. The Camden City Planning Board
18 adopted a Resolution approving the schedule of
19 regular meetings to be held during the year of 2022
20 by, one, posting a copy thereof on the bulletin
21 boards reserved for such purpose in the Office of
22 City Clerk, City Hall, first floor, Camden, New
23 Jersey; two, transmitting a copy thereof to the
24 Courier Post and to the Philadelphia Inquirer. These
25 newspapers have been designated by this Board to

1 receive same, and filing a copy thereof with the City
2 Clerk, City of Camden, New Jersey. The subject
3 meeting was publicized on April 6, 2022.

4 VICE-CHAIRWOMAN CREAN: Thank you. Roll
5 call.

6 MS. MILLER: Mayor Carstarphen. Jose
7 DeJesus. Councilwoman Reyes-Morton.

8 COUNCILWOMAN REYES-MORTON: Here.

9 MS. MILLER: Director Walker.

10 DIRECTOR WALKER: Present.

11 MS. MILLER: Erin Crean.

12 VICE-CHAIRWOMAN CREAN: Present.

13 MS. MILLER: Steven Lee.

14 MR. LEE: Here.

15 MS. MILLER: Ian Leonard.

16 MR. LEONARD: Here.

17 VICE-CHAIRWOMAN CREAN: Swearing in of
18 all professionals and planning staff.

19 MR. BURNS: For our planning staff,
20 please raise your right hands.

21 - - -

22 DENA MOORE JOHNSON, P.E., C.M.E.;
23 DR. EDWARD C. WILLIAMS, P.P. AICP, CSI, having been
24 duly sworn/affirmed, testified as follows:

25 - - -

1 VICE-CHAIRWOMAN CREAN: Doctor Williams,
2 do you have a report this evening?

3 DR. WILLIAMS: No report, Madam
4 Vice-Chair.

5 VICE-CHAIRWOMAN CREAN: Okay. Moving on.
6 Tonight the only matter will be --

7 MS. MILLER: Excuse me, Erin. Can we
8 approve the hearing minutes?

9 VICE-CHAIRWOMAN CREAN: Oh, yes. I'm
10 sorry. The approval of all the Planning Board Public
11 Hearing Minutes, March 10th and March 31st,
12 2022.

13 MS. MILLER: Can I get a motion?

14 MR. LEONARD: So moved.

15 MR. LEE: Second.

16 MS. MILLER: Roll call. Councilwoman
17 Reyes-Morton.

18 COUNCILWOMAN REYES-MORTON: Yes.

19 MS. MILLER: Director Walker.

20 DIRECTOR WALKER: Yes.

21 MS. MILLER: Erin Crean.

22 VICE-CHAIRWOMAN: Yes.

23 MS. MILLER: Steven Lee.

24 MR. LEE: Yes.

25 MS. MILLER: Ian Leonard.

1 MR. LEONARD: Yes.

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

4 VICE-CHAIRWOMAN CREAN: Seeing that there
5 is no Old Business on the agenda, we will move on to
6 New Business which will all be continued until the
7 May regularly scheduled meeting.

8 MR. BURNS: That's right. Madam
9 Vice-Chair, the sign variances B and C, new notice
10 was required for that so they have properly noticed
11 for the May meeting.

12 The site plan waiver is also being
13 carried. I do not believe that we've received notice
14 on that, and I do not believe that they're prepared
15 so we'll carry it one more time to May and if
16 necessary, dismiss without prejudice in May.

17 MS. MILLER: And that's on May 12th.

18 VICE-CHAIRWOMAN CREAN: Yes.

19 Moving on to the Adoption of the
20 following Resolutions:

21 The Certificate of Appropriateness for
22 Deborah Martin, 2760 N. Congress Road.

23 Real Portfolio 9, LLC, 3104 S. Atlanta
24 Road.

25 Carlos Vazquez, 114 Linden Street.

1 Gold Start Holdings, LLC, 658 Washington
2 Avenue.

3 Samuel Serrano, 1060 Collings Road.

4 We will be approving the Virtua Our Lady
5 of Lourdes, Inc. 1533, 1555 and 1565 Haddon Avenue.

6 MR. BURNS: That's correct, Madam
7 Vice-Chair. The Parkside Business and the Crestbury
8 Resolutions were approved at our March 31 meeting so
9 we do not need to approve them tonight.

10 VICE-CHAIRWOMAN CREAN: Okay. Can I have
11 a motion to approve?

12 MR. LEE: So moved.

13 MR. LEONARD: Second.

14 MS. MILLER: Roll call. Councilwoman
15 Reyes-Morton.

16 COUNCILWOMAN REYES-MORTON: Yes.

17 MS. MILLER: Director Walker.

18 DIRECTOR WALKER: Yes.

19 MS. MILLER: Erin Crean.

20 VICE-CHAIRWOMAN CREAN: Yes.

21 MS. MILLER: Steven Lee.

22 MR. LEE: Yes.

23 MS. MILLER: Ian Leonard.

24 MR. LEONARD: Yes.

25 MS. MILLER: Motion carried to approve.

1 Thank you.

2 VICE-CHAIRWOMAN CREAN: Do I have to open
3 this up to the public seeing as we have none?

4 MR. BURNS: Just as a formality, you can
5 open it up to the public, Madam Vice-Chair and then
6 we'll close it.

7 VICE-CHAIRWOMAN CREAN: Okay. Do I have
8 a motion to open the meeting to the public?

9 COUNCILWOMAN REYES-MORTON: So moved.

10 MR. LEONARD: Second.

11 MR. BURNS: Seeing no public on, I just
12 need a motion to close the public portion.

13 MR. LEE: So moved to close.

14 MR. Leonard: Second.

15 MR. BURNS: All in favor?

16 THE BOARD: Yays.

17 MR. BURNS: Very good.

18 VICE-CHAIRWOMAN CREAN: So we just need a
19 motion to adjourn.

20 MR. LEONARD: So moved.

21 MR. LEE: Second.

22 MS. MOORE: It looks like Dr. Williams'
23 microphone went out and he said, should the vote --
24 should you guys vote to continue the items?

25 MR. BURNS: The sign variances are

1 automatically continued because they didn't have
2 proper notice. And we did vote -- I thought we did
3 take a vote to continue the other matter. If we did
4 not, we should do a vote then to just continue Suarez
5 without prejudice for another month to May 12th.
6 So why don't we do that. Thank you, Dena.

7 MS. MILLER: Mr. Suarez didn't notice
8 also.

9 MR. BURNS: Then if he didn't notice then
10 we don't need to carry him. He has his notice for
11 the May meeting. Thank you, Angela. We're good.

12 VICE-CHAIRWOMAN CREAN: So we have a
13 motion to adjourn?

14 MR. BURNS: We do. Good seeing everyone.

15 - - -

16 (**Meeting concluded at 6:12 p.m.**)

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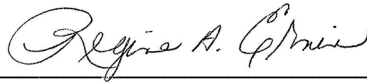
1 CERTIFICATION

2
3
4 I HEREBY CERTIFY that I am a Certified Court
5 Reporter and Notary Public.

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

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

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

18 

19 _____
20 Regine A. Ervin, CCR
21 Certified Court Reporter
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