

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

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*TRANSCRIPT OF MEETING*  
*January 13, 2022*

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PLANNING BOARD  
CITY OF CAMDEN

- - - -

Thursday, January 13, 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

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  
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                   CHAIRMAN DeJESUS: Good evening. Calling  
2 the meeting to order of January 13, 2022 of the City  
3 of Camden Planning Board.

4                   The City of Camden is remaining under a  
5 Declaration of a Health Emergency related to the  
6 Covid-19 virus. City Hall is closed, therefore, this  
7 regular scheduled meeting will be conducted in a  
8 virtual meeting via remote conferencing platform  
9 called ZOOM. Instructions on accessing this virtual  
10 regular scheduled meeting can be found on the City of  
11 Camden's website. Reading of the Opening Statement,  
12 Angela.

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 2022 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 January 10, 2022.

2 CHAIRMAN DeJESUS: Roll call.

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

5 CHAIRMAN DeJESUS: Here.

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

8 COUNCILWOMAN REYES-MORTON: Here.

9 MS. MILLER: Director Keith Walker.

10 DIRECTOR WALKER: Here.

11 MS. MILLER: Erin Crean.

12 MS. CREAN: Present.

13 MS. MILLER: Steven Lee.

14 MR. LEE: Here.

15 MS. MILLER: Ian Leonard.

16 MR. LEONARD: Here.

17 MS. MILLER: Thank you.

18 CHAIRMAN DeJESUS: Approval of Planning  
19 Board minutes for December 9, 2021. I need a motion  
20 for approval of minutes.

21 MR. LEONARD: So moved.

22 MS. CREAN: Second.

23 CHAIRMAN DeJESUS: Roll call.

24 MS. MILLER: Jose DeJesus.

25 CHAIRMAN DEJESUS: Yes.

1 MS. MILLER: Councilwoman Reyes-Morton.

2 COUNCILWOMAN REYES-MORTON: Yes.

3 MS. MILLER: Director Walker.

4 DIRECTOR WALKER: Yes.

5 MS. MILLER: Erin Crean.

6 MS. CREAN: Yes.

7 MS. MILLER: Steven Lee.

8 MR. LEE: Yes.

9 MS. MILLER: Ian Leonard.

10 MR. LEONARD: Yes.

11 MS. MILLER: Motion carried to approve.

12 Thank you.

13 CHAIRMAN DEJESUS: Swearing in of all  
14 professionals and planning staff.

15 MR. BURNS: For our professionals and  
16 staff, please raise your right hands.

17 - - -

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

22 - - -

23 CHAIRMAN DEJESUS: Planning Director's  
24 Report?

25 DR. WILLIAMS: Mr. Chair, just a

1 continuation from the prior Planning Board meeting,  
2 regarding the Board professionals, that this Board  
3 during this reorganization portion of the agenda,  
4 will adopt in whole if there's concurrence on all of  
5 the professionals tonight.

6 CHAIRMAN DEJESUS: So, therefore, we have  
7 the attorney and also the backup attorney as well?

8 DR. WILLIAMS: Yes. That's under my  
9 report. But the actual appointment or reappointment,  
10 would occur under No. 6, Reorganization.

11 CHAIRMAN DEJESUS: I'll leave that now to  
12 Mr. Burns.

13 MR. BURNS: We are now entering reorg or  
14 reorganization. So at this time, I would need a  
15 motion for the position of the chairperson of the  
16 Planning Board. Do we have a motion for chairperson?

17 MS. CREAN: I motion to reappoint Jose  
18 DeJesus.

19 MR. BURNS: We have a motion for Mr.  
20 DeJesus. Do we have a second?

21 COUNCILWOMAN REYES-MORTON: Second.

22 MS. MILLER: Was that Jose DeJesus?

23 MR. BURNS: Jose DeJesus first by Ms.  
24 Crean and seconded by our Councilwoman Ms. Morton.

25 MS. MILLER: Okay.

1 MR. BURNS: Can we have a roll-call vote,  
2 please?

3 CHAIRMAN DEJESUS: Yes.

4 MS. MILLER: Councilwoman Reyes-Morton.

5 COUNCILWOMAN REYES-MORTON: Yes.

6 MS. MILLER: Director Walker.

7 DIRECTOR WALKER: Yes.

8 MS. MILLER: Erin Crean.

9 MS. CREAN: Yes.

10 MS. MILLER: Steven Lee.

11 MR. LEE: Yes.

12 MS. MILLER: Ian Leonard.

13 MR. LEONARD: Yes.

14 MS. MILLER: Motion carried to approve  
15 Mr. DeJesus as Chairman. Thank you.

16 MR. BURNS: Mr. Chairman, I turn the  
17 meeting back over to you, sir.

18 CHAIRMAN DEJESUS: For election for  
19 Vice-Chair, I'd like to make a motion that it would  
20 be Erin Crean. I need a confirmation of that.

21 MR. LEONARD: 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 MR. LEONARD: Yes.

10 MS. MILLER: Motion carried to approve  
11 Vice-Chair, Erin Crean for Vice-Chair. Thank  
12 you.

13 CHAIRMAN DEJESUS: Election of Secretary  
14 and, therefore, I appoint Angela Miller to be  
15 secretary.

16 MR. BURNS: Can I have a second?

17 MS. CREAN: Second.

18 CHAIRMAN DEJESUS: Roll call.

19 MS. MILLER: Jose DeJesus.

20 CHAIRMAN DEJESUS: Yes.

21 MS. MILLER: Councilwoman Reyes-Morton.

22 COUNCILWOMAN REYES-MORTON: Yes.

23 MS. MILLER: Director Walker.

24 DIRECTOR WALKER: Yes.

25 MS. MILLER: Erin Crean.

1 MS. CREAN: Yes.

2 MS. MILLER: Steven Lee.

3 MR. LEE: Yes.

4 MS. MILLER: Ian Leonard.

5 MR. LEONARD: Yes.

6 MS. MILLER: Motion carried to approve  
7 Angela Miller for Secretary. Thank you.

8 CHAIRMAN DEJESUS: Appointment of  
9 Planning Board Attorney. That would be -- Dr.  
10 Williams, will you handle that?

11 DR. WILLIAMS: Yes. Mr. Chair and  
12 members of the Planning Board, as per my previous  
13 Planning Director's Report, with Board concurrence,  
14 we recommend Dembo, Brown & Burns, LLP as the  
15 Planning Board Attorney.

16 CHAIRMAN DEJESUS: So moved. Second?

17 MS. CREAN: Second.

18 CHAIRMAN DEJESUS: Roll call.

19 MS. MILLER: Jose DeJesus.

20 CHAIRMAN DEJESUS: Yes.

21 MS. MILLER: Councilwoman Reyes-Morton.

22 COUNCILWOMAN REYES-MORTON: Yes.

23 MS. MILLER: Director Walker.

24 DIRECTOR WALKER: Yes.

25 MS. MILLER: Erin Crean.

1 MS. CREAN: Yes.

2 MS. MILLER: Steven Lee.

3 MR. LEE: Yes.

4 MS. MILLER: Ian Leonard.

5 MR. LEONARD: Yes.

6 MS. MILLER: Motion carried for Planning  
7 Board Attorney, Dembo, Brown & Burns. Thank you.

8 DR. WILLIAMS: If I may, Mr. Chair.  
9 There's a lot of background noise on the call. We  
10 don't want to mute anyone so if you can mute yourself  
11 to avoid being muted, we appreciate it. We hear too  
12 much background noise. Thank you.

13 CHAIRMAN DEJESUS: You're continuing with  
14 Conflict Attorney?

15 DR. WILLIAMS: Mr. Chair and members of  
16 the Planning Board, we recommend through concurrence,  
17 Planning Board Conflict Attorney, Eric Bernstein  
18 & Associates, LLC.

19 MS. MILLER: We need a motion.

20 CHAIRMAN DeJESUS: Motion to approve.

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 MR. LEONARD: Yes.

10 MS. MILLER: Motion carried to approve  
11 Conflict Attorney Eric Bernstein & Associates, LLC.  
12 Thank you.

13 DR. WILLIAMS: Mr. Chair and members of  
14 the Planning Board, it was concurrence and  
15 recommendation of the Planning Board Engineer as  
16 Remington & Vernick Engineers, Haddonfield, New  
17 Jersey.

18 CHAIRMAN DEJESUS: Motion to approve.  
19 I need a second.

20 MS. CREAN: Second.

21 CHAIRMAN DEJESUS: So moved. Roll call.

22 MS. MILLER: Jose DeJesus.

23 CHAIRMAN DEJESUS: Yes.

24 MS. MILLER: Councilwoman Reyes-Morton.

25 COUNCILWOMAN REYES-MORTON: Yes.

1 MS. MILLER: Director Walker.

2 DIRECTOR WALKER: Yes.

3 MS. MILLER: Erin Crean.

4 MS. CREAN: Yes.

5 MS. MILLER: Steven Lee.

6 MR. LEE: Yes.

7 MS. MILLER: Ian Leonard.

8 MR. LEONARD: Yes.

9 MS. MILLER: Motion carried to approve  
10 Board Engineer, Remington & Vernick Engineers.  
11 Thank you.

12 MS. MOORE: Thank you. I did want to  
13 note that we've relocated to Cherry Hill, not  
14 Haddonfield.

15 DR. WILLIAMS: Members of the Planning  
16 Board, correction on that, it's Cherry Hill, New  
17 Jersey, not Haddonfield.

18 MS. MOORE: Thank you.

19 DR. WILLIAMS: The last appointment, Mr.  
20 Chair, is the Planning Board Conflict Engineer and  
21 that is Alaimo Group Consulting Engineers.

22 CHAIRMAN DEJESUS: Second motion to  
23 approve.

24 MS. CREAN: Second.

25 CHAIRMAN DEJESUS: Roll call.

1 MS. MILLER: Jose DeJesus.

2 CHAIRMAN DEJESUS: Yes.

3 MS. MILLER: Councilwoman Reyes-Morton.

4 COUNCILWOMAN REYES-MORTON: Yes.

5 MS. MILLER: Director Walker.

6 DIRECTOR WALKER: Yes.

7 MS. MILLER: Erin Crean.

8 MS. CREAN: Yes.

9 MS. MILLER: Steven Lee.

10 MR. LEE: Yes.

11 MS. MILLER: Ian Leonard.

12 MR. LEONARD: Yes.

13 MS. MILLER: Motion carried to approve  
14 Conflict Engineer Alaimo Group. Thank you.

15 CHAIRMAN DEJESUS: Is there anything  
16 else, Dr. Williams?

17 DR. WILLIAMS: No, sir.

18 CHAIRMAN DEJESUS: We move on. So New  
19 Business because there's no Old Business.

20 Certificate of Appropriateness for Cooper  
21 Health Center, c/o John Hibberd, RA, 400-402 Chambers  
22 Avenue. (Moderate Rehabilitation Work) (CP).

23 The applicant is proposing to modernize  
24 rehabilitation work at an institution using location  
25 400-402 Chambers Avenue within the Cooper Plaza

1 Historical District. Anyone here for that?

2 DR. WILLIAMS: Mr. Chair and Members of  
3 the Planning Board, I'm requesting the approval of  
4 this C of A for Cooper Health System, 400-402  
5 Chambers. Permits have been issued to them to do  
6 interior work that was pending due to the Pandemic.  
7 So we're asking respectfully for the Board to concur  
8 with the C of A.

9 CHAIRMAN DEJESUS: I need a motion,  
10 therefore, to do so.

11 MS. CREAN: I move to concur.

12 MS. MILLER: Can I get a second?

13 MR. LEE: Second.

14 CHAIRMAN DEJESUS: Roll call.

15 MS. MILLER: Jose DeJesus.

16 CHAIRMAN DEJESUS: Yes.

17 MS. MILLER: Councilwoman Reyes-Morton.

18 COUNCILWOMAN REYES-MORTON: Yes.

19 MS. MILLER: Director Walker.

20 DIRECTOR WALKER: Yes.

21 MS. MILLER: Erin Crean.

22 MS. CREAN: Yes.

23 MS. MILLER: Steven Lee.

24 MR. LEE: Yes.

25 MS. MILLER: Ian Leonard.

1 MR. LEONARD: Yes.

2 MS. MILLER: Motion carried to approve.

3 Thank you.

4 CHAIRMAN DEJESUS: I know that Item No. B  
5 is off our meeting's chart; is that correct?

6 MS. MILLER: That's correct.

7 MR. BURNS: Are we continuing that, Dr.  
8 Williams, one more month without prejudice or --

9 DR. WILLIAMS: Yes, we are.

10 CHAIRMAN DEJESUS: So we need a motion to  
11 do so?

12 DR. WILLIAMS: Yes, sir.

13 CHAIRMAN DEJESUS: I need a motion to  
14 approve the continuation of applicant, Alex Aybar.

15 MR. LEONARD: Motion.

16 MS. MILLER: Who made the motion?

17 MS. CREAN: Ian.

18 CHAIRMAN DEJESUS: I need a second.

19 MS. CREAN: Second.

20 CHAIRMAN DEJESUS: Roll call.

21 MS. MILLER: Jose DeJesus.

22 CHAIRMAN DEJESUS: Yes.

23 MS. MILLER: Councilwoman Reyes-Morton.

24 COUNCILWOMAN REYES-MORTON: Yes.

25 MS. MILLER: Director Walker.



1 DIRECTOR WALKER: Yes.

2 MS. MILLER: Erin Crean.

3 MS. CREAN: Yes.

4 MS. MILLER: Steven Lee.

5 MR. LEE: Yes.

6 MS. MILLER: Ian Leonard.

7 MR. LEONARD: Yes.

8 MS. MILLER: Motion carried to continue  
9 to next month.

10 MR. BURNS: What is that date, Angela?

11 MS. MILLER: I don't have that in front  
12 of me. Give me a second. I believe it's February  
13 the 8th but let me make sure. Okay?

14 DR. WILLIAMS: February 10th.

15 MS. MILLER: Thank you.

16 CHAIRMAN DEJESUS: Review & Approval of  
17 Camden Parks and Open Spaces Plan 2020 as amended in  
18 the City Master Plan. Everyone should have gotten  
19 that book. Did everyone on the Board get one?

20 MS. MILLER: Yes, they got it last month.

21 COUNCILWOMAN REYES-MORTON: I have a  
22 question.

23 CHAIRMAN DEJESUS: Yes. Go.

24 COUNCILWOMAN REYES-MORTON: Chairman, how  
25 is the plan going to be, I guess, dispersed through

1 the Neighbor Plans? Does this plan need to be in  
2 addition -- amended along with the neighborhood  
3 specific plans?

4 DR. WILLIAMS: Mr. Chair.

5 CHAIRMAN DEJESUS: Yes Dr. Williams.

6 DR. WILLIAMS: I have Ms. Meishka  
7 Williams from Camden Community Partnership, the  
8 vice-president who is going to present. But the  
9 request before this Board tonight is to, one, review  
10 this document as an amendment to the City's Master  
11 Plan. And, I believe, Ms. Mitchell will speak to  
12 that during her presentation.

13 CHAIRMAN DEJESUS: Is Ms. Mitchell ready  
14 to do so?

15 DR. WILLIAMS: She's here.

16 MS. MITCHELL: Yes, I am.

17 CHAIRMAN DEJESUS: You have the floor.

18 MR. BURNS: I'm going to swear you in,  
19 Ms. Mitchell. Please raise your right hand, please?

20 - - -

21 MEISHKA L. MITCHELL, A.I.C.P., P.P.,  
22 having first been duly sworn/affirmed, was examined  
23 and testified as follows:

24 - -

25 MS. MITCHELL: There's also one other

1 person that will be presenting with me. So if you  
2 could swear him in at this time. That's Justin  
3 Dennis from the Trust For Public Land.

4 MR. BURNS: Mr. Dennis, raise your right  
5 hand, please?

6 - - -

7 JUSTIN DENNIS, having first been duly  
8 sworn/affirmed, was examined and testified as  
9 follows:

10 - - -

11 MR. BURNS: Ms. Mitchell, if you could  
12 just again introduce yourself and your address and  
13 your affiliation for the record. And then Justin can  
14 do the same.

15 MS. MITCHELL: Absolutely. Thank you  
16 Chairman, thank you Members of the Board. I'm  
17 Meishka Mitchell. I am vice-president at Camden  
18 Community Partnership formerly Cooper's Ferry  
19 Partnership.

20 MR. BURNS: Thank you. And Justin?

21 MR. DENNIS: Thank you very much. Nice  
22 to see all of you tonight. Justin Dennis, Camden  
23 Program Director with The Trust for Public Land. We  
24 helped co-authored this plan with Camden Community  
25 Partnership.

1 MR. BURNS: Thank you, sir.

2 MS. MITCHELL: And with your permission,  
3 Chairman, I would like to share my screen.

4 CHAIRMAN DEJESUS: Sure. Please do so.

5 MS. MITCHELL: Thank you. All right.  
6 I know that everyone has received a copy of the plan  
7 so we will make our presentation brief and try to hit  
8 some of the main points of the Camden Parks & Open  
9 Spaces Plan. This is the first of its kind for the  
10 City of Camden, the City of Camden to have an  
11 exclusive Parks & Open Space Plan.

12 Over a year-long process from 2019  
13 through 2020, Camden Community Partnership with the  
14 Trust for Public Land authored in collaboration with  
15 the City of Camden, Camden County and the Camden  
16 County Municipal Utilities Authority, along with a  
17 Steering Committee of stakeholders and organizations  
18 throughout the City, was culminated in December 2020  
19 into the what is the Camden Parks & Open Spaces Plan  
20 that we are asking for your consideration tonight to  
21 be amended to the City of Camden's Master Plan.

22 This really does come at a unique time  
23 for Camden's history. We are at the precipice  
24 of lots of investment in parks and open spaces,  
25 including the largest investment with the opening of

1 the Cramer Hill Waterfront Park which just occurred  
2 in October of last year. In 2018, then Mayor Frank  
3 Moran signed on to the ten-minute walk pledge,  
4 pledging that the City of Camden would provide  
5 high-quality access to open spaces in parks within a  
6 ten-minute walk of the home of every single resident  
7 by 2050.

8           With that and the data-driven results  
9 looking at the future of parks and open spaces,  
10 thinking about climate change and other from the  
11 Trust Republic Land in a very robust community  
12 engagement process, that engaged over 700 residents  
13 with everything from surveys to community events, the  
14 focus groups and interviews, including over 300  
15 students being involved in this planning process to  
16 come up with a plan that you all received about a  
17 month about.

18           Our community engagement findings are  
19 based that you all, as members of the Planning Board,  
20 probably know a lot. Camden parks while a lot of  
21 them are being improved, there is still a lot of work  
22 to be done when we're thinking about park investment  
23 in the City of Camden. And that right now, the usage  
24 is relatively low. Only 31 percent of people and  
25 residents in Camden use the parks in their

1 neighborhoods more than once a week.

2           And as we know from this Covid-19  
3 Pandemic right now and general health statistics,  
4 that frequent use of parks not only helps to improve  
5 physical health but also the mental health of  
6 residents and increased cohesion as we're looking to  
7 build community pride in a community in the City of  
8 Camden that has an engaged citizenry.

9           For what -- what's successful from  
10 providing the parks in the City, is that they're  
11 looking for more amenities. They want high-quality,  
12 in-demand things, more than just playgrounds with  
13 restrooms and gardens, but they also are looking for  
14 programming, active use of those parks. And a lot of  
15 that has been happening through many different  
16 programs. But they want to offer more sports and  
17 entertainment and cultural health programming in the  
18 open spaces that are in the City of Camden. They  
19 don't want to have to go outside of their  
20 neighborhoods to be able to find those things.

21           But most importantly, I think a lot of  
22 what we've heard, would be no secret of that,  
23 maintenance is a concern. Not only do we need to be  
24 building these parks and that's where that's  
25 something that's been happening for many years, but

1 without an actual plan in place to think about how  
2 we're going to maintain these parks as we're looking  
3 forward, how we're looking forward, how investment  
4 should be prioritized to make sure it's being  
5 equitable across all neighborhoods, and make sure  
6 that we're serving all of the Camden's residents.  
7 Justin.

8 MR. DENNIS: Thank you, Meishka. Just to  
9 further validate the information that was gathered  
10 through the process that Meishka just detailed, the  
11 Trust For Public Land overlayed park quality,  
12 demographic, climate, stormwater and heat data which  
13 allowed us to better understand Camden's park system.

14 So in the following maps, there are areas  
15 in red that represent the highest or most  
16 disproportionate areas of need based on the various  
17 metrics analyzed with lighter reds and oranges  
18 representing areas of lower priority based on the  
19 data included alone. And then the areas in green are  
20 various types of existing planned or in-process green  
21 spaces.

22 The map that you're looking at right now  
23 is from when we overlayed park quality data with  
24 income data. And when we do this, we begin to get a  
25 sense of how equitably Camden's park system and

1 infrastructure is not just distributed but also  
2 maintained. This visualization allows us to  
3 strategize and advocate for, as well as, prioritize  
4 investments based on equity that is rooted in data,  
5 which many funders and practitioners alike strongly  
6 value. And further, this data affirms in the areas  
7 that we all hear endlessly. Right?

8           Ground-trooping the lived experiences of  
9 Camden residents with data that is collected and  
10 analyzed by experts is really how we can help justify  
11 and sort of expertly prove the need for these types  
12 of amenities in the City. This map also highlights  
13 that certain areas of the City lack access to Green  
14 spaces which we know and hear. And in many cases, it  
15 also shows that the Green spaces that are present,  
16 are either too small or not managed in a way that  
17 meets the needs of the community which is something  
18 that we can all work better to address.

19           Next slide, Meishka. This map looks at  
20 absorption and we overlay current and projected  
21 stormwater footing with existing and planned open  
22 spaces. Through this, we are able to get an  
23 understanding of how park and Green infrastructure  
24 improvements to better position the City to handle or  
25 manage more frequent and intense unpredictable



1 flooding as a result of climate change. To that end,  
2 the Trust For Public Land, Camden Community  
3 Partnership, Camden County Municipal Utilities  
4 Authority and other incremental partners, are already  
5 using this data to better state the case for Green  
6 infrastructure and planning documents, Grant  
7 applications, permitting meetings, etc. Next slide,  
8 please.

9 Under our Protect Categorization, we  
10 analyze areas that are prone to flooding based on  
11 current and various projected sea level rise  
12 scenarios. And I compared that with existing and  
13 planned Green spaces. We all understand the critical  
14 importance that parks, school yards and other Green  
15 infrastructure play in coastal resilience. Well,  
16 given this map, we can see there's significant  
17 opportunity to really plan and strategize along the  
18 Waterfronts that the City is better able to handle  
19 future river/rain flooding. Camden's access to  
20 rivers is one of its greatest assets. So using parks  
21 as a means not only to reconnect but also to protect  
22 and enhance communities is the type of high quality  
23 future that Camden residents deserve. Next slide,  
24 please.

25 Under our analysis of heat in the City,

1 we are able to compare three things. One, various  
2 types of Green spaces that are present. Two, the  
3 areas of most extreme heat in the City. And three,  
4 the census blocks that have the highest average crime  
5 rates. We know that extreme heat is also the number  
6 one environmental killer in the U.S. every year. And  
7 have some understanding that with temperature  
8 increases, sometimes there are often crime increases  
9 that tend to correlate as well.

10 Further, we know that extreme heat lowers  
11 student and professional performance in very  
12 measurable ways. And the most extreme instances, we  
13 find that average temperatures can be as high as 12  
14 degrees warmer in the heat islands that you see on  
15 this map than in surrounding communities. And even  
16 more, some school yard blacktop surfaces measure as  
17 much as 25 to 30 degrees -- 30 degrees, excuse me,  
18 warmer than their surrounding areas on a hot sunny  
19 day. So just imagine the hot 90-degree day in May,  
20 blacktop at a school, can be as hot as 120 degrees  
21 and we're expecting our student population to go and  
22 thrive in those types of environments.

23 This type of analysis is critical for us  
24 to better strategize and prioritize how to manage  
25 this intense summer heat. And this is not just

1 through the lens of creating areas that better  
2 absorb, trap and dissipate heat but also by creating  
3 shading, cooling and wetting structures in parks and  
4 communities that provide the critical health benefits  
5 throughout the residents of the City. Next slide,  
6 please.

7                   And this is the last map I'll explain.  
8 This is the stack priorities of all of these data  
9 categories. And this allows us to visualize how to  
10 improve through priority systems based on the sum  
11 total of all data examined in this analysis. The  
12 decision support tool that enabled this analysis also  
13 provides the user with the ability to shift the  
14 weight of certain priorities when all of them are  
15 stacked. This map specifically demonstrates equal  
16 weight given to all priorities. But if any one  
17 planner or incrementer wanted to prioritize heat,  
18 equity, climate resiliency or stormwater management,  
19 those categories can be given a higher weighing to  
20 better align with the goals of the implemented  
21 partner.

22                   So just to close, this process allowed us  
23 to really generate the priorities that are detailed  
24 in this plan. Using data to not just prioritize them  
25 but also to support the need for additional

1 investment based on the various metrics we've  
2 included. So having this plan rooted in these types  
3 of data, will widen the pool of funding that we can  
4 pull from for construction and redevelopment. But  
5 further it will allow stakeholders and community  
6 members to more strategically plan their projects  
7 that they might meet the many needs that a park can  
8 fill.

9 So at this time, I can turn it back over  
10 to Meishka. She'll close out the presentation.  
11 Thank you.

12 MS. MITCHELL: Thank you, Justin.

13 As you heard, I think through the  
14 analysis of the data and the information that we got  
15 through our robust community engagement process,  
16 really gave us the tools to be able to put together  
17 the plan that includes not only a vision for a future  
18 park system that provides equitable access and use to  
19 parks and open spaces for all Camden residents, but  
20 also provides that decision support so that as the  
21 City of Camden is making decisions, as developers,  
22 other organizations and institutions are looking to  
23 develop in their own respective neighborhood, that  
24 they can point to what we have for the Camden Parks  
25 and Open Spaces Plan as a vision for what those parks

1 should look like.

2           There are eight objectives that came  
3 throughout the plan and those are detailed in that  
4 document that you have so I won't go through all of  
5 them, but just sort of read the highlights of what  
6 they are. In that one objective being, increasing  
7 high-demand park amenities, prioritizing park  
8 renovation projects. And some of these are already  
9 under way. If you look at the bullets it lists of  
10 park renovation priorities, several of these  
11 projects, the ones that are already bolded, that some  
12 of them are in several stages of design and  
13 construction already.

14           So that really does help to identify  
15 which parks we should be looking at. Next, creating  
16 safer recreation environments as an objective,  
17 improving maintenance of all of our parks, using  
18 parks to maximize climate resilience, increasing  
19 programming, providing community members with  
20 information, increasing collaboration between  
21 stakeholders and increasing park funding which  
22 obviously the Parks and Open Spaces Plan can be used  
23 as a tool to be able to do so.

24           I know that this is a snapshot of what  
25 the full plan does outline. But most importantly,

1 through a year-long process, it's important to know  
2 that we engaged lots of residents and stakeholders  
3 through a process so that we really were able to have  
4 a resident-driven plan that outlines the importance  
5 of parks for residents and different neighborhoods.  
6 And we're also seeing this now in the Neighborhood  
7 Plans that are also coming before the Planning Board.

8 But for the first time being able to have  
9 a Camden Parks and Open Spaces Plan that we can  
10 utilize into the future as part -- as an amendment to  
11 the Master Plan as we're looking for continued  
12 development in the City of Camden. So I will stop  
13 sharing my screen now. This is available and I think  
14 we also provided this Power Point presentation to  
15 each of you. And if any members of the public are  
16 looking for the Parks and Open Spaces Plan itself,  
17 they can get the full document at [www.TPL.org/Camden](http://www.TPL.org/Camden).

18 CHAIRMAN DEJESUS: Thank you very much  
19 for your presentation. Does anybody on the Board  
20 have anything to say or comments? None. Okay. Then  
21 we'll move on.

22 COUNCILWOMAN REYES-MORTON: I'm sorry,  
23 Chairman. I was on mute and I have a comment.

24 CHAIRMAN DEJESUS: Go ahead.

25 COUNCILWOMAN REYES-MORTON: Yeah, I

1 wanted to thank Camden Community In Partnership and  
2 Land for Public Trust for their work on this project.  
3 This was something that, you know, we're excited to  
4 see in front of us; something that the community took  
5 part in; stakeholders. My question is, how will we  
6 imbed the plan into the neighborhood, specific  
7 Neighborhood Plans? And I ask that question for many  
8 reasons, being involved in this process and wearing  
9 the different hats.

10           It's important for -- as we -- the  
11 Master Plan is great but communities City-wide vary  
12 in community structure. You know, we saw schools  
13 there. Property is different in every  
14 neighborhood. Parks, amenities, needs are all  
15 different in challenges. So how do we continue  
16 building on this plan to make it stronger and, you  
17 know, longterm sustainability by imbedding it into  
18 the Neighborhood Plans?

19           MS. MITCHELL: Great. If that's okay,  
20 I'll be able to answer that question.

21           CHAIRMAN DEJESUS: Sure. Please  
22 do.

23           MS. MITCHELL: I think one of the  
24 ways -- first and foremost, I would say that the City  
25 of Camden's Master Plan is the overall guiding

1 document for the City of Camden. So even before the  
2 Neighborhood Plan, it is the Master Plan which we  
3 hope that by a vote of this Board, this plan will be  
4 amended to -- will be the overall guiding document  
5 for the entire City.

6 The other thing that is, you know, keen  
7 to point out is, that this process did incorporate  
8 and include residents and stakeholders and  
9 organizations from all of the neighborhoods in the  
10 City of Camden. And we are also working very closely  
11 at Camden Community Partnership with several of those  
12 neighborhoods right now that are going through their  
13 own planning processes to make sure that the  
14 information that is provided in this plan is included  
15 by reference and those other plans like in North  
16 Camden and Cramer Hill and Waterfront South that are  
17 undergoing that process right now.

18 But first and foremost, if this Open  
19 Spaces Plan does get amended to the Master Plan, this  
20 becomes part of the guiding document for the City of  
21 Camden to which those Neighborhood Plans would also  
22 have to seek input for.

23 COUNCILWOMAN REYES-MORTON: I have a  
24 follow-up question. How does that work for the plans  
25 that are already in place? And not North Camden



1 because North Camden included this into their plan  
2 and Cramer Hill was in the planning stages where it  
3 was fortunate to include this in their plan or not.  
4 I have to double-check on that. But in the event  
5 that Cramer Hill doesn't have this in this plan, how  
6 can they incorporate this into their plan?

7           And in the event that there's a  
8 neighborhood that currently doesn't have a plan and  
9 hasn't had one and needs one updated, how does this  
10 get embedded into those plans, along with the  
11 resources that need to be allocated? And that's a  
12 separate question. That's a follow-up question  
13 naturally.

14           But I really want to make sure that  
15 neighborhoods are able to continue leading these  
16 conversations. You know, the City is very big and  
17 there are a lot of priorities all around the City.  
18 And there are a lot of tasks to make up. And I think  
19 structural-wise and infrastructure-wise, it's  
20 important to bring it down to that top-bottom --  
21 top-up approach and not a top-bottom one, if that  
22 makes any sense, for community engagement and  
23 community-driven purposes.

24           MS. MITCHELL: Absolutely. It would be  
25 my hope that every single neighborhood would be able

1 to look to this plan to help to inform their own  
2 Neighborhood Plan. So if a new Neighborhood Plan,  
3 for example, was going to be done for the Bergen  
4 Square Neighborhood, that they would be able to take  
5 the data that we've been able to put together for  
6 this plan.

7                   So if you think about those maps that we  
8 put together, you can drill that down for the census  
9 track level and be able to look at what the open  
10 spaces are in that neighborhood, what the needs are,  
11 what the stormwater needs are for those  
12 neighborhoods, and that they will be able to  
13 incorporate that into whatever planning they're doing  
14 for their neighborhoods.

15                   COUNCILWOMAN REYES-MORTON: Yeah, I  
16 understand that. I completely understand that.  
17 Director Ed Williams usually, how does the Master  
18 Plan get further embedded into the Neighborhood  
19 Plan?

20                   DR. WILLIAMS: Through the Chair. One of  
21 the key processes will be to engage community groups  
22 in the neighborhoods to develop Neighborhood Plans  
23 for their groups. And with that being said, as these  
24 Neighborhood Plans are being done, and I don't know  
25 why my camera is going out, but as these Neighborhood

1 Plans are being done, as the Planning Department, we  
2 will insure that these policies from the Open Spaces  
3 Plan and other plans that have been amended to the  
4 Master Plan, will be infused into each Neighborhood  
5 Plan that's being promulgated by the communities.

6 One thing that is for sure, planning only  
7 works well when it's bottom up and not top down. So,  
8 Councilwoman, I agree totally with you. And that's  
9 how it should be done. We have worked with Camden  
10 Community Partnership and most groups in the City  
11 over the years, and we strive to make sure that  
12 there's a great connection between community input  
13 and community policy.

14 COUNCILWOMAN REYES-MORTON: Yes. And I  
15 also understand that too. And I'll just reiterate  
16 one extra example just for clarity in the event that  
17 maybe I'm not wording this correctly. So we'll talk  
18 about the school buildings for instance. The schools  
19 that are eye sores in each of the communities  
20 currently, are exactly what they are. And, you know,  
21 there is vacant land also that the school development  
22 authority and the school district has in  
23 neighborhoods and that inventory varies as well.

24 And so when I'm looking at the  
25 Neighborhood Plan and I'm attending my monthly

1 stakeholder meetings with community residents and  
2 stakeholders, how can the community be assured that  
3 their conversations about what their schools are  
4 going to look like or their parks are going to look  
5 like with the surrounding indirect and direct factors  
6 that are included in that, how can they continue to  
7 lead those conversations? Because those are not the  
8 same conversations that a Whitman Park neighborhood  
9 would be having or a Parkside. Because  
10 geographically, you know, and real estate-wise, each  
11 community is different.

12           And so, you know, I don't want to, you  
13 know, be at a point where I'm at a meeting with  
14 community residents and they have to consult with  
15 these bigger structures in front of them. Whereas,  
16 their community groups are null and voided. And so,  
17 that is what I'm trying to assure here. So if  
18 there's no practice that's known elsewhere by, you  
19 know, the Planning Board swearing in officials today,  
20 that these things are not further embedded into  
21 Neighborhood Plans or that is something that is not  
22 done normally then okay. You know, I'll take that.  
23 But if it's something that is done and it is a best  
24 practice, I would love to know that that's the case.  
25 And if not, then I'll move on.

1 DR. WILLIAMS: I think your point,  
2 Councilwoman, is well-taken. There's been a number  
3 of plans that have gone through the Planning Board  
4 over the last year in East Camden along with this  
5 document of Cooper Grant, Bergen Square, Whitman  
6 Park. All of those plans over the last several  
7 years, have gone through a community engagement  
8 process which really constituted a bottom-up  
9 approach.

10 I believe the history of this Board has  
11 been to listen to the public in terms of what the  
12 public wants for their neighborhood. Not just  
13 city-wide. But if people from their communities want  
14 something through a planning process that results  
15 from that Master Plan Amendment through a  
16 Neighborhood Plan or a Redevelopment Plan, then we  
17 have a responsibility to make sure that they marry  
18 those policies with the overall City Master Plan.

19 COUNCILWOMAN REYES-MORTON: And I  
20 understand all of that.

21 MS. MITCHELL: Let me just maybe add one  
22 thing, Councilwoman. Just when we were talking about  
23 the Camden Parks and Open Spaces Plan is meant to be  
24 utilized as a tool. So when you are with your  
25 constituencies and, you know, someone is proposing

1 something in the neighborhood, you know, having an  
2 amended -- a plan amended to the Master Plan be it  
3 this one or the Neighborhood Plan, allows you to say  
4 to whatever is happening in that neighborhood, hi, we  
5 have the -- the City of Camden has an adopted Open  
6 Spaces Plan that says that open space is a priority  
7 for this area, perhaps you should be incorporating  
8 open space into your plan.

9 COUNCILWOMAN REYES-MORTON: Right. So  
10 who would incorporate that into the specific plan?

11 DR. WILLIAMS: It would be the Planning  
12 Board.

13 COUNCILWOMAN REYES-MORTON: There was  
14 data that was collected with this plan that pertains  
15 to each neighborhood. And I'm sure Mr. Dennis spent  
16 a lot of time with Meishka. And I think, Mr. Dennis,  
17 we've had several conversations about this, right?  
18 Like structure and how does that work and how do we  
19 make sure and assure that residents are still, you  
20 now, leading the conversations based off of their  
21 needs and their daily changes? And how does that get  
22 incorporated up?

23 So maybe I'm not, you know, saying this  
24 right and I hear what you guys are saying, there is a  
25 Master Plan. But, you know what, there is a Master

1 Plan. And that is that, a Master Plan. And so, you  
2 know, priorities shift in the City. Leaderships  
3 change all the time and administrations change all  
4 the time. But something that doesn't, are the people  
5 that live here. So how do we assure that for all  
6 those changes, that the people that are here,  
7 continue to be at the forefront of those  
8 conversations is what I'm most interested in? And  
9 so, you know --

10 MR. DENNIS: Councilwoman Morton, if I  
11 could just add one last -- two last points. Excuse  
12 me.

13 Primarily first and foremost, this is a  
14 Master Plan that, like Meishka was saying, makes  
15 recommendations for how to prioritize but doesn't  
16 necessarily say, this needs to be your priority.  
17 Right? So if in Parkside this data is used to  
18 support the case for green infrastructure at a place  
19 like MetEast High School, that's the decision of  
20 Parkside Business Community In Partnership and the  
21 residents of that community based on the data that we  
22 provided.

23 Secondary and most important  
24 incapsulated and memorialized in this document, is  
25 recommendations to have a steering community process

1 that's facilitated by Camden Community Partnership  
2 and The Trust for Public Plan. That's resident-lead  
3 and resident-informed. So that's something that  
4 Meishka and I have been working on in the past couple  
5 of weeks, trying to figure out how we best structure  
6 the group and harness the power of the group, not  
7 just at the stakeholder and institutional level but  
8 also looking at the resident level as well.

9 COUNCILWOMAN REYES-MORTON: So does that  
10 mean that the Parkside community will now come back  
11 and amend this plan into their plan? Because we just  
12 passed our plan two months ago.

13 MR. BURNS: They could, Councilwoman.  
14 They definitely could. If this is to be used as a  
15 tool, and I might say just for the record --

16 COUNCILWOMAN REYES-MORTON: How would  
17 they know? How would they know?

18 MR. BURNS: Well, it's outreach. And one  
19 of the good things is we have people such yourself  
20 that gets to see these amendments come before the  
21 Board. And you're pointing out, I think, very well  
22 some of those items that you can reach and touch and  
23 apply to other parts of the community.

24 So part of it is, when they come before  
25 the Board such as the application tonight, you take



1 that and you go and say, okay, we have this and this  
2 is something that may be applicable to Parkside.  
3 This may be applicable to another part of the  
4 community. So a lot of it is outreach.

5 I must say that I'm very -- Ms. Mitchell,  
6 Mr. Dennis, I'm very impressed. I'm very impressed  
7 with what you do and how you presented this. And I  
8 think the questions that are being raised certainly  
9 by the Councilwoman and by others, just go to show  
10 how well you've worked with the community and have  
11 been a partner. I'm just the attorney for the  
12 Board. I see a lot of presentations in my life and I  
13 must say, you both do a very good job.

14 MR. DENNIS: Thank you.

15 DIRECTOR WALKER: May I speak, Mr.  
16 Chair?

17 CHAIRMAN DEJESUS: Yes, of course, Mr.  
18 Walker.

19 DIRECTOR WALKER: I would just like to  
20 say, kudos to Justin and Meishka. I've been part of  
21 the Steering Committee and community meetings over  
22 the last few years and dealing with our new park  
23 systems. And degree of management is great because  
24 of like the heat index, the proper materials to use  
25 within the parks in the areas. Those demographics

1 wasn't never known by us.

2           But what this would do is guide us into  
3 optimizing the open space within our park systems as  
4 being impervious surface, green areas and things like  
5 that. I think they do a yeoman's job working from  
6 the bottom up. They always incorporate the community  
7 and the steering community in an collaborative effort  
8 to get the amenities that's needed within the parks.

9           So all the parks that was done that was  
10 under Ms. Mitchell's leadership, went over well in  
11 the neighborhoods because they had the input. They  
12 designed it. They even picked out something as  
13 minute as the color of the playground equipment. So  
14 they are incorporated. They are invested and they  
15 are engaged. So that way when the structure is built  
16 and the park is renovated and constructed to  
17 completion, they have ownership thereof. So I'm just  
18 saying a yeoman's job. Thank you very much for doing  
19 what you all do for the City of Camden.

20           CHAIRMAN DEJESUS: Thank you, Mr.  
21 Walker.

22           MR. BURNS: Mr. Chairman, we would have  
23 to open it up to the public.

24           CHAIRMAN DEJESUS: Does anybody else have  
25 anything to say? Yes, I'll open it up to the public

1 as soon as I finish with all my group. Anyone else  
2 on the Board has anything else to say? If not, I  
3 open it up to the public. Anyone interested in  
4 making a statement in reference to this Camden Parks  
5 and Open Spaces Plan, may do so. Doctor Williams, is  
6 there anyone there that wants to speak?

7 MR. BURNS: Mr. Cummings has his hands  
8 up, Jim Cummings.

9 DR. WILLIAMS: Clarifying where he's at.

10 MR. CUMMINGS: I'm right here. Once  
11 again --

12 MR. BURNS: Mr. Cummings, I'm going to  
13 swear you in, sir. Raise your right hand.

14 MR. CUMMINGS: Okay.

15 - - -

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

19 - - -

20 MR. CUMMINGS: Let me introduce myself  
21 quickly. I'm with Urban Promise Ministries. We're a  
22 youth development organization. Been in the City of  
23 Camden for 35-plus years. We have a K thru 12  
24 private school and we run after-school programs. I  
25 am the director of experiential learning; the founder

1 of two programs, UrbanTrekkers and Urban BoatWorks.  
2 And we use the Camden City parks. I am particularly  
3 connected to waterfront parks because we build boats  
4 and we take people out on the rivers in Camden. Last  
5 summer, this past summer, we took out over 400 and  
6 plus; of that 400, about 300 Camden residents on the  
7 title Cooper River into the back channel.

8           When I was meeting with some of the  
9 friends here about the park project and Master Plan,  
10 we're really excited for our students for the City of  
11 Camden. And since we use the parks, I made a  
12 suggestion that I think we should be helping to take  
13 care of the parks. The idea of a kind of formal  
14 arrangement of 'Friends of the Park'. Pyne Point  
15 Park is a place where we will generally take our  
16 canoes out after we've done our paddle from Kaighn  
17 Avenue.

18           And I just want to make a suggestion that  
19 maybe there could be some type of formal program of  
20 'Friends of the Park' and we would take some  
21 responsibility to help maintain those parks realizing  
22 that that's a real challenge here in the City. So I  
23 just want to offer that and just say, thank you to  
24 all of you. And if anybody wants to take a paddle on  
25 the Cooper River, come see me. Give me a call. We

1 do that all spring, summer and into the fall. Thank  
2 you.

3 CHAIRMAN DEJESUS: Thank you. Anyone  
4 else?

5 DR. WILLIAMS: We have a BM on the line.  
6 I'm going to unmute them now. There you go.

7 MR. MORTON: It's Bryan Morton. I  
8 apologize. I'm driving.

9 CHAIRMAN DEJESUS: You have to wave your  
10 finger at least to say hi. What you're about to say  
11 is true or not because we have to swear you in.

12 - - -

13 BRYAN MORTON, having first been duly  
14 sworn/affirmed, was examined and testified as  
15 follows:

16 - - -

17 MR. BURNS: Mr. Morton, please be careful  
18 driving.

19 MR. MORTON: Absolutely. Absolutely.  
20 It's dashboard-mounted.

21 Hey Mr. Cummings, Dean is suppose to be  
22 reaching out to you. I saw him at the holiday party.

23 MR. CUMMINGS: Thank you.

24 MR. MORTON: A shout out to Urban  
25 Promise, UrbanTrekks, Urban BoatWorks. The work

1 that you do is amazing. And the idea of a 'Friends  
2 Of', I think, would be crucial to sort of providing  
3 the sort of outreach and constant care and  
4 communication that our parks and communications are  
5 going to need that the Councilwoman was pointing out  
6 of. Right? We don't want this -- I love this  
7 document.

8 I'm proud that the North Camden Little  
9 League was a part of the steering committee. I'm  
10 really proud of the document and that it can be now  
11 used by neighborhoods, by community groups, by the  
12 schools, by the renaissance partners, the private  
13 partners, the parochial partners, to bring  
14 investments into our parks. Right? But those  
15 conversations still have to be anchored in the  
16 community.

17 So the idea of a 'Friends Of' partnership  
18 that formalizes the community groups, those that are  
19 using the parks, bringing individuals into the parks,  
20 you know, will help insure your point out of 400  
21 people, 300 were Camden residents. And probably I'd  
22 hazard a guess 80 percent of them, it was their first  
23 time accessing their own natural resource.

24 And so we want to make sure that they're  
25 not just accessing it one time but repeatedly and so

1 much so that they feel an ownership that a generation  
2 from now, black and brown urban kids are not drowning  
3 at a rate that's, you know, not in part. You know,  
4 that we're not drowning. Like there's a bunch of  
5 health and life statistics around water and in  
6 particular around our parks that keep out the  
7 negative sort of lures that we know are present.

8           So kudos to the planning committee; happy  
9 to be a part of it. And really proud that so many  
10 people were involved in that there's now an onus on  
11 not only with the City but how do we make it live.  
12 And I just want to shout out, the City is about to  
13 get somewhere around 12 billion dollars through the  
14 'Build Back Better Plan.'

15           And so I would hope that part of our  
16 advocacy group, the community partnership, through  
17 the Trust of Public Land and through others, is that  
18 some of that money goes directly into reinvigorating  
19 our parks so that it can marry the revitalization of  
20 our school system and our public safety system to  
21 really capitalize off of the economic opportunities  
22 of this moment. Right? We don't want to miss out.  
23 So that's my two cents on it. Thank you all.

24           CHAIRMAN DEJESUS: Thank you. Appreciate  
25 that. Who is next, Dr. Williams?

1 DR. WILLIAMS: We have a Mr. Troy  
2 Ogelsby.

3 CHAIRMAN DEJESUS: Mr. Oglesby?

4 MR. OGELSBY: Good evening.

5 MR. BURNS: I'm going to swear you in,  
6 sir.

7 - - -

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

11 - - -

12 MR. OGLESBY: And like Mr. Morton, I  
13 apologize. I'm driving but I thought it  
14 quintessential to call in and to show the support for  
15 the plans that you have. It's always good that we're  
16 included in beautifying our own neighborhood and  
17 being a part of having access to all of the historic  
18 and public parks that we have in the City.

19 As we go through a lot of the changes  
20 that you guys have seen with our civil rights and lot  
21 of people have been having some changes to some of  
22 the parks that have been long overdue, they're the  
23 people for the past years that have had the torch  
24 before people like myself and Mr. Morton and other  
25 people in the community. We fought to have



1 ownership. We fought to have participation to be  
2 included. And that inclusion is very important. And  
3 I see that you guys are on the right track with  
4 making sure that there's inclusions and that there's  
5 some self-pride injected into the plans for the  
6 parks.

7                   And I just wanted to at least chime in  
8 and say that that is admiral of you guys. And I hope  
9 that you continue to look at the fact that just  
10 because there's been despair in the City of Camden, I  
11 think the resilience of our residents have shown that  
12 we're still here; we're still trying to get the best  
13 of what we have. And if we can continue to be  
14 included, I'm sure that this will bring a very good  
15 and outstanding outcome for all of us. And that's  
16 what I really see, as long as you guys have  
17 responsibility like you've shown today. So thank you  
18 very much and that's all the two cents that I have.

19                   MR. BURNS: Thank you, sir.

20                   DR. WILLIAMS: We have next, Ms. Eve  
21 Quinones.

22                   MR. BURNS: Eve, you're on mute.

23                   MS. QUINONES: Hi.

24                   MR. BURNS: Raise your right hand, Eve.

25   - - -

1                   EVE QUINONES, having first been duly  
2 sworn/affirmed, was examined and testified as  
3 follows:

4   - - -

5                   MR. BURNS: Spell your last name for the  
6 record.

7                   MS. QUINONES: Q-U-I-N-O-N-E-S.

8                   MR. BURNS: Very good. You're a resident  
9 of Camden, correct?

10                  MS. QUINONES: Yes, sir.

11                  MR. BURNS: Thank you. Go ahead, Eve.

12                  MS. QUINONES: I wrote everything down so  
13 please forgive me if I look away.

14                  Good evening everyone. My name is Yvonne  
15 Quinones but please just call me Eve. I was born and  
16 raised here in the City of Camden specifically in the  
17 Cramer Hill area. I just recently graduated from  
18 Stockton University in December of 2020 with a BS in  
19 marine biology and I'm currently the environmental  
20 educator for the Camden County Department of Parks.

21                  Speaking solely as a resident here, as a  
22 child I always remembered getting in the car and  
23 driving outside the City to go play at the park.  
24 I never really questioned it then. But as I grew  
25 older, I realized that there were things that my

1 parents just didn't want me to be exposed to. If I  
2 was ever lucky enough to go up the street to Bonita  
3 Park, I was often told not to talk to strangers and  
4 watch out for sharp things like needles and blades in  
5 the playground.

6                   Now picture this, a future advocate and  
7 educator for parks across the whole county not being  
8 able to play at the park that's up the street from  
9 her home. I was incredibly lucky to find my path to  
10 what I do now. If more opportunities exist then  
11 there would be so many more individuals like myself.  
12 A city girl who appreciates the outdoors and loves  
13 animals that reside within the place.

14                   As of right now, it is an up-hill battle  
15 for the children of Camden to get to where I am  
16 today, but we are here to change that. We as a  
17 collective group have a plan to make sure that no  
18 other child will ever have the experience of an  
19 unsafe, unclean park here in our invincible City.  
20 Camden's park systems have the opportunity to be  
21 something greater than what they are now. All this  
22 work being done is to improve, not only the lives of  
23 Camden's residents but to beautify our City. All I  
24 ask is for the support in this vision of a Camden  
25 that everyone in the City deserves. Thank you.

1                   CHAIRMAN DEJESUS: Thank you Dr.  
2 Williams. Anyone else?

3                   DR. WILLIAMS: No one, sir.

4                   CHAIRMAN DEJESUS: Then I'll close out  
5 the public opinions or comments. Is there anyone  
6 else on the Board before we get a vote? Anyone else?  
7 Hearing none, therefore, I'd like to have a motion to  
8 approve the Camden Parks and Open Spaces Plan for  
9 2020.

10                  MR. BURNS: As an amendment to the Master  
11 Plan, right, sir?

12                  CHAIRMAN DEJESUS: Yes, that's correct,  
13 Mr. Burns. Thank you, Doctor.

14                  MS. CREAN: So moved.

15                  CHAIRMAN DEJESUS: I need a second.

16                  COUNCILWOMAN REYES-MORTON: Second.

17                  CHAIRMAN DEJESUS: Roll call, Angela.

18                  MS. MILLER: Jose DeJesus.

19                  CHAIRMAN DEJESUS: Absolutely. 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. And I want to thank

1 everyone for all their hard work on this.

2 MS. MILLER: Steven Lee.

3 MR. LEE: Yes.

4 MS. MILLER: Ian Leonard.

5 MR. LEONARD: Yes.

6 MS. MILLER: Motion carried to approve.

7 Thank you.

8 MR. BURNS: Congratulations everyone.

9 CHAIRMAN DEJESUS: Great work, Justin.

10 MR. DENNIS: Thank you all so much.

11 MS. MOORE: Excuse me.

12 CHAIRMAN DEJESUS: Dena, please go ahead.

13 MS. MOORE: Hi. I just want to note that  
14 I'm back in on the conversation. I had to recuse  
15 myself any time Camden Community Partnership has a  
16 presentation. Just because of their relationship  
17 with our company. So I'm back into the  
18 conversation.

19 CHAIRMAN DEJESUS: Thank you.

20 MS. MOORE: Thanks.

21 CHAIRMAN DEJESUS: Amendment to Final  
22 Site Plan and Bulk Variances, Cathedral Soup Kitchen,  
23 Inc., 1514 Federal Street, Block 1183, Lot 1.

24 The applicant is proposing the  
25 installation of a 800 square foot shed/garage

1 structure and a height of approximately 12 feet. The  
2 property is located within the GI-2, General  
3 Industrial Zoning District. Anyone here for that?  
4 Doctor Williams, do you have anything on that?

5 MR. BURNS: Mr. Ransom is here.

6 MR. RANSOM: Yes. Robert Ransom with the  
7 Law Firm of Stradley Ronon, Stevens & Young on behalf  
8 of the applicant, Cathedral Soup Kitchen,  
9 Incorporated. Thank you, Mr. Chairman and the  
10 Members of the Board for your time this evening.

11 As stated, I'm here on behalf of the  
12 Cathedral Soup Kitchen in connection with our  
13 application for an amended site plan approval and  
14 bulk variance approval relating to the installation  
15 of a shed with reference as a pavilion structure at  
16 the existing site of Cathedral's Kitchen's nonprofit  
17 soup kitchen located at 1514 Federal Street, also  
18 known as Block 1183, Lot 1.

19 Public notice was provided to the  
20 property owners within 200 feet as required on  
21 January 3rd. In addition, public notice was  
22 published within the Courier Post newspaper on that  
23 same date. At this juncture, I do have two or three  
24 witnesses that need to be sworn in. If you want to  
25 handle those up front.

1                   CHAIRMAN DEJESUS: Yes, would you please.  
2                   Would you name who they are, please.

3                   MR. RANSOM: We have Joe Mancini with  
4                   Tri-State Engineering & Surveying, our site plan  
5                   engineer.

6                   MR. BURNS: Very good.

7                   MR. RANSOM: We also have Carrie  
8                   Kitchen-Santiago, the executive director of the  
9                   Cathedral Soup Kitchen. And John Gonzalez, the chief  
10                  operating officer for Cathedral Kitchen. The latter  
11                  two will providing fact testimony. And Mr. Mancini  
12                  will be providing the engineering testimony.

13                  MR. BURNS: Very good, Counsel. First of  
14                  all, it's always good to see you. I would like to  
15                  swear everyone in. So if John, Carrie and Joe could  
16                  raise your right hands.

17   - - -

18                   JOSEPH MANCINI, P.E., P.P.; CARRIE  
19                   KITCHEN-SANTIAGO, EXECUTIVE DIRECTOR-CATHEDRAL  
20                   KITCHEN; JOHN GONZALEZ, CEO-CATHEDRAL KITCHEN, having  
21                   first been duly sworn/affirmed, was examined and  
22                   testified as follows:

23   - - -

24                  MR. BURNS: And when counsel calls you to  
25                  testify, if you could just, again, repeat your

1 affiliation for the record. I know that John and  
2 Carrie are with the applicant. And, Mr. Mancini,  
3 just for the record Mr. Chairman, has been accepted  
4 as a professional engineer on numerous occasions by  
5 this Board, I believe, also a professional planner.  
6 We can dispense with his credentials. We have  
7 accepted him in the past as a professional in both  
8 engineering and planning.

9 CHAIRMAN DEJESUS: So we can move on  
10 faster. Dena, can you read your letter so we can  
11 move on. Mr. Ransom, you don't have a problem with  
12 that, do you?

13 MR. RANSOM: I have no objection.

14 CHAIRMAN DEJESUS: Okay. Go ahead, Dena.

15 MS. MOORE: Thank you, Mr. Chairman. I'm  
16 referring to Remington & Vernick's letter dated  
17 January 6, 2022. And I will begin on page three.  
18 Just to point out, from the area of bulk  
19 requirements, there are several variances that are  
20 required with this application. For one side yard,  
21 what's required is five feet. They're proposing  
22 2.26 feet from the property line.

23 The area of the structure required a 750  
24 square feet. They're proposing 800 square feet. The  
25 height of the structure, 10 feet is required.



1 They're proposing 11.92 feet. And off-street parking  
2 for service organizations, we have a total of 38  
3 spaces being required. And they are proposing 13.  
4 So I'm sure we'll receive additional testimony  
5 regarding those variances required. So I'll proceed  
6 with the general comments at this time.

7 MR. MANCINI: While we're there, if I  
8 could just make two minor amendments there for  
9 clarity?

10 MS. MOORE: Okay.

11 MR. MANCINI: I don't think the side yard  
12 is relevant anymore given what we've learned about  
13 the consolidation of the lot. This building actually  
14 falls in the center of the lot, so there's no side  
15 yard variance. And since the CK Cafe and the  
16 Cathedral Kitchen's main building 15 and 14 were,  
17 again, consolidated as one lot, we think it's prudent  
18 to look at the total parking. So the total parking  
19 for both buildings required is 49 spaces where there  
20 are 28 today and 23 proposed. So we're looking at a  
21 variance of 49 versus 23 for the whole site now.

22 MS. MOORE: Okay. Thank you.

23 The county route designation should be  
24 indicated for Federal Street. A Road Opening Permit  
25 from Camden County Highway Department would be

1 required for road opening on Federal Street. You  
2 acknowledge?

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

4 MS. MOORE: Okay.

5 Per Section 870-230.F, service  
6 organizations require one (1) parking space per 500  
7 square feet of floor area plus one (1) parking space  
8 for every two (2) full-time employees.

9 So we need to address the building square  
10 footage and the full-time employees. So if you can  
11 provide that information for me to revise in the  
12 letter to note the 49 spaces required.

13 MR. MANCINI: I will do that absolutely.

14 MS. MOORE: And we'll have that you are  
15 proposing 23 spaces.

16 So it should be noted that the site is  
17 located adjacent to a bus stop. Per Section  
18 870-230.J, the required number of parking spaces may  
19 be reduced at the discretion of the Planning Board.  
20 Shared parking is encouraged between different land  
21 uses on a given lot, parcel or within a development.  
22 The Board may require the applicant to utilize the  
23 Urban Land Institute's 'Shared Parking Analysis'  
24 and/or another comparable approach if deemed  
25 appropriate for a given application or a situation.

1           In addition, if the requested parking  
2 variance is granted, the applicant shall then make a  
3 cash contribution to the City for each required space  
4 not provided per Section 870-230.F. The contribution  
5 shall be in an amount equal to the cost of providing  
6 the required minimum number of parking spaces to be  
7 calculated by the City Engineer.

8           So is there any testimony you wanted to  
9 put on record regarding the parking?

10           MR. MANCINI: Please, yes. So a large  
11 portion of both of the buildings are a dining room  
12 area that's reserved for the meal program guests.  
13 And I think the Board considered this previously when  
14 granting a variance for the existing parking which is  
15 below what's required. Very few of these guests  
16 drive to the site. They take public transportation.  
17 As Dena said, there's the bus stop right across the  
18 street. And obviously, lots of folks walk to the  
19 site as well.

20           So based on that, the actual need for  
21 Cathedral Kitchen for parking is substantially lower  
22 than the 49 that are required. In Section 870.230.J  
23 of our Ordinance allows for, at the Board's  
24 discretion, to adjust the required parking where it  
25 is in best interest of the residents, owners, tenants

1 and occupants and the employees -- I'm sorry -- in  
2 the interest of the entire City. The Board has that  
3 ability to use their discretion to adjust the parking  
4 requirement from what's typically required in Section  
5 870.

6 So we would ask the Board to consider  
7 that based on the additional testimony you'll hear  
8 tonight from the Cathedral Kitchen about how they use  
9 the site; how the demand for even employee parking is  
10 diminished and is likely to stay lower post-COVID.  
11 So we believe the 23 spaces that we're providing are  
12 still adequate to serve certain needs for the site.

13 MR. RANSOM: The only thing I'd add to  
14 that, and thank you Mr. Mancini, is to the extent  
15 necessary, Cathedral Kitchen would be requesting a  
16 waiver or a variance from the requirement to pay a  
17 cash contribution in light of the fact that this,  
18 again, is -- this is an amended site plan. These  
19 issues were addressed -- per the issues related to  
20 parking were previously addressed at the approval of  
21 the initial site plan in 2008. And also, the  
22 approval of the site plan for the cafe that exists  
23 for the lot in 2013.

24 So to the extent necessary, Cathedral  
25 Kitchen, the applicant, would be requesting a waiver

1 from that requirement.

2 MS. MOORE: There isn't anything in the  
3 Ordinance that would permit a waiver or a variance of  
4 that requirement. So the only thing we would proceed  
5 with would be further discussion as it being up to  
6 the Planning Board at their discretion as the number  
7 of parking spaces is required. But there's nothing  
8 in the Ordinance for a waiver or a variance from the  
9 parking variance requirement, that fee.

10 MR. BURNS: That's correct. With that  
11 being said, and I agree with you, Dena, that the  
12 Planning Board certainly can entertain that request.  
13 I think Dr. Williams' office also can address that  
14 request. I do note that you're basically seeking an  
15 amendment to construct an 800-square foot temporary  
16 shed. So your approvals that you did get back in  
17 2008 and 2013, you know, unless I'm missing  
18 something, I don't think the parking has changed that  
19 dramatically. Other than the fact that you're  
20 eliminating five but we get that.

21 But I think part of that goes to your use  
22 and maybe somebody can testify briefly as to what the  
23 real uses for the parking spaces on site that may  
24 give the Board a little bit more, you know,  
25 information and certainly Dr. Williams will more

1 information as to how it's used and what your needs  
2 are.

3 MR. RANSOM: Yes. The existing parking  
4 spaces are utilized for the handful of employees that  
5 actually drive to work. And obviously, any  
6 volunteers that drive to the site. We'll note that  
7 many of the volunteers that we do have, do -- they  
8 come from groups so there is a lot of car-pooling and  
9 such with our volunteers. We are confident that even  
10 in the absence of the five spaces which, again, is  
11 intended to be temporary.

12 The only reason that this shed is being  
13 proposed, is because due to the Pandemic and social  
14 distancing guidance and requirements, we have been  
15 forced to -- we've been forced to provide some of the  
16 social services that we'd usually provide within the  
17 existing primary building outside. And, obviously,  
18 with the winter weather, we won't be able to provide  
19 those services outside.

20 So, again, this is intended to be  
21 temporary. However, due to the uncertain nature of  
22 the Pandemic, I think when I initially filed this  
23 application, I would have been prepared to say that,  
24 you know, we probably would have expected this to be  
25 something that will be in existence for, you know,

1 six months, a year.

2 But at this point, no one knows. So this  
3 is intended to be temporary. But given the  
4 uncertainty due to the Pandemic, we're treating it as  
5 a permanent structure. Nevertheless, we're confident  
6 that given the demands of our employees and the  
7 demands by our volunteers in terms of parking, that  
8 the proposed parking spaces will be adequate.

9 CHAIRMAN DEJESUS: Can I ask a question?  
10 What is the shed going to be used for? That's  
11 something I need to understand.

12 MR. RANSOM: Yes. The shed will be  
13 used --

14 MR. BURNS: Counsel, can I just stop you  
15 there? It might be best to have either John or  
16 Carrie just testify as to those facts. And, Carrie,  
17 if I can ask, the proffer that was just made by  
18 counsel as it relates to the use of the shed and the  
19 parking lot, was that true to the best of your  
20 knowledge and correct?

21 MS. KITCHEN-SANTIAGO: What Rob said?

22 MR. BURNS: Yes.

23 MS. KITCHEN-SANTIAGO: Yes.

24 MR. BURNS: If you could address the next  
25 question that was asked by our Chair.

1 MS. KITCHEN-SANTIAGO: Sure. So  
2 Cathedral, we've had a meal program for 46 years  
3 where we provide meals to anybody who needs one. And  
4 we used to have a dining room where people could sit  
5 down. But because of the Pandemic and the need for  
6 keeping people safe and social distancing, about two  
7 years ago, we started doing a to-go model instead  
8 where we give the meals out from our front entrance.

9 We also provide social services to our  
10 meal guests and we do that in partnership with a lot  
11 of different organizations. So Hispanic Family  
12 Center, Center For Family Services, Maryville,  
13 Volunteers of America. A lot of different groups  
14 come on site on a regular basis and provide various  
15 social services like help with domestic violence,  
16 getting secure housing, getting health insurance. So  
17 all things that a lot of our guests need who are  
18 often housing-insecure and income-insecure. And we  
19 used to provide those services inside in the dining  
20 room and a little bit of space off to the side of the  
21 dining room.

22 But when we reopen in the spring, we're  
23 going to need all the space that we have in the  
24 dining room to spread people out for safety reasons.  
25 And I think that will be the case for a long time



1 given just our new reality with COVID. So because of  
2 that we can't fit the services inside. We've also  
3 expanded our services and our partnerships. And also  
4 we've expanded our case management team here to  
5 connect people to services on-site and off-site. So  
6 we've been, since the Pandemic, providing services in  
7 our parking lot. And that's going to have to  
8 continue. We used a tent for a number of months  
9 during the Pandemic but tents are just not 12-month  
10 structures. We've had two tents destroyed with ice  
11 and wind.

12 So in order to have something that can be  
13 all year round and can protect our service providers  
14 and our case management staff and our guests from the  
15 weather, from the heat, the cold, we wanted to  
16 set up a -- it's a shed but it's almost like instead  
17 of a tent, that's more permanent and that can protect  
18 people. So that's the purpose of it. And we'll  
19 still need it when we reopen. Not just now when  
20 we're doing a to-go model.

21 MR. BURNS: Is it fair to say that, and I  
22 just offer this to Dr. Williams too and the rest of  
23 the Board, this really is no different than a  
24 restaurant or some other type of business, putting a  
25 tent in the parking so they can stay open and survive

1 as a business during these tough times. So I just  
2 throw that out there.

3 It's designed to be temporary in nature  
4 with the hope that eventually when we get out of this  
5 nightmare that we're in under COVID. So once it's  
6 eliminated or once it's removed in the future,  
7 they're back to pretty much the same place they were  
8 before. So I just put that out there for Dr.  
9 Williams' consideration as it relates to any  
10 requested waiver -- any request as to address this  
11 parking fee that the City has certainly the right to  
12 impose.

13 DR. WILLIAMS: That's correct.

14 CHAIRMAN DEJESUS: Not to stop anything  
15 else, Dena can you finish your report? I'm sorry.  
16 I apologize for the interruption of your letter.

17 MS. MOORE: No, that's fine.

18 The architectural plans illustrate two  
19 roll-up garage doors on the narrow sides of the  
20 building. However, as shown on the site plans, it  
21 appears that vehicles will not be able to access  
22 the garage from the parking lot based on the location  
23 of the existing parking spaces to remain. Testimony  
24 should be provided regarding the purpose of the  
25 roll-up garage doors.

1           MR. MANCINI: I can pick up on that,  
2 Carrie, if you'd like. They're not intended for  
3 vehicles to access there. We just want to have the  
4 ability to have ventilation through the building. So  
5 a garage door just helps facilitate that a little  
6 better. Obviously, it helps to bring in other tables  
7 and stuff like that that you need but it's not  
8 intended for vehicles to ever have access to the  
9 building or to park a vehicle in the building, of  
10 course.

11           MS. MOORE: All right. I noted that.  
12           Testimony should be provided regarding  
13 any loading activities at the site.

14           MR. MANCINI: Again, there's going to be  
15 no change to the loading activities for the main  
16 building. There's a loading area in back there.  
17 There's not really a significant loading requirement  
18 for this building. Again, it's primarily for the  
19 partner service providers. They might have some  
20 tables and chairs in there and that sort of thing.  
21 Nothing that would require any significant loading.

22           MS. MOORE: The plan does not indicate  
23 proposed changes in the stormwater management or  
24 grading for this project. The applicant should  
25 provide confirming testimony. Is that correct,

1 Joe?

2 MR. MANCINI: That's correct. Nothing is  
3 changing there.

4 MS. MOORE: Okay.

5 The proposed finished floor elevation of  
6 the garage should be shown on the plan.

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

8 MS. MOORE: A traffic statement should be  
9 provided to explain the current traffic condition at  
10 the site and how this proposal would affect it?

11 MR. MANCINI: Yes, we'll provide that.  
12 And briefly I'll just note that there's really no  
13 change to the traffic circulation on the site as  
14 proposed with the shed.

15 MS. MOORE: Okay. You know that I just  
16 needed something from you indicating that in a  
17 statement.

18 MR. MANCINI: Absolutely. Understood.

19 MS. MOORE: The proposed project must be  
20 approved by the City Engineer and the City Fire Chief  
21 with written documentation provided to our office  
22 prior to the final signatures of the plan.

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

24 MS. MOORE: Testimony should be provided  
25 regarding the purpose of the accessory structure, and

1 you mentioned that, and the anticipated number of  
2 people within this building. So this is something  
3 where the volunteers would just come in. How many  
4 people do you expect to be inside of this structure?

5 MR. MANCINI: I think it would vary  
6 depending upon what the needs are. I think it's also  
7 going to vary depending upon, and I don't want to  
8 speak for Carrie, but it's going to vary depending  
9 upon whatever the CDC rules are at that particular  
10 time. I don't know if you want to add any colors to  
11 that, Carrie.

12 MS. KITCHEN-SANTIAGO: I'm just going to  
13 say, you're probably talking about ten. Typically  
14 it's a service provider who is meeting with a guest  
15 for a period of time like to help them with an  
16 application for health insurance. Usually people are  
17 either sitting one-on-one or it's something that's  
18 provided that's quick that people are in and out. So  
19 probably around ten.

20 MS. MOORE: Okay.

21 Testimony should be provided regarding  
22 the utilities associated with this building such as,  
23 electrical, heating or plumbing. It appears that no  
24 utilities are proposed.

25 MR. MANCINI: So no plumbing or heating

1 but we are going to provide electric to that  
2 building. We will have electric connected to the  
3 1506 Cafe Building. And that's simply to be able to  
4 provide some fans and to have some air circulating,  
5 but no other utilities, no plumbing and no bathrooms,  
6 something like that.

7 MS. MOORE: Okay. And the electrical  
8 would be shown on any revised plans if approved?

9 MR. MANCINI: Absolutely.

10 MS. MOORE: A coloring rendering of the  
11 proposed accessory structure shall be provided for  
12 the Board's review and approval.

13 MR. MANCINI: Certainly. We have a  
14 depiction of what the building materials and color  
15 would look like. I can share that now if you'd like.

16 MS. MOORE: Yes, please, for the Board to  
17 see?

18 MR. GONZALEZ: Joe, if I might add. The  
19 rendering that you're bringing up was a preliminary  
20 rendering. We've actually added a few sort of  
21 extras, windows to the site to make it a little more  
22 appealing and for more air flow. And there will also  
23 be some traditional doors and windows on the shorter  
24 ends of the building as well. I think it'll look  
25 even slight more attractive.

1                   CHAIRMAN DEJESUS: John, could you  
2 explain who you are, please?

3                   MR. GONZALEZ: Yes. I'm the chief  
4 operating officer at the Cathedral Kitchen.

5                   DR. WILLIAMS: Mr. Chair.

6                   CHAIRMAN DEJESUS: Yes.

7                   DR. WILLIAMS: I cannot see. Something  
8 is blocking the presentation.

9                   MS. MOORE: There's a gray box, Joe.

10                  DR. WILLIAMS: A gray box.

11                  MR. MANCINI: Hum.

12                  MS. MOORE: I don't know if you can see  
13 it on any --

14                  CHAIRMAN DEJESUS: It's gone.

15                  MS. MOORE: Use your aerial.

16                  MR. MANCINI: Let me try this. Did that  
17 work?

18                  CHAIRMAN DEJESUS: It's clear now.

19                  MS. MOORE: We still see your aerial  
20 view, your Google Maps aerial.

21                  MR. MANCINI: All right. Let me try  
22 again. You think I would have figured this out by  
23 now. How about that?

24                  MS. MOORE: There we go.

25                  MS. MILLER: There you go.

1 MS. MOORE: Thank you.

2 Testimony should be provided as to what  
3 impacts the accessory structure will have on existing  
4 lighting levels and landscaping.

5 MR. MANCINI: We visited the site and  
6 viewed the location of the proposed shed. And in my  
7 opinion, it would have no impact on the existing  
8 landscaping and lighting especially given the  
9 temporary nature of it. But the shed is going to be  
10 entirely within the existing paved area, so there are  
11 some shrubs around the periphery between the two  
12 buildings that will remain and there's no impact to  
13 the lighting. And I don't see any impact to the safe  
14 lighting of the remainder of the spaces.

15 MS. MOORE: Okay.

16 Testimony should be provided as to  
17 whether any directional signage will be provided and  
18 how pedestrians will make their way from the main  
19 building to the accessory structure.

20 MR. MANCINI: Sure. Carrie, do you want  
21 to touch on that?

22 MS. KITCHEN-SANTIAGO: Sure. We put up  
23 like portable sandwich boards for services so people  
24 know what's offered that day. And we would have  
25 volunteers and staff kind of show guests that come



1 for a meal that there are services there.

2 MS. MOORE: Got it. All right. Thank  
3 you.

4 The title on the site plan indicates Lots  
5 9, 10, 12, whereas the application and the available  
6 tax maps indicate Lot 1. The plans and the  
7 application should be consistent.

8 MR. MANCINI: Yes, we will revise the  
9 plan to be consistent.

10 MS. MOORE: The Tax Assessor provided  
11 comments in his correspondence dated January 5, 2022  
12 which states his concerns regarding the consolidation  
13 of the lots not noted on the plan and the lot size  
14 and dimensions of Lots 1 and 41. These issues must  
15 be resolved?

16 MR. MANCINI: Yes, we can resolve those  
17 on the revised plans.

18 MS. MOORE: The plan should note that the  
19 applicant will comply with the City's "Ordinance  
20 Establishing Standards for the Submission of Maps and  
21 Other Documents in a Digital Format." If you can add  
22 that note on the plan?

23 MR. MANCINI: Yes, we will.

24 MS. MOORE: The signature block on the  
25 plans should be revised to indicate the signature for

1 the Zoning Officer/Administrative Officer.

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

3 MS. MOORE: The applicant and owner are  
4 reminded that site safety is their responsibility.  
5 The plan should note that "The owner, or his  
6 representative, is to designate an individual  
7 responsible for construction site safety during the  
8 course of site improvements pursuant to N.J.A.C.  
9 5:23-2.21 (e) of the N.J. Uniform Construction Code  
10 and CFR 1926.32 (f), the (OSHA Competent Person)".  
11 You'll add that note to the plan?

12 MR. MANCINI: I will.

13 MS. MOORE: Okay.

14 And I have the Summary of Variances and  
15 Waivers as the expansion of -- the first one comes  
16 off because that's not the expansion of a  
17 nonconforming use. We have the accessory structure  
18 setback, side yard. That one also gets eliminated.  
19 So we only have the area of accessory structure,  
20 height of accessory structure and number of parking  
21 spaces.

22 MR. MANCINI: I agree.

23 MS. MOORE: And you're aware of the  
24 approval process as listed on pages 5 and 6?

25 MR. MANCINI: Yes, we are.

1 MS. MOORE: And I have outside agency  
2 approval, I only have noted the Camden County  
3 Planning Board.

4 MR. MANCINI: Acknowledged.

5 MS. MOORE: Mr. Chairman, that concludes  
6 our review. I'm sure we'll have testimony regarding  
7 those variances requested.

8 CHAIRMAN DEJESUS: Anyone on the Board  
9 have any comments or have any questions for the  
10 applicant? Hearing none, it's open up to the public.  
11 Is there anyone in the public having something to say  
12 about Cathedral Kitchen's application for outside  
13 building?

14 MR. BURNS: Mr. Chairman, before we do  
15 that, can we just get a quick testimony from Mr.  
16 Mancini's to support the variances then we can open  
17 to the public?

18 CHAIRMAN DEJESUS: No problem. Go ahead,  
19 Mr. Mancini.

20 MR. MANCINI: Don't worry, Mr. Chairman,  
21 I'll be brief. As we outlined, the three variances  
22 that we're requesting tonight, we're requesting  
23 variances to exceed the maximum area and maximum  
24 height for the proposed shed and minimal deviations  
25 there. And then the parking variance because we're

1 eliminating five of the existing parking spaces. The  
2 deviations requested are all under the C2 Criteria of  
3 the Municipal Land Use Law where the purposes of  
4 zoning are advanced and the benefits derived by the  
5 deviation would substantially outweigh any detriment.

6 I already spoke to the fact that the  
7 parking requirement under your Zoning Ordinance is  
8 based on the size of the building plus a calculation  
9 of the number of employees which really isn't  
10 applicable to this use since so much of the building  
11 is reserved for the meal guests. So I think we  
12 talked about parking enough.

13 Likewise, the shed is located within the  
14 center of the Cathedral Kitchen property and the  
15 height and the overall size are necessary to serve  
16 the needs as you heard Carrie describe. So we talked  
17 about the obvious practical benefits of the requested  
18 relief for the shed. But we're also promoting a  
19 couple of purposes of the Municipal Land Use Law,  
20 including Purpose 'A' of the statute which speaks to  
21 promoting public health, safety and general welfare  
22 which, I believe, adding the shed will allow  
23 Cathedral Kitchen to continue to do that. And  
24 Purpose 'M' speaks about the more efficient use of  
25 land which I believe this is.

1                   And then focusing on the Negative  
2 Criteria, we have to demonstrate that there's no  
3 substantial detriment to the public good and the  
4 requested relief will not substantially impair the  
5 intend and purpose of your Zone Plan and Ordinance.  
6 As we described, we're satisfied that our parking  
7 spaces are adequate to continue to serve our needs.  
8 The property is not immediately adjacent to any  
9 residential uses, so I don't see any potential impact  
10 to the public regarding taking away parking spaces  
11 for residents.

12                   Likewise, I don't see any impacts on the  
13 shed itself. It's located between two buildings and  
14 generally hidden from view and it's within a fenced  
15 area. And finally, the circumstances surrounding the  
16 need for the shed and the particular parking demands  
17 of Cathedral Kitchen aren't unique and, therefore, I  
18 don't see any impairments to the intent and purpose  
19 of your Zone Plan or Ordinance. So for those  
20 reasons, we feel that the three variances we're  
21 requesting tonight could be granted.

22                   MS. MOORE: I also wanted to note once  
23 again, Per Section 870-230.J, the required number of  
24 parking spaces may be reduced at the discretion of  
25 the Planning Board. So if the Planning Board says

1 that they are fine with the 23 proposed parking  
2 spaces, then they would get their variance based upon  
3 the 23 being adequate. So I just wanted to note that  
4 if that's what the Planning Board says, we can have  
5 that noted on record.

6 MR. MANCINI: Thanks for making that on  
7 the record. I appreciate it.

8 CHAIRMAN DEJESUS: I need a motion to  
9 that affect. Mr. Walker?

10 DR. WILLIAMS: There's no need for a  
11 motion, sir. Just when it's time to make a motion to  
12 agree with the comments from the engineer.

13 MS. MOORE: Right.

14 CHAIRMAN DEJESUS: Someone say hello. We  
15 need a motion, gentlemen.

16 MR. BURNS: Did we open it to the public  
17 yet?

18 CHAIRMAN DEJESUS: Yes, we did. Doctor  
19 Williams, is there anyone there that has any response  
20 to this Cathedral Kitchen?

21 DR. WILLIAMS: I'm looking. I see one  
22 hand up. I think it's Mr. Ogelsby. I don't know if  
23 he pulled it down because it's still up.

24 Mr. Ogelsby, are you still there? I  
25 would say no, Mr. Chair.

1                   CHAIRMAN DEJESUS: All right. So move  
2 on. So I need a motion for Cathedral Kitchen's  
3 request and also to lower the number to 23 parking  
4 spaces.

5                   MS. CREAN: I'll make that motion.

6                   CHAIRMAN DEJESUS: I need a second.

7                   DIRECTOR WALKER: Second.

8                   CHAIRMAN DEJESUS: Mr. Walker has made a  
9 second. Angela, roll call, please.

10                  MS. MILLER: Jose DeJesus.

11                  CHAIRMAN DEJESUS: Absolutely. Yes.

12                  MS. MILLER: Councilwoman Reyes-Morton.

13                  COUNCILWOMAN REYES-MORTON: Yes.

14                  MS. MILLER: Director Walker.

15                  DIRECTOR WALKER: Yes.

16                  MS. MILLER: Erin Crean.

17                  MS. CREAN: Yes.

18                  MS. MILLER: Steven Lee.

19                  MR. LEE: Yes.

20                  MS. MILLER: Ian Leonard.

21                  MR. LEONARD: Yes.

22                  MS. MILLER: Motion carried to approve.

23 Thank you.

24                  CHAIRMAN DEJESUS: With all that said,  
25 we are down to the final Ordinance in reference to

1 the Establish and Control of Recreational Cannabis  
2 licenses in the City of Camden.

3 MR. BURNS: Mr. Chairman, before we  
4 start, I just want to give the Board an idea of what  
5 we're really doing tonight; why it's before the Board  
6 before we hear from Dr. Williams. I just want to  
7 make sure the Planning Board and those that may be  
8 listening, understand exactly what our role of the  
9 Planning Board is tonight.

10 We are addressing a referral from City  
11 Council of the proposed Cannabis Ordinance as  
12 required under statute to simply determine and this  
13 is our role. We are charged tonight with simply  
14 determining if the proposed ordinance is consistent  
15 with the City Master Plan after hearing the  
16 presentation from Dr. Williams. You can make -- the  
17 Board can make any recommendations concerning any  
18 inconsistencies that you may find or other matters  
19 you deem appropriate. But that's the extent of your  
20 review tonight. So I think that's important that you  
21 understand that.

22 I also think it's important that you  
23 understand that you're not obligated tonight to hold  
24 what amounts to a public hearing. And you're also  
25 not required to open the matter to the public if you



1 choose not to do that. In fact, the refusal by the  
2 Board or the option of the Board not to allow public  
3 participation, does not deprive anyone of the  
4 opportunity to speak to the concerns or any support  
5 they may have or any comments they may have as it  
6 relates to the Ordinance.

7           Because when the matter gets returned  
8 back to the governing body after referral back or  
9 recommendation back to the Planning Board, all the  
10 members of the public get to speak and participate at  
11 that hearing. That's the public hearing. That's the  
12 second reading of the Ordinance where the public gets  
13 to participate and make comments on the Ordinance.

14           Now that being said, I note that there's  
15 not a lot of people that are part of the public  
16 tonight. So if the Board chooses to open the hearing  
17 for public participation, I would recommend that you  
18 just have them address those comments that are made  
19 by Dr. Williams as to any inconsistency. We don't  
20 have to hear testimony as to who supports it, who  
21 doesn't support it. That's not our purview. Okay.  
22 Just know that.

23           And you're also free to limit comments as  
24 far as time. But with the 16 or so of us that are  
25 part of the Board, that only leaves about, I don't

1 know, 15 maybe less people of the public that may  
2 want to comment. So it's up to the Board how you  
3 want to proceed. But I wanted you to be aware of  
4 what you're doing tonight and how this normally  
5 proceeds under statute. Okay. Any questions?

6 CHAIRMAN DEJESUS: Not on my part.

7 Anyone on the Board have any questions for  
8 Mr. Burns? Doctor Williams, you're on.

9 DR. WILLIAMS: Thank you, Mr. Chair,  
10 Madam Vice-Chair and Members of the Board, forgive  
11 me. I'm trying to get my camera on and my mouse is  
12 stuck and it goes in and goes out. I'm going to stop  
13 trying for this moment and I'll try to get back on  
14 very soon.

15 But as counsel has already indicated,  
16 this Board's responsibility is to review a City  
17 Council referral given to it by Council at the  
18 previous Council meeting. This Board should recall  
19 during July of this year, this Board recommended that  
20 we opt-out of the Cannabis Ordinance, an ordinance  
21 that was approved by state legislation on February  
22 22, 2021 by Governor Murphy that permitted the  
23 existence of various classes of licenses for the  
24 purpose of cultivating, manufacturing, retail sales  
25 of cannabis for recreational adult use.

1           This Board had recommended in July 8,  
2   2021 of last year, to provide a recommendation  
3   to City Council to formally opt-out. The purpose of  
4   this Board making the recommendation and City Council  
5   approving the opt-out provision was to, one, give the  
6   City more time to shape a policy framework governing  
7   cannabis establishments in the City on size, type and  
8   location. And more importantly, to put together a  
9   citizens-inspired committee called a Chairman  
10   Cannabis Committee, an ad hoc committee formed by  
11   Council lead by Chairperson, Nichelle Pace and  
12   Co-Chair Sheilah Green and others to the departments  
13   and City residents from the four wards, to put  
14   together a recommendation document to City Council in  
15   which, in fact, they did the same on September 7,  
16   2021 but which I was in attendance during a number of  
17   the meetings as well as the actual presentation  
18   given, I believe by Ms. Nichelle Pace and others.

19           And I'll have to say to the Board in  
20   reviewing the presentation and listening to the  
21   various speakers, it's one of the best presentations  
22   on the policy issue that I have been able to be  
23   involved with in some time. Be that as it may, the  
24   ad hoc committee made a presentation to Council based  
25   on its recommendations. We shaped it with the help

1 of the City Attorney, myself, the Department of Code  
2 Enforcement and other City officials to shape an  
3 Ordinance that would best fit the recommendations  
4 that was provided by the ad hoc committee over the  
5 last couple of months.

6 I did attend the prior Council meeting  
7 that referred this Council referral to this Planning  
8 Board for review. I've had the opportunity to review  
9 the same. You should have, as part of your packet, a  
10 detailed memo, summary memo from City Attorney  
11 Michelle Banks-Spearman dated January 11 of which, I  
12 believe, you all have a copy of the summary memo as  
13 well as a copy of the corrected Ordinance that was  
14 provided to Council this past week.

15 My review of the actual Ordinance  
16 entailed whether or not the Ordinance on its surface  
17 and substance is consistent with the Master Plan and  
18 compatible with the City's Zoning Ordinance. In this  
19 review we consider the placement of the cannabis  
20 establishments in the various zoning districts  
21 throughout the City.

22 Keep in mind, as a footnote, that by the  
23 State Land Use Law, methadone clinics on itself, are  
24 permitted uses in every zoning district that's  
25 commercial. So we cannot discriminate or

1 differentiate between cannabis establishments as  
2 retail uses, manufacturing uses or any other similar  
3 retail manufacturing or industrial use. So you must  
4 treat the cannabis establishments the same way we  
5 treat similar uses that are ongoing and are permitted  
6 uses throughout the City.

7           In going through the various zoning  
8 districts, the Ordinance on its face outlines those  
9 various zoning sections of the City that allow for  
10 retail uses, for manufacturing uses, for cultivation  
11 uses as well as the flexibility to authorize delivery  
12 uses. The actual legislation provides that there are  
13 no prohibitions to delivery services throughout the  
14 City.

15           There's a process for applications.  
16 There's a process for user tax and fees, as well as  
17 an internal review process that considers how  
18 applications are received and reviewed. If you've  
19 going through the actual Ordinance, the business  
20 administrator is the person that receives all the  
21 applications. I and others will serve as part of a  
22 committee as needed to review these applications;  
23 determine compliance with the Code.

24           The focus of this Board review and  
25 consideration tonight is, one, whether or not the

1 Ordinance, as we have in front of us, is consistent  
2 with the Master Plan. And I say emphatically yes.  
3 Because it's designed as two things. One, as a land  
4 use tool. Number 2, as an economic development tool.  
5 What is it a land use tool? Because the Ordinance as  
6 we have it before us, presents various zones  
7 throughout the City that allows for permitted uses of  
8 cannabis establishment be they retail or  
9 manufacturing or cultivation. It allows for the  
10 flexibility for those types of uses. And I believe  
11 that as a Zoning Ordinance tool, these Ordinances are  
12 set forth for us to be able to carry out as part of  
13 the Master Plan.

14 It's important for the Board to note that  
15 the Ordinance as we see it, is not only consistent  
16 with the Master Plan in terms of economic development  
17 and diverse and compatible land uses in the City, but  
18 also as an economic development tool and engine for  
19 attracting and maintaining jobs in the City, as well  
20 as to further expand opportunities for work-force  
21 training and development.

22 So with that being said, sir, it's my  
23 recommendation as the planning staff of the Board, as  
24 we see this Ordinance, that it provides a very basic  
25 policy framework for allowing cannabis establishments

1 throughout the City. But let me just add a footnote  
2 to some of the comments that I've heard at the City  
3 Council meeting that may capture at least some of the  
4 comments that I've heard that I believe are pertinent  
5 for discussion before Council.

6           One thing I've heard at the hearing is  
7 the need to make sure that there's a 'Buy Camden'  
8 'Buy-Language' in the Ordinance that although there's  
9 social equity, it's a balancing test in the Ordinance  
10 and it spells out those things. But I think that to  
11 go one step further, again, a recommendation is to  
12 add the language of 'Buy Camden' so that it's clear  
13 for those who pull the Ordinance and review it and  
14 have the applications filled out, that there is a  
15 preference system for this moniker of 'Buy Camden.'  
16 That's very important.

17           If the Board through, again, the Master  
18 Plan, if we're going to look at economic development,  
19 and we're going to look at and maintaining and  
20 attracting more businesses, we have to be able to  
21 insist that we look at a 'Buy Camden' element and  
22 assure that there's clear preferences in terms of how  
23 we do business in the City and how we treat our own  
24 residents and those who want to become entrepreneurs  
25 and expand entrepreneurship throughout the City

1 clear.

2           That's something that I heard very clear.  
3 It's something that is compatible with not just the  
4 Master Plan, but also through the Re-Examination  
5 Reports that were authored by Remington & Vernick  
6 Engineers over time. Not by name but in terms of the  
7 spirit of the reports. It authorizes us to look at  
8 'Camden First,' 'Buy Camden First.' So that kind of  
9 language is a safe addition to the Ordinance.

10           There were also other concerns relative  
11 to the number of licenses, micro-enterprise  
12 businesses, and that should be noted as well. There  
13 was some discussion regarding making sure that we  
14 decriminalize marijuana as possession. I think that  
15 there were some comments regarding that making sure  
16 that there's free entrepreneurship in the City to  
17 allow it to flourish. But I just want to caution to  
18 the Board that his Ordinance as we see it, can be  
19 expanded in the future.

20           But I think what we have before you  
21 tonight is a very good basic framework, a very good  
22 starting point for expansion in the future. Our job  
23 tonight is to determine whether or not the Ordinance  
24 that we have before us, whether or not it's  
25 consistent with the Master Plan. The answer is, yes.



1 Is it compatible with the Zoning Ordinance Plan of  
2 the City? And in my opinion, the answer is yes.  
3 And I would advise the Board to add in particular the  
4 'Buy Camden' element to make sure that's part of the  
5 language of the Ordinance. I don't think it's going  
6 to be a harmful addition to ask that addition to be  
7 made there, along with some of the other issues that  
8 are going to be ongoing.

9           Some of the other comments that I heard  
10 as well, was getting preferences to the residents  
11 that have been here for a certain period of time.  
12 But I will leave that to Council to decide that  
13 because that's not within the bailiwick of our Board.  
14 I believe it's consistent with the Master Plan. We  
15 have the City Attorney, Michelle Banks-Spearman who  
16 is here. And if there's a need for any comments from  
17 the Board, we're here to try to answer all the  
18 questions.

19           But keep in mind and I'll close with  
20 this. This is not something that we develop. Our  
21 job is to review what was referred to us by the  
22 governing body. With that, Mr. Chair, I turn it over  
23 back to you.

24           CHAIRMAN DEJESUS: I would like to hear  
25 from Ms. Spearman, if it's possible, any comments

1 that she may have as the City Attorney. Hello.

2 MS. BANKS-SPEARMAN: Good evening  
3 everyone.

4 CHAIRMAN DEJESUS: Good evening.

5 MS. BANKS-SPEARMAN: With respect to this  
6 Ordinance, the City as Dr. Williams has represented,  
7 we believe that the Ordinance represents a measured  
8 approach to allowing and encouraging cannabis  
9 businesses in the City of Camden. We anticipate that  
10 as we go along, the Ordinance may change, but we  
11 wanted the opportunity to see how things go and to  
12 make sure that the address any -- make sure that  
13 there's no negative affect on a citizen's quality of  
14 life. And we believe that this Ordinance  
15 accomplishes that.

16 With respect to one of the comments that  
17 Dr. Williams made with respect to the amount of time  
18 residents would have to live in the City to qualify  
19 for a preference, that is actually part of the  
20 cannabis statute. It's part of the definition of, I  
21 believe, an impact zone. It talks about, there is a  
22 minimum residency requirement in order to qualify for  
23 one of those categories. I don't know which one of  
24 those. Either the microbusiness or the impact zone  
25 business. There is a time requirement, a residency

1 requirement that's already incorporated there.

2 CHAIRMAN DEJESUS: Do you know what that  
3 is by hand?

4 MS. BANKS-SPEARMEN: I do not offhand  
5 remember.

6 CHAIRMAN DEJESUS: Thank you.

7 MS. CREAN: I believe it might be two  
8 years.

9 CHAIRMAN DEJESUS: Who is speaking? Oh,  
10 Erin. Okay. Two years. Okay.

11 Is there anyone from the Board that wants  
12 to make a response to Dr. Williams' presentation?

13 COUNCILWOMAN REYES-MORTON: Yes, I have a  
14 question. Thank you for the two years.

15 And my question is, the same question I  
16 posed earlier with regard to the Master Plan. How  
17 are we assuring or what is the next process in  
18 assuring that, you know, that this is funneled down  
19 through to the Neighbor Plan so that the communities,  
20 the various different communities that exist in  
21 Camden City and those residents that live within  
22 those communities, can continue discussions and not  
23 just discussions but planning as it relates to, you  
24 know, the future of this particular matter in front  
25 of us.

1 DR. WILLIAMS: Through the Chair.  
2 Councilwoman has a very good question that's being  
3 posed. And my response is, we need to allow these  
4 communities to have their own respective borders and  
5 their own uniqueness through their own neighborhood  
6 planning process to determine what they want and  
7 bring those concerns to the Planning Board.

8 This may appeal to many and it's okay but  
9 it may not appeal to some people in certain  
10 neighborhoods. And allow that to filter up from the  
11 grass roots up in terms of what kind of policies from  
12 an economic development standpoint that they want for  
13 their communities. We don't want to impose it on  
14 anyone. We would want it to filter through a very  
15 healthy and very balanced community engagement piece  
16 from those neighborhoods. If they want it strong  
17 enough, let that filter through their own  
18 Neighborhood Plans, their own Redevelopment Plans.  
19 And that way, it's a real grass roots plan and not a  
20 government-imposed plan.

21 COUNCILWOMAN REYES-MORTON: That's an  
22 awesome response. Thank you.

23 What is the Planning Board's  
24 responsibility in education and awareness of the  
25 Ordinance to the greater public so that they can

1 become first aware and educated so that they can  
2 continue to lead those discussions?

3 MR. BURNS: Planning Board's  
4 responsibility, we have no -- as you know, we have no  
5 real enforcement power. We have no real ability to  
6 address items that are really best left to Mayor and  
7 Council and the various community organizations that  
8 are going to kind of really live this Ordinance once  
9 it's put in place. I wouldn't say it's necessarily a  
10 living document but it's -- this Ordinance is subject  
11 to amendment.

12 So as we move forward with the City and  
13 as the impacts of this Ordinance are felt, as Dr.  
14 Williams said, even probably best through the  
15 grass-roots-type of experiences, they're going to go  
16 to people such as yourself who represent certain  
17 districts and say, you know what, this isn't working  
18 here but it's working over there. We like what's  
19 going on in certain districts to be thought of here.  
20 Because fortunately for us, we're lucky enough to  
21 have you as a member of this Board.

22 You will also be participating in a lot  
23 of those discussions as these amendments come  
24 forward. We'll see it as a Planning Board as  
25 amendments are offered to this. Because you're going

1 to go through the same process. And when I say, you,  
2 the Board, that we're doing now. Because before  
3 there's any change in an Ordinance, first part is the  
4 first reading which Mayor and Council reads into the  
5 record. They don't have to take public comment on  
6 that but they did.

7 And then it comes to us in the referral  
8 and then we can make any findings as to consistency  
9 with the Master Plan. And then once, again, it gets  
10 referred to Council for that second reading. So  
11 that's how the process will go as we move forward as  
12 this Ordinance may get amended in the future. Look  
13 the reality is, you're going to have to see what the  
14 impacts are. I hope it's all positive.

15 COUNCILWOMAN REYES-MORTON: Thank you,  
16 Mr. Burns. I appreciate your response too. And I  
17 know that, you know, I'm just one Councilperson  
18 though. Right? We have several different  
19 Councilpeople. And where we would love to be  
20 grass-roots oriented all day every day. That's just  
21 not the nature of our work, you know, what we're on  
22 Council to do. So for me it's really important to  
23 make sure that our infrastructure in our systems are  
24 equipped with assuring the representation of our  
25 people.

1           And most in particular is because, you  
2 know, I'm reading this Ordinance in Ward 4 which is a  
3 lot in this Ordinance. So, for example, a Cooper  
4 Grant neighborhood that is situated in between a  
5 university district and a residential zone adjacent  
6 to that. The fact that, you know, there's  
7 an allowance for whatever license criteria for that,  
8 you know, space. And so we also have in the same  
9 Ordinance as I understood it, is that even with that,  
10 right, because it's the zone in that particular  
11 neighborhood, the same criteria would not apply in  
12 another neighborhood where a university or a school,  
13 a place of worship would be identified.

14           So that's why for me it's very important  
15 for the communities that this is going to be  
16 impacting or not to, you know, have involvement in  
17 the conversations. And so, you know, there is a lot  
18 of awareness in educating of the actual Ordinance to  
19 our community that is needed, especially for those  
20 small entrepreneurs.

21           So I guess my real question is, what are  
22 the next steps or what is the process in, you know,  
23 being able to initiate that? And I would assume,  
24 right, like the Planning Board had some town hall  
25 requirement that they're suppose to do for the Master

1 Plan and the Neighborhood Plan are not or... You  
2 know, just the whole planning phase. What does that  
3 process look like with community engagement?

4 DR. WILLIAMS: I would to make a comment  
5 through the Chair.

6 CHAIRMAN DEJESUS: Yes.

7 DR. WILLIAMS: One of the questions that  
8 I heard very clearly at the Council meeting and I  
9 won't mention the name, but in general what I heard  
10 said was, we need to understand what this whole  
11 cannabis Ordinance will look like in the future and  
12 how economically it's going to benefit the City of  
13 Camden. In other words, what are we trying to get  
14 from this is what I heard one of the participants  
15 say. And that's a policy issue that has to be  
16 addressed with Council moving forward.

17 We're here as a Board that whenever they  
18 give us something to look at, that we pick the same  
19 examination to make sure that it's consistent with  
20 the Master Plan and the Zone Plan. If it's not,  
21 document what those inconsistencies are and move  
22 those back to Council.

23 But as a Board in your role,  
24 Councilperson, it's always been focused around  
25 community engagement, community processes, and how



1 all these fit together as a system. But as a policy,  
2 we can only look at what we get from Council. But, I  
3 believe, and I won't speak for all the Board members  
4 as I'm only a staff, there is a commitment to assure  
5 socioeconomic equity to the extent that we can as a  
6 Board. But our powers don't go that far  
7 unfortunately.

8 MR. BURNS: We can't do outreach. That's  
9 not under our purview to be able to do. We can only  
10 do what statutorily we're permitted to do which, in  
11 this case, as you indicated, Dr. Williams, is really  
12 reviewing this and having a finding based on the  
13 testimony and based on how this Ordinance, as you  
14 indicated, could be a benefit to the community; how  
15 it is, in fact, consistent with the Master Plan.  
16 That's our role.

17 So that when we make that finding and  
18 refer it back to Council with that recommendation,  
19 they don't -- but we've reviewed it, we made the  
20 finding as consistency with the Master Plan. And  
21 then they can take that next step which is to really  
22 have the public hearing; do what's required to  
23 address issues that are raised and move forward with  
24 the passage. So our role is not really an outreach  
25 role. Our role is really just to make sure that the

1 Ordinances and the statutes of the City of Camden are  
2 being properly preserved and enforced.

3 CHAIRMAN DEJESUS: And as Chairman, my  
4 intention is to make sure that we don't get involved  
5 in trying to play lawyers or play City Council or  
6 play anything that we're not. We're here to  
7 evaluate, give our opinions to the City Council  
8 because that's where the body is and the real  
9 decision-making process is made. So that's where it  
10 goes to you, Ms. Morton. And one of the major  
11 problems that we have is those decisions sometimes  
12 are in your hands which we have no way of changing or  
13 modifying, regardless of what we recommend or not  
14 recommend. Because the bottom line is still you.

15 My recommendation to you as the City  
16 Council, everything that you're stating to us is what  
17 you should be pushing emphasis on your body to make  
18 sure that they comply to the things that you're  
19 seeking so that you do get the results that you're  
20 seeking with this specific type of business.

21 From me as a person and an individual  
22 person here, the security issues that come with this  
23 type of product and what it will translate to other  
24 behavior patterns that may create other issues. But  
25 that's my opinion, not the Board's opinion. For me

1 it since it is meeting the requirements of the City  
2 Master Plan and also the business plan, there's  
3 nothing I can say at this point.

4           So there if there's anyone else on this  
5 Board that has another opinion to add to this, you  
6 may do so. If not, then I'm going to request that we  
7 go on to closing the meeting and proceed. There will  
8 be no open public meeting to this subject because  
9 that's where City Council is at. That's where the  
10 things should go to because there's where the rules  
11 and regulations are being processed and approved. We  
12 don't make approvals. We don't make any decisions  
13 that impact the public unless we are making a  
14 recommendation through City Council. Am I correct,  
15 Mr. Burns?

16           MR. BURNS: I'm sorry, Mr. Chairman. I  
17 was on mute. As I indicated, the discretion to open  
18 it to the public is certainly with this Board and  
19 what they want to do as far as public comment. And  
20 it would only be -- because it's not a standard  
21 hearing, you don't have the obligation to open it up  
22 to the public. Your job is simply to review it for  
23 consistency with the Master Plan.

24           And the reason -- you don't have to open  
25 it to the public if you choose not to, is because

1 public comment in favor or against or comments  
2 specific to what the public may want the governing  
3 body to do, is directed to the governing body.  
4 That's where they're going to have the hearing.  
5 There will be a full hearing before the governing  
6 body where the public will be sworn; where testimony  
7 will be obtained; comments will be provided;  
8 questions can be asked. That's not our role here  
9 because we're not getting into that part of the  
10 Ordinance. So it's up to the Board how you want to  
11 proceed. If you want to open it to public comment or  
12 not, it's discretionary.

13 COUNCILWOMAN REYES-MORTON: Is that a  
14 vote? Is that going to go through a vote? And how  
15 often is this done where you close the public  
16 portion?

17 MR. BURNS: I --

18 CHAIRMAN DEJESUS: My question is --

19 MR. BURNS: -- think -- it's up to the  
20 Board to decide how you want to proceed. And I would  
21 ask -- the Board would make --

22 CHAIRMAN DEJESUS: All right. Let's  
23 go --

24 MR. BURNS: -- that determination.

25 CHAIRMAN DEJESUS: -- so that we can move

1 on with this thing and close the night out. Mr.  
2 Walker, do you prefer that we open up to the public,  
3 yes or not?

4 DIRECTOR WALKER: No.

5 CHAIRMAN DEJESUS: Erin, are you in  
6 favor of opening it up to the public, yes or no?

7 MS. CREAN: I am inclined to open it up  
8 to the public.

9 CHAIRMAN DEJESUS: Felisha, are you in  
10 favor of opening it up to the public?

11 COUNCILWOMAN REYES-MORTON: I would never  
12 limit freedom of speech. So --

13 CHAIRMAN DEJESUS: Is it yes or no?

14 COUNCILWOMAN REYES-MORTON: The public  
15 needs to participate.

16 CHAIRMAN DEJESUS: Mr. Lee.

17 MR. LEE: Yes. In favor of opening it up  
18 to the public.

19 CHAIRMAN DEJESUS: So since we have three  
20 versus two, the meeting is now open to the public.

21 And remember the public, I'm going to inform you that  
22 we have no power to make decisions. All we can do is  
23 recommend what you're stating to City Council for the  
24 purpose of having them know what we learned from you.

25 MR. BURNS: Well, it's not even that, Mr.

1 Chairman. The public can comment. It's up to the  
2 Board to make any recommendations as to any  
3 inconsistencies that you may determine.

4 CHAIRMAN DEJESUS: Correct.

5 MR. BURNS: If the public comment is, you  
6 know, I love this Ordinance, we should do it, that  
7 can be it. That's fine. That's the comment. But  
8 it's not subject to questions. It's just comment.  
9 If Board chooses to do -- and the Board has chosen to  
10 do that. So that's how we will proceed.

11 CHAIRMAN DEJESUS: Okay. Who would be  
12 the first Dr. Williams since you're handling that  
13 part?

14 DR. WILLIAMS: Yes. I have Mr. Troy  
15 Oglesby, Motorola 15, unmute yourself, please, if I  
16 got it right. Mr. Oglesby? Okay. We'll move to the  
17 next one, Dwaine, can you unmute yourself, please?

18 MR. DWAIN WILLIAMS: Can you hear me?

19 MR. BURNS: Yes.

20 DR. WILLIAMS: Yes, sir.

21 MR. DWAIN WILLIAMS: How are you doing?

22 MR. BURNS: I'm going to swear you in,  
23 Dwaine, okay?

24 MR. DWAIN WILLIAMS: No problem.

25 - - -

1 DWAIN WILLIAMS, having first been duly  
2 sworn/affirmed, was examined and testified as  
3 follows:

4 - - -

5 MR. BURNS: And your full name and  
6 address for the record, please.

7 MR. DWAIN WILLIAMS: Dwaine Williams,  
8 2938 Berkeley Street, Camden, New Jersey.

9 MR. BURNS: Okay, sir. Thank you.

10 MR. DWAIN WILLIAMS: Just for the  
11 record, just a little disclosure. I am employed by  
12 the Camden City Redevelopment Agency and partially  
13 with the City of Camden. So I am not speaking on  
14 behalf of any of those agencies. I'm speaking for  
15 myself and as a resident.

16 MR. BURNS: Yes, sir, that's fine.

17 MR. DWAIN WILLIAMS: Just for  
18 information purposes, I was one of the cannabis  
19 committee members. So the way I read the cannabis  
20 legislation, is that the Planning Board is the place  
21 where the public meeting is suppose to take place in  
22 determining what land use would be. So the meeting  
23 that was held on the first reading of City Council  
24 the other day, that was the first meeting. That was  
25 not actually the official comments, the public

1 comments relative to the cannabis Ordinance.

2 So I was just curious and you can help Me  
3 out with the process here because that's the way I've  
4 been, you know, essentially explaining it to persons  
5 and you can clarify whether or not if, in fact, for  
6 any of these businesses to operate in the City of  
7 Camden, would they not, even though they are  
8 targeting to be in one of the use areas, would they  
9 have to come before the Planning Board?

10 MR. BURNS: That's a separate --

11 DR. WILLIAMS: Through --

12 MR. BURNS: Go ahead, Ed.

13 DR. WILLIAMS: Through the Chair, the  
14 answer is no. The only time they'll come before the  
15 Board if they're proposing new construction or  
16 additions to existing properties. But they wouldn't  
17 need to come before our Board at all. And that's the  
18 purpose of the Ordinance is to allow the uses to be  
19 there. Unless you have a developer who wants to come  
20 in and build a building for a plan --

21 THE REPORTER: Background noise. I  
22 cannot hear. Please repeat, Dr. Williams.

23 DR. WILLIAMS: Let me repeat myself  
24 again. If a person wanted to come before the Board,  
25 they only come if there's a need for a new



1 construction of a project or an addition to an  
2 existing structure. So on those cases, they need to  
3 come before the Board for site plan approval,  
4 preliminary and final. Or if they're looking at  
5 development that would propose new streets, it would  
6 be major subdivision. But the code is developed to  
7 allow permitted uses to avoid going before the Board  
8 unless it's required. Unless they're doing  
9 development that requires them to go before either  
10 the Planning Board or the Zoning Board.

11 MR. DWAIN WILLIAMS: Okay. So the next  
12 question, how does one get its questions and  
13 concerns through the Planning Board and into this  
14 process?

15 MR. BURNS: What you do, sir, is, the  
16 public hearing for you to comment on this Ordinance  
17 is the next Council meeting where they're adopting  
18 the Ordinance. That's the public hearing. That's  
19 what I indicated earlier.

20 MR. DWAIN WILLIAMS: No, no. I hear  
21 you. But the question is, is that, if the Council  
22 did and I'm a making public statement. And in my  
23 public statements, let's say they are legit and they  
24 warrant some modifications to the Ordinance before  
25 the Council adopts the Ordinance, does that then,

1 that could ultimately modify a decision that was made  
2 by the Planning Board, does that go back to the  
3 Planning Board somehow or what?

4 MR. BURNS: No. In fact, what could  
5 happen is, when you go for the second reading, when  
6 this Ordinance goes for the second reading, if this  
7 Board were to make a finding of some inconsistency  
8 and recommend it to the Board that the -- to our  
9 Mayor and Council, that they address the  
10 inconsistency, the Board does not have to take those  
11 recommendations under consideration or they can. And  
12 they can amend the Ordinance accordingly.

13 So it's really the power of the governing  
14 body to determine what, if any, recommendations as to  
15 any inconsistencies with the Master Plan that this  
16 Board may send them how they'll be addressed. They  
17 could take them under consideration or they could  
18 ignore them or reject them. But that's the decision  
19 of the Board at that next hearing, Mayor-Council.

20 MR. DWAIN WILLIAMS: Just the next  
21 question and then I'll shut up. Can you just, if you  
22 can, I don't know who looked at the actual cannabis  
23 legislation and details. But if you can, take a look  
24 at that in which the state is required -- my  
25 understanding always is that the official public

1 meeting around cannabis was the Planning Board and  
2 the Planning Board then subsequently makes those  
3 recommendations to the Council and then the Council  
4 makes the decision there.

5 MR. BURNS: I'll read you the statute to  
6 make it very clear. Okay? We're looking under --  
7 I'll give you the specific citing. The real hearing  
8 as I indicated is before Council. It's not before  
9 this Board.

10 The purpose of this, it's under the  
11 heading, referral powers. And it says, prior to the  
12 adoption of a development, regulation, revision or  
13 amendment thereto, the Planning Board shall make  
14 and transmit to the governing body within 35 days  
15 after referral or report, including identification of  
16 any provisions of the proposed development,  
17 regulations or revision or amendment, which are  
18 inconsistent with the Master Plan and recommendations  
19 concerning those inconsistencies and other matters  
20 if the Board deems appropriate.

21 So that's what we're charged to do. So  
22 that's what I said and I think the Board understands  
23 that, that we heard testimony as to how this  
24 Ordinance is consistent with the Master Plan. If  
25 this Board has any feelings or findings as to any

1 inconsistencies and wants to make any recommendations  
2 as to any inconsistencies, they're free to do it.  
3 Okay?

4                   And then it gets referred to Council for  
5 the second reading where you have your public  
6 hearing; where Mayor and Council hears from the  
7 public. But they also will know of any  
8 recommendations that this Board may send their way.  
9 And they're free to either adopt those  
10 recommendations or ignore those recommendations.  
11 They don't have to accept the recommendations. And  
12 for us is to find it to be consistent with the Master  
13 Plan. That's our real charge.

14                   DR. WILLIAMS: Mr. Burns.

15                   MR. BURNS: Yes, sir.

16                   DR. WILLIAMS: Through the Chair, to add  
17 to that, at the second reading of Council, they're  
18 required by statute to provide notice in the paper,  
19 as well as notice to the various towns around the  
20 City, with the copy of the proposed Ordinance that  
21 would be under review. So even the notification  
22 requirements are within the jurisdiction of City  
23 Council, not this Board, correct?

24                   MR. BURNS: Correct. And that's why as  
25 I indicated, that's the public hearing.

1 MR. DWAIN WILLIAMS: Okay. Thank  
2 you.

3 MR. BURNS: Thank you, Dwaine.

4 CHAIRMAN DEJESUS: Who is next, Dr.  
5 Williams?

6 DR. WILLIAMS: Mr. Dominic Rivera.

7 MR. BURNS: I'm going to swear you in,  
8 Dominic.

9 MR. RIVERA: Sure.

10 MR. BURNS: Raise your right hand.

11 - - -

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

15 - - -

16 MR. RIVERA: First of all, I want to  
17 thank the Board for letting us speak. It means a lot  
18 to me. I've been a Camden resident all my life. I'm  
19 part of Organic Farms. I'm so happy that the Mayor  
20 and City Council, I want to applaud them, President  
21 Fuentes for doing a great job and the ad hoc  
22 committee who did an amazing job in breaking  
23 everything down to us. And I'm really excited that  
24 it's coming into our City. And it's going to be  
25 helping us also in the impact zone. I'm very excited

1 and looking forward to working in that.

2 My only concern is, I feel that the  
3 zoning, they need to do more zoning. It doesn't have  
4 enough locations to be included; hoping that the  
5 zoning can include Cramer Hill and other wards in  
6 parts of the City to help us. And I appreciate your  
7 time and thank you for all you have done for  
8 listening to me. And I'm really excited and  
9 hopefully I want you to get this done.

10 MR. BURNS: Thank you, Dom.

11 MR. RIVERA: Thank you.

12 CHAIRMAN DEJESUS: Doctor Williams, who  
13 is next?

14 DR. WILLIAMS: Mr. Ray Jones. Unmute  
15 yourself, sir.

16 MR. JONES: Can you guys hear me?

17 MR. BURNS: Yes, sir, we can. Mr. Jones,  
18 I'm going to swear you in, okay, sir?

19 MR. JONES: Yes, sir.

20 - - -

21 RAY JONES, having first been duly  
22 sworn/affirmed, was examined and testified as  
23 follows:

24 - - -

25 MR. BURNS: Please state your full name

1 and address for the record, please. Thank you.

2 MR. JONES: My name is Raymond Jones.  
3 I'm at 116 N. 2nd Street in Camden, New Jersey.

4 MR. BURNS: Thank you, sir.

5 MR. JONES: First just let me start off  
6 by saying that I'm happy that we're even having this  
7 conversation and thank you for letting the public  
8 join in because there is a lot of public opinion. I  
9 am the president of the Camden Business Association.  
10 What we do is advocate for the small businesses here  
11 which in this particular industry, the small  
12 businesses wherever they're located at, wherever this  
13 industry is, they have an opportunity to get more  
14 contracts and make more money and feed their families  
15 and stuff.

16 I guess listening to what your rules and  
17 regulations is, it's for this committee, I think what  
18 I really want to do is just -- I want echo what Dr.  
19 Williams was saying about 'Buy Camden.' 'Buy Camden'  
20 is an Ordinance that was put in place back in April.  
21 My organization authored that to make that a reality  
22 and it's a real thing and we really believe in that.  
23 So I don't know what you guys can do to help to echo  
24 that. 'Buy Camden' is something that we all need to  
25 start paying attention to. I think it got lost in

1 the change over from different mayors but we're going  
2 to try to resurface this so everybody knows that this  
3 is an Ordinance.

4           And then the other thing I want just  
5 mention is, the zoning. As Dominic was mentioning,  
6 hopefully someone somewhere can take a look at this.  
7 Because Business 101 when you take a class, they talk  
8 about supply and demand. And what's in this  
9 Ordinance now for cultivation, I just don't  
10 understand how that happened. Because, you know, to  
11 have one cultivation zone in the City of Camden, I  
12 mean, without the supply, you can't even fulfill the  
13 demand. So I know you guys, you know, with the  
14 Planning Board -- it was my understanding that the  
15 zoning comes through with what you guys do. But  
16 maybe I'm wrong.

17           But I will say that if you have any  
18 recommendations to give to City Council, that they  
19 really take a look at that and open it up. Because,  
20 you know, I got to tell you, I've looked at the maps  
21 and I can't even understand cause it's so hard to  
22 read. I don't know -- do you have something more  
23 simplified that we can get our hands on? Because I  
24 have a lot members that's in my organization is  
25 asking me and I can't get even them an answer. I'll



1 close with that.

2           Again, thank you guys for allowing us to  
3 speak. If you have any answers or anything of what I  
4 just said, please let me know.

5           MR. BURNS: Thank you, sir.

6           Dr. Williams, just a quick question. Is  
7 'Camden First' the same as the 'Buy-Camden' that the  
8 gentleman was just referencing?

9           DR. WILLIAMS: I think just to be clear,  
10 let's add that language 'Buy Camden' in the  
11 recommendations. That way it's not confusing. I've  
12 heard 'Buy Camden' during the Council meeting and I  
13 think they even mentioned it by name purposely and I  
14 think we should honor that, again, as one of our  
15 recommendations.

16           MR. BURNS: Very good.

17           DR. WILLIAMS: The comments from Mr.  
18 Rivera and Mr. Jones, one of the recommendations the  
19 Board can make is, in the future for them to consider  
20 other sites as we jump-start the program. That can  
21 be one of the future amendments to the Ordinance once  
22 we understand how this works in town.

23           But also keep in mind as one of the key  
24 points mentioned by Councilperson Morton and I echo  
25 those comments is, these communities that may have

1 some trepidation regarding cannabis it's neither here  
2 or there. But allow those communities to echo what  
3 they want. And that's going to be required by  
4 intense education programs, outreach and community  
5 engagement. And if they want it, they know how to  
6 speak up as a group, come to necessary Boards to make  
7 their issues known. But I think that this framework  
8 that has been given to us by Council, is a great  
9 framework for starting the process. And if the  
10 demand is there, the Ordinance is open for amendments  
11 in the future.

12 CHAIRMAN DEJESUS: Who is next Dr.  
13 Williams?

14 DR. WILLIAMS: The next person is, I have  
15 BM. I'm assuming that's Mr. Bryan Morton. Unmute  
16 yourself, sir.

17 MR. MORTON: Yes.

18 DR. WILLIAMS: You have already been  
19 sworn, Mr. Morton.

20 MR. BURNS: Mr. Morton, you've already  
21 been sworn so I'm not going to re-swear you in.  
22 Okay?

23 MR. MORTON: Like so many others, we had  
24 sort of held out hope or maybe believed that because  
25 of the land use laws that the state relied upon when

1 coming up where type of buildings and distances that  
2 would be applicable, that the Planning Board would  
3 have sort of that oversight to say, hey, seeing what  
4 you're proposing is consistent or is it consistent  
5 with, you know, the state guidelines as well.

6           And I think one of the points that the  
7 Councilwoman made was in particular around sort of  
8 these, you know -- they created these zones but when  
9 creating these zones, they allowed for uses that  
10 under the state were not permissible. And one such  
11 example would be in the Gateway, they allow for C2  
12 zoning. Whereas, to be in another district, it would  
13 have to be C4 whereby state guideline, it has to be  
14 C4 and up because C4 permits for bars, tobacco and  
15 other adult uses. And C2 doesn't allow for it  
16 because those are sort of precluded. Right? Because  
17 those were sort of safeguards in the regulations  
18 because cannabis is regulated by the state as an  
19 adult use only, 21 and up.

20           So in terms of like falling in with  
21 Master Plan, it sort of jives on economic sides but  
22 then there are pieces that sort of lend itself to a  
23 regular citizen, a potential investor that it lends  
24 itself to potential lawsuit because it contradicts  
25 the state legislation. So we were hoping, why I know

1 it was, that the Planning Board would at least be  
2 looking at the land uses the City is proposing and  
3 the uses of its buildings to make sure it was  
4 compliant.

5           The other fact, I guess, I want to put  
6 out there is that, one of the most important parts of  
7 the City's Master Plan, was that revitalization of  
8 its traditional historic business corridors was a  
9 cornerstone of the economic development, right, that  
10 we could not just concentrate economic opportunity in  
11 a Center City and Waterfront area because, in fact,  
12 that would have the reverse affect of insuring that  
13 the community shared in the growth.

14           And this Ordinance does just that. It  
15 concentrates it in the University District. So if I  
16 am a Cooper Grant resident, between the Cooper Grant  
17 and Center City District where Cooper Grant is,  
18 there's a potential for 20 dispensaries. Right?  
19 That's this Ordinance. And that blocks out other  
20 brown communities. Like if I look at the 3rd Ward  
21 and 4th Ward, they're prohibitively restricted and  
22 their business corridors are restricted. So in that  
23 sense, I find that it's out of line with the City  
24 Master Plan because it's both discriminatory in that  
25 it imposes tougher restrictions on cannabis than are

1 imposed on both Methadone and alcohol. And the state  
2 doesn't even have those restrictions on it.

3 So in those senses that as an economic  
4 development tool, it disregards our traditional  
5 business corridors Haddon Avenue, Mt. Ephraim,  
6 Marlton Pike, Morgan Blvd., Federal Street,  
7 Westville, River Roads, State; places that have  
8 historic pharmacies. That now under this  
9 legislation, right, with traditional uses and  
10 traditions of handling narcotics, they are now barred  
11 under this Ordinance.

12 So, yeah, it is not in-line with the  
13 City's Master Plan for economic development because  
14 it concentrates it in the Center City area and,  
15 therefore, does not equitably disperse it. And, you  
16 know, it allows for uses in buildings that the state  
17 doesn't even allow. So it's going to open the City  
18 up not just for challenge on those bases but many  
19 others. So we would have hoped because we love this  
20 Board. You make sure that everybody is sworn in.

21 So everything we're putting is not just  
22 on record but testimony. Right? And you do when  
23 individuals come before your Board, make all of your  
24 decisions based on a matter of law and not personal  
25 opinion. I want to echo what everyone else said,

1 'Buy Camden, 'Camden First.' And to 'Buy Camden and  
2 be 'Camden First,' you have to go out into the  
3 traditional business corridors. So thank you for  
4 allowing me to speak.

5 And I hope that we would consider  
6 language that goes back to Council that says, hey,  
7 under your Master Plan, under the Economic  
8 Development Plans, under all the Neighborhood Plans,  
9 the corridors, the business corridors, are important  
10 and by virtue, dispersing the number of licenses  
11 equitably amongst the corridors is, in fact,  
12 consistent with the Master Plan because it will  
13 insure access to the market by black and brown  
14 individuals. So thank you again and have a good  
15 evening and happy New Year.

16 MR. BURNS: Thank you, sir.

17 CHAIRMAN DEJESUS: Thank you.

18 DR. WILLIAMS: Thank you for your  
19 comments, Mr. Morton. Well taken.

20 CHAIRMAN DEJESUS: Is there anyone else,  
21 Dr. Williams?

22 DR. WILLIAMS: I have a person by the  
23 name, TM.

24 MS. MASON: Yes, hello. Good evening.  
25 My name is Tamika Mason.

1                   MR. BURNS: Tamika, I'm going to swear  
2 you in. Okay?

3                   MS. MASON: Yes.

4                   MR. BURNS: Raise your right hand.

5   - - -

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

9   - - -

10                   MR. BURNS: State your full address for  
11 the record.

12                   MS. MASON: Absolutely. My address is  
13 310 State Street, Camden, New Jersey.

14                   So, again, my name is Tamika Mason. I'm  
15 a resident of Ward 4. I am also an educator. I also  
16 had the privilege to serve as secretary of the Ad Hoc  
17 Cannabis Committee, which means that I had the  
18 opportunity to not only serve to be part of  
19 recommendations submitted to the Mayor and Council in  
20 regards to this Cannabis Ordinance. But I also had  
21 the privilege to go around and do thorough research  
22 which included many case studies around cities that  
23 have already established cannabis businesses.

24                   And so I support the Cannabis Ordinance  
25 that has been proposed by the Mayor and City Council.

1 I feel as though we have a fear for our Center City  
2 Community which has been so heavily impacted by this  
3 war on drugs. And, again, I feel as though a great  
4 bulk of the recommendations that the ad hoc  
5 committee had proposed to the mayor and Council was  
6 very well taken and added to this Ordinance.

7 And so, I just want to echo, I want to  
8 reiterate, again, with what Dr. Williams had  
9 mentioned, that this is a start of a great piece of  
10 framework that could be built upon. So, again, I  
11 just want us to take into consideration that this  
12 Ordinance is a piece of framework in regards to  
13 legislation and not so much in regards to how we are  
14 feeling, social equity. This, again, is legislation.  
15 It's a framework that we can build up. So I just us  
16 to take this in and take this as a win. This is a  
17 win for our community; for our black and brown  
18 communities; for our legacies. This is a start.

19 I appreciate the Planning Board for  
20 allowing the community to be able to speak because,  
21 again, you are not charged with taking in the  
22 recommendations. You are more so charged in  
23 compliance. Again, does this meet legislation? And  
24 so I appreciate your feedback and your support as  
25 well in the Ordinance. And, again, I appreciate you



1 allowing us this opportunity to speak. Thank you.

2 MR. BURNS: Thank you.

3 CHAIRMAN DEJESUS: Thank you.

4 Doctor Williams, anyone else?

5 DR. WILLIAMS: Yes, sir. We have next  
6 Mr. Isaias Morris.

7 MR. BURNS: Good evening, Mr. Morris. Mr.  
8 Morris, I'm going to swear you in. Okay, sir?

9 MR. MORRIS: Yes, sir.

10 - - -

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

14 - - -

15 MR. BURNS: If you could, just give your  
16 address for the record, sir.

17 MR. MORRIS: Isaias Morris, 1156 Princess  
18 Avenue, Camden, New Jersey.

19 MR. BURNS: Thank you, sir.

20 MR. MORRIS: Hello everyone on the Board.  
21 I want to thank everyone for your efforts so far as  
22 what's going on in the cannabis industry. I am from  
23 Camden and I have a company and I came back to Camden  
24 to pursue a business here in Camden, a cultivation  
25 business. I've actually been out on the West Coast

1 for the past 15 years. I've actually been involved  
2 in cannabis in a lot of places in a lot of states.  
3 So I've seen it evolved in a lot of places.

4 I think being from Camden and having the  
5 atmosphere in Camden with the poverty and the drugs,  
6 I think that, you know, we're taking into  
7 consideration and we're being real diligent on how  
8 it's going to go down and how it's going to happen to  
9 benefit the people of Camden, which is great.  
10 But there is a process here that I'd like to state.  
11 There is a process here that is required by the  
12 state. And one of the processes, in fact, the main  
13 process is site control. And as a cultivator, I  
14 mean, that is like the main thing for site control.

15 And the way they have it, I'm not sure if  
16 that's according to the City Plan, Master Plan, but  
17 the way that they propose to have it in one area and  
18 also a limitation on the cultivation sites are just  
19 basically a road block for people who actually know  
20 what they're doing, can hit the ground running, gain  
21 financing because it's a lot of these people that  
22 want to finance. They're only going to finance  
23 unless we can guaranteed that we're going to get a  
24 license. But, you know, it just seems that, you  
25 know, as far as the placement of where the license is

1 going to be, it just seems like it's just putting a  
2 lot of limitations and a lot of barriers in our way  
3 along with the things that we have to go through  
4 through the state.

5 I -- you know before -- I would just  
6 recommend, you know, a lot of these times they just  
7 go through meetings and a lot of people don't have  
8 time to actually read it and go through it and  
9 compare it. But I would just recommend that it would  
10 be some time taken to actually go through and compare  
11 it and actually see, you know, the different details  
12 that might contradict with the City Plan. It's not  
13 to say that you haven't but I would just recommend  
14 that. I mean, coming from me, I was one of the most  
15 let's-get-it-done, let's-get-it-done,  
16 meet-the-deadline, meet-the-deadline.

17 But I've changed my position since  
18 because I see -- I know the industry, I see where's  
19 it going, I know the challenges that they have and I  
20 am from Camden. I am the people and I know that a  
21 lot of the challenges are going to be presented by  
22 the City of Camden and we don't want that. I don't  
23 think you guys, you know, the City wants that either.  
24 They want, you know, possibly make some money, bring  
25 revenue, bring jobs to the City. And another thing

1 to consider with that is, it's more likely to happen  
2 and to develop with cultivation sites versus the  
3 dispensary sites.

4 And also, access. The last thing is  
5 access. Right? So having all of the dispensaries in  
6 all different zones in areas that are not in actual  
7 areas where people already have had access to the  
8 legacy market, I think is a mistake and I think it  
9 needs to be reconsidered. You know, taking a look at  
10 it when you make recommendation to the City Council  
11 that it's a thorough recommendation and it's for the  
12 betterment for the residents of the City of Camden  
13 and the entrepreneurs here.

14 MR. BURNS: Thank you, sir.

15 DR. WILLIAMS: We have a person by the  
16 name of LoudHouse. If you could unmute yourself so  
17 you could speak, sir.

18 UNIDENTIFIED SPEAKER: Yeah, hello.

19 MR. BURNS: Yes, sir. I'm going to --  
20 please state your name for the record.

21 MR. STREETER: Hello. My name is Aaron  
22 Streeter, 1717 Kossuth Street, Camden, New Jersey.  
23 Lifelong resident.

24 MR. BURNS: Aaron, I'm going to swear you  
25 in. Okay?

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AARON STREETER, having first been duly sworn/affirmed, was examined and testified as follows:

- - -

MR. BURNS: Go ahead, Aaron.

MR. STREETER: Okay. First of all, I want to congratulate the Council for voting the public in. It should have been unanimous to letting the public listen.

I keep hearing you guys talking about the Master Plan. Right? So I guess the Master Plan, was it that, Admiral Wilson-Pathmart Area; what else, Waterfront and Center City? But that doesn't leave room for us microbusinesses. I'm just trying to figure out like, where are all the businesses that's on Admiral Wilson? Where's all the businesses at Pathmart? It's not too many over there. You know, I'd just like -- just to let you guys take a look at that and just consider the residents in Camden and the microbusiness guys. Thanks for letting me speak and that's it.

MR. BURNS: Thank you, sir.

DR. WILLIAMS: That's it, Mr. Chair.

CHAIRMAN JESUS: Yes, Doctor Williams.

1 DR. WILLIAMS: If I may in closing, I  
2 believe that we have gotten some great input  
3 tonight from a lot of the residents and those that  
4 seek to benefit from the proposed Ordinance. And in  
5 working with Board Council, is to insure that some of  
6 the comments are mentioned in the recommendations for  
7 Council to consider. And we are hearing as a Board,  
8 the need to look at expanding locations, expanding  
9 license opportunities. But, again, these are future  
10 additions to the Ordinance that we don't have that in  
11 front of us.

12 What we have in front of us as we've  
13 heard mentioned by Ms. Mason and I echo the same,  
14 we have a basic framework that is very good. And  
15 it's something that we can build upon. It's  
16 important that, as a Board, that we look at the  
17 recommendations of the consistency. We've done that.  
18 How it's time for the Zoning Ordinance as a beginning  
19 framework and it does that. There is much room for  
20 expansion here. And the community is going to tell  
21 us in future amendments what to do, and we look  
22 forward to that. We really do.

23 And as the Zoning Officer responsible for  
24 enforcing the Code, this Planning Board is always  
25 available to look at amendments as referred to us by

1 City Council. So this is going to be an evolving  
2 Ordinance as we look at how it unfolds and how it  
3 folds out. I believe that there's going to be a push  
4 from the community for amendments. And as a Board,  
5 we look forward to that when it gets to us.

6 MR. BURNS: Mr. Chairman, I can try to  
7 craft a motion. I don't know what recommendations  
8 you're going to have. So I can leave that off. But  
9 if the Board were so inclined, I would need a motion  
10 finding that consistent pursuant to the testimony of  
11 Dr. Williams, that the proposed Ordinance to  
12 establish and control recreational cannabis licenses  
13 in the City of Camden is consistent with the Master  
14 Plan with the recommendation of 'Buy Camden' language  
15 is what I heard as one of the recommendations and I  
16 don't know what else the Board wants to add to that.

17 CHAIRMAN DEJESUS: Doctor Williams, could  
18 we -- so that I can pass on to City Council those  
19 correspondence that we received from the public and  
20 have them hear those specific responses so that they  
21 can take into consideration additional data that will  
22 help them with those zoning areas and other Coding  
23 issues that may be needed to establish where these  
24 businesses would be located?

25 MR. BURNS: Well, I think one of the

1 things, Mr. Chairman, what I did note, I just saw one  
2 of my notes, was also consider greater disbursement  
3 of licensing. That may be where you're going with  
4 that.

5 CHAIRMAN DEJESUS: Well, it's basically  
6 to make sure that the zoning is also in consideration  
7 to what areas can and cannot have those things  
8 growing or processed.

9 DR. WILLIAMS: That's as part of the  
10 look-at areas for potential expansion --

11 CHAIRMAN DEJESUS: Exactly.

12 DR. WILLIAMS: -- to deal with any  
13 alleged issues of sittings of facilities in one area  
14 and a disadvantage of other areas. But that's going  
15 to be open to future amendments. And as a Board, all  
16 those amendments will come back to us anyway. And so  
17 we have a record here today of the comments from the  
18 public, it's not going to be difficult for us once  
19 the data comes in to make any recommendations back to  
20 Council on any expansion or any amendments.

21 CHAIRMAN DEJESUS: Is there any other  
22 responses from our Board?

23 COUNCILWOMAN REYES-MORTON: The last  
24 thing I would add, I'm sorry and now that we're  
25 thinking of, you know, gotten this far, is to also in



1 the future, thinking about incentives that would help  
2 small businesses, start-up incentives to help with  
3 the starting up of the businesses.

4 CHAIRMAN DEJESUS: Thank you.

5 DR. WILLIAMS: Mr. Chair, before the  
6 Board does a roll call, is to, I see Nichelle Pace on  
7 the call, I want to thank her and the Cannabis  
8 Committee, ad hoc committee, for the tremendous work  
9 and time that they've put in to every member that I  
10 can't name by name, but your efforts are exemplary.  
11 And for the record, your work and the committee's  
12 were essential in the dialog that we had today. So  
13 once, again, kudos to you and your group.

14 CHAIRMAN DEJESUS: So I need a motion to  
15 go from here now, please.

16 MS. CREAN: I make a motion.

17 DIRECTOR WALKER: Second.

18 CHAIRMAN DEJESUS: I have Mr. Walker and  
19 Erin first and second. Angela, could you make a  
20 roll-call please?

21 MS. MILLER: Jose DeJesus.

22 CHAIRMAN DEJESUS: Yes.

23 MS. MILLER: Councilwoman Reyes-Morton.

24 COUNCILWOMAN REYES-MORTON: Yes.

25 MS. MILLER: Director Walker.

1 DIRECTOR WALKER: Yes.

2 MS. MILLER: Erin Crean.

3 MS. CREAN: Yes.

4 MS. MILLER: Steven Lee.

5 MR. LEE: Yes.

6 MS. MILLER: Ian Leonard. Did we lose,  
7 Mr. Leonard?

8 MR. BURNS: He's there.

9 MS. MILLER: He's on mute.

10 DR. WILLIAMS: Mr. Leonard, unmute  
11 yourself, sir. He's there but needs to unmute. Mr.  
12 Leonard. Do we still have a quorum, Angela, without  
13 him?

14 MS. MILLER: Yes.

15 MR. BURNS: Yes.

16 DR. WILLIAMS: Okay.

17 MS. MILLER: Okay. Motion carried to  
18 approve. Thank you.

19 MR. BURNS: Good job tonight, guys.  
20 Excellent job.

21 CHAIRMAN DEJESUS: Thank you for fighting  
22 for opening up the site for the City Council to begin  
23 to see what you guys are looking for and hope and  
24 pray that everything works out for everybody  
25 including the small businesses.

1 MR. BURNS: Well done tonight.

2 CHAIRMAN DEJESUS: I need a motion to  
3 adjourn.

4 DIRECTOR WALKER: Motion.

5 MS. CREAN: Second.

6 CHAIRMAN DEJESUS: Roll call.

7 DR. WILLIAMS: Wait a minute, Mr. Chair.  
8 We have Adoption of Resolutions.

9 MS. CREAN: Wait. One more thing. Ian  
10 just texted me that he's a 'yes' for the Cannabis  
11 Ordinance.

12 MR. BURNS: Okay. Good.

13 CHAIRMAN DEJESUS: Good. Who is going to  
14 read the Resolutions? Mr. Burns.

15 MR. BURNS: Hang on for one second. Let  
16 me grab it. Actually, the only Resolution we have  
17 are: Review and Approval of the 2022 Planning Board  
18 meeting dates.

19 MS. MILLER: Correct.

20 MR. BURNS: So can I have a motion to  
21 accept them?

22 MS. CREAN: So moved.

23 DIRECTOR WALKER: Second.

24 CHAIRMAN DEJESUS: Roll call.

25 MS. MILLER: Jose DeJesus.

1 CHAIRMAN DEJESUS: Yes.

2 MS. MILLER: Councilwoman Reyes-Morton.

3 COUNCILWOMAN REYES-MORTON: Yes.

4 MS. MILLER: Director Walker.

5 DIRECTOR WALKER: 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 CHAIRMAN DEJESUS: Again, Erin is going  
13 to be, hopefully, the assistant chairperson for me  
14 for the next two months, February and March. I'm  
15 going to be strapped with IRS and the state so you  
16 won't see me for two months at least. I'll be  
17 available for emergency only. If you're short a  
18 member, you can give me a call and I'll try extremely  
19 hard to be available.

20 MS. MILLER: Thank you.

21 COUNCILWOMAN REYES-MORTON: Thank you,  
22 Mr. Chair. Good luck on your season.

23 MS. MILLER: Motion to adjourn, please.

24 COUNCILWOMAN REYES-MORTON: Motion to  
25 adjourn.

1 MS. CREAN: Second.

2 CHAIRMAN DEJESUS: Roll call.

3 MS. MILLER: Jose DeJesus.

4 CHAIRMAN DEJESUS: Yes.

5 MS. MILLER: Councilwoman Reyes-Morton.

6 COUNCILWOMAN REYES-MORTON: Yes.

7 MS. MILLER: Director Walker.

8 DIRECTOR WALKER: Yes.

9 MS. MILLER: Erin Crean.

10 MS. CREAN: Yes.

11 MS. MILLER: Steven Lee.

12 MR. LEE: Yes.

13 MS. MILLER: Ian Leonard.

14 MR. LEONARD: Yes.

15 MS. MILLER: Motion carried to approve.

16 Thank you.

17 - - -

18 (\*\*Meeting concluded at 8:44 p.m.\*\*)

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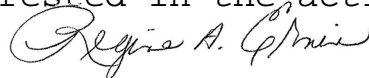
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12 forth.

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14 employee, attorney or counsel to any of the  
15 parties to the action, nor a relative or employee of  
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