

In The Matter Of:
CITY OF CAMDEN
PLANNING BOARD

TRANSCRIPT OF MEETING
June 2, 2022

Regine A. Ervin Reporting
609-280-2230
RegineCSR@gmail.com

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

PLANNING BOARD
CITY OF CAMDEN

- - - -

Thursday, June 2, 2022

- - - -

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
STEVEN LEE
IAN LEONARD
RASHID HUMPHREY
BRENDA FRACTION

- - - -

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

REGINE A. ERVIN, CCR
Certified Court Reporter
609-280-2230
RegineCSR@gmail.com

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

- - I N D E X - -

CASES HEARD:	PAGE
1) APPROVAL OF PLANNING BOARD MEETING HEARING MINUTES FROM MAY 12, 2022	5
2. DARLENE WORKMAN 3360 Kearsarge Road	6
3. DANIEL RICKETTI 432 Chambers	6
4. ROSE STREET PROPERTIES, LLC 119 Linden Street	6
5. ESTATE OF STEVEN J. FRIEDMAN (MICHAEL JACOBS) 328 North 2nd Street	6
3. ADOPTION OF RESOLUTIONS	7

1 CHAIRMAN DeJESUS: Good evening. We'll
2 call this meeting to order. By the direction of the
3 Planning Board Chairman Jose DeJesus, Jr., the City
4 of Camden, there will be a regularly scheduled
5 meeting held on Thursday, June 2, 2022 at 6:00 p.m.
6 Since the City of Camden remains under a Declaration
7 of a Health Emergency related to the COVID-19 virus.
8 City Hall is open but our meeting is still on a
9 virtual format. Therefore, this regular scheduled
10 meeting will be conducted as a virtual meeting via
11 remote conferencing platform, ZOOM. Instructions on
12 accessing this virtual regular scheduled meeting can
13 be found on the City of Camden's website. Opening
14 statement.

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

1 this Board to receive same, and filing a copy thereof
2 with the City Clerk, City of Camden, New Jersey. The
3 subject meeting was publicized on May 27, 2022.

4 CHAIRMAN DEJESUS: Roll call.

5 MS. MILLER: Jose DeJesus.

6 CHAIRMAN DEJESUS: Present.

7 MS. MILLER: Steven Lee.

8 MR. LEE: Here.

9 MS. MILLER: Mayor Victor Carstarphen.
10 Director Keith Walker. Ian Leonard.

11 MR. LEONARD: Here.

12 MS. MILLER: Councilwoman Reyes-Morton.
13 Aaron Stevens. Omari Thomas. Rashid Humphrey.

14 MR. HUMPHREY: Present.

15 MS. MILLER: Brenda Fraction.

16 MS. FRACTION: Present.

17 MS. MILLER: Thank you.

18 CHAIRMAN DeJESUS: Since Ed is tied up at
19 this immediate moment, swearing in of all
20 professionals.

21 MR. BURNS: For our professional, please
22 raise your right hand.

23 - - -

24 DENA MOORE JOHNSON, P.E., C.M.E., having
25 first been duly sworn/affirmed, was examined and

1 testified as follows:

2 - - -

3 CHAIRMAN DEJESUS: Our director is tied
4 up right now. We'll go into New Business.
5 Certificate of Appropriateness for Darlene Workman,
6 3066 Kearsarge Road. The applicant is proposing
7 Solar Panels in the Fairview Historic District.

8 MS. MILLER: Excuse me, Mr. Chairman.
9 Can we go back and approve the Planning Board Meeting
10 Hearing Minutes from May 12, 2022?

11 CHAIRMAN DEJESUS: I guess you're right.
12 Approval of Planning Board Meeting Hearing Minutes
13 from May 12th, 2022.

14 MR. BURNS: We need a motion.

15 MR. LEONARD: So moved.

16 MR. BURNS: We need a second.

17 MR. LEE: Second.

18 CHAIRMAN DEJESUS: Roll call.

19 MS. MILLER: Jose DeJesus.

20 CHAIRMAN DeJESUS: Yes.

21 MS. MILLER: Mr. Lee.

22 MR. LEE: Yes.

23 MS. MILLER: Ian Leonard.

24 MR. LEONARD: Yes.

25 MS. MILLER: Rashid Humphrey.

1 MR. HUMPHREY: Yes.

2 MS. MILLER: Brenda Fraction.

3 MS. FRACTION: Yes.

4 MS. MILLER: Motion carried to approve.

5 Thank you.

6 CHAIRMAN DEJESUS: Back to Ms. Workman.

7 Is anybody here for that, Certificate of
8 Appropriateness.

9 MR. BURNS: Mr. Chairman, I believe as
10 with the last meeting, the Certificates of
11 Appropriateness all appeared before the Historic
12 Preservation Committee. Appropriate letters were
13 issued. And in keeping with Dr. Edward Williams'
14 directives to date, we can move all of those in. I
15 don't believe there's any objection from Dr. Williams
16 on these.

17 The applicants have agreed to comply with
18 the terms of the reports and that will be so stated
19 in the Resolutions of Approval. So if we can have a
20 motion to approve all four Certificates, Darlene
21 Workman, Daniel Ricketti, Rose Street Properties and
22 Estate of Steven J. Friedman.

23 MR. LEE: So moved.

24 MR. LEONARD: Second.

25 MS. MILLER: Roll call. Jose DeJesus.

1 CHAIRMAN DeJESUS: Yes.

2 MS. MILLER: Steven Lee.

3 MR. LEE: Yes.

4 MS. MILLER: Ian Leonard.

5 MR. LEONARD: Yes.

6 MS. MILLER: Rashid Humphrey.

7 MR. HUMPHREY: Yes.

8 MS. MILLER: Brenda Fraction.

9 MS. FRACTION: Yes.

10 MS. MILLER: Motion carried to approve.

11 Thank you.

12 CHAIRMAN DEJESUS: And then the last
13 thing is the Adoption of Resolutions. Mr. Burns, can
14 you hand the Resolutions?

15 MR. BURNS: Yes, Mr. Chairman. Thank
16 you. We have a number of Certificates of
17 Appropriateness: Cooper Health System; Iglesia
18 Pentecostal Nuevas De Gran Gozo; The New Jersey Tree
19 Foundation; Alexis Macrina; Olga Velez; Deborah
20 Martin. They were all approved by this Board. I
21 need a motion to approve these Resolutions.

22 MR. LEE: So moved.

23 MS. FRACTION: Second.

24 CHAIRMAN DEJESUS: Roll call.

25 MS. MILLER: Jose DeJesus.

1 CHAIRMAN DeJESUS: Yes.

2 MS. MILLER: Mr. Lee.

3 MR. LEE: Yes.

4 MS. MILLER: Ian Leonard.

5 MR. LEONARD: Yes.

6 MS. MILLER: Rashid Humphrey.

7 MR. HUMPHREY: Yes.

8 MS. MILLER: Brenda Fraction.

9 MS. FRACTION: Yes.

10 MS. MILLER: Motion carried to approve.

11 Thank you.

12 MR. BURNS: Next two the Sign Variance
13 Applications that were approved by the Board:
14 Jorge L. Hernandez Valdez and Dormarys M. Gonzalez.
15 These are Resolutions memorializing those approvals.
16 I need a motion to approve both of those Resolutions.

17 MR. LEONARD: So moved.

18 MR. LEE: Second.

19 CHAIRMAN DEJESUS: Roll call.

20 MS. MILLER: Jose DeJesus.

21 CHAIRMAN DeJESUS: Yes.

22 MS. MILLER: Mr. Lee.

23 MR. LEE: Yes.

24 MS. MILLER: Ian Leonard.

25 MR. LEONARD: Yes.

1 MS. MILLER: Rashid Humphrey.

2 MR. HUMPHREY: Yes.

3 MS. MILLER: Brenda Fraction.

4 MS. FRACTION: Yes.

5 MS. MILLER: Motion carried to approve.

6 Thank you.

7 MR. BURNS: The next few Resolutions were
8 Preliminary and Final Site Plan approval: Air
9 Products and Chemicals, Inc. and Branch Village
10 Home Ownership, LLC. Both applications were
11 approved by this Board. I need a motion to approve
12 the Resolutions memorializing the approvals.

13 MR. LEONARD: So moved.

14 MR. LEE: Second.

15 CHAIRMAN DEJESUS: Roll call.

16 MS. MILLER: Jose DeJesus.

17 CHAIRMAN DeJESUS: Yes.

18 MS. MILLER: Mr. Steven Lee.

19 MR. LEE: Yes.

20 MS. MILLER: Mr. Ian Leonard.

21 MR. LEONARD: Yes.

22 MS. MILLER: Mr. Rashid Humphrey.

23 MR. HUMPHREY: Yes.

24 MS. MILLER: Brenda Fraction.

25 MS. FRACTION: Yes.

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

3 MR. BURNS: Mr. Chairman, that concludes
4 our business tonight. We do not have anything else
5 on the agenda. I just want to say that it's nice to
6 see Brenda. God Bless.

7 MS. FRACTION: Yes. Thank you.

8 MR. BURNS: We're ready to adjourn if you
9 are, Mr. Chairman.

10 CHAIRMAN DEJESUS: Yes, we are ready. I
11 just want to make a motion to everybody especially
12 the new members. We're going to try to set up a
13 small mini-class in reference to how to handle
14 motions that are going to be coming into the future.
15 And also, a sequence of how things should be handled
16 as we do work, especially when I ask questions about
17 if everybody wants to make any concerns.

18 So, probably either the next meeting we
19 will try to see if we can set up for an early start
20 so we can get this set up. All right? It's a little
21 quick learning session on my part to make sure we all
22 function together as a unit. All right? Good night
23 everybody and God Bless you all.

24 MS. MILLER: Can we have motion to
25 adjourn and adjourn, please?

1 MR. LEONARD: So moved.

2 MR. LEE: Second.

3 CHAIRMAN DEJESUS: Roll call.

4 MS. MILLER: Jose DeJesus.

5 CHAIRMAN DeJESUS: Yes.

6 MS. MILLER: Steven Lee.

7 MR. LEE: Yes.

8 MS. MILLER: Mr. Ian Leonard.

9 MR. LEONARD: Yes.

10 MS. MILLER: Mr. Rashid Humphrey.

11 MR. HUMPHREY: Yes.

12 MS. MILLER: Brenda Fraction.

13 MS. FRACTION: Yes.

14 MS. MILLER: Motion carried to approve.

15 Thank you and have a good weekend.

16 - - -

17 (*Meeting concluded at 6:17 p.m.*)

18

19

20

21

22

23

24

25

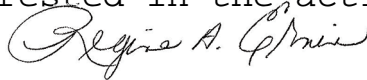
1 CERTIFICATION

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

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

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

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

18 

19 _____
20 Regine A. Ervin, CCR
21 Certified Court Reporter
22 License #30XI000222200

23 (The foregoing certification of this transcript
24 does not apply to any reproduction of the same by any
25 means, unless under the direction, control and/or
supervision of the certifying reporter.)

	Camden's (1) 3:13 can (8) 3:12;5:9;6:14, 19;7:13;10:19,20,24 carried (6) 6:4;7:10; 8:10;9:5;10:1;11:14 Carstarphen (1) 4:9 Certificate (2) 5:5;6:7 Certificates (3) 6:10, 20;7:16 CHAIRMAN (26) 3:1, 3;4:4,6,18;5:3,8,11, 18,20;6:6,9;7:1,12,15, 24;8:1,19,21;9:15,17; 10:3,9,10;11:3,5 Chemicals (1) 9:9 City (9) 3:3,6,8,13,18, 22,22;4:2,2 Clerk (2) 3:22;4:2 CME (1) 4:24 coming (1) 10:14 Committee (1) 6:12 comply (1) 6:17 concerns (1) 10:17 concluded (1) 11:17 concludes (1) 10:3 conducted (1) 3:10 conferencing (1) 3:11 Cooper (1) 7:17 copy (3) 3:20,23;4:1 Councilwoman (1) 4:12 Courier (1) 3:24 COVID-19 (1) 3:7	Edward (1) 6:13 either (1) 10:18 else (1) 10:4 Emergency (1) 3:7 especially (2) 10:11, 16 Estate (1) 6:22 evening (2) 3:1,15 everybody (3) 10:11, 17,23 examined (1) 4:25 Excuse (1) 5:8	Ian (7) 4:10;5:23;7:4; 8:4,24;9:20;11:8 Iglesia (1) 7:17 immediate (1) 4:19 Inc (1) 9:9 Inquirer (1) 3:25 Instructions (1) 3:11 into (2) 5:4;10:14 issued (1) 6:13	24;11:4,6,8,10,12,14 mini-class (1) 10:13 Minutes (2) 5:10,12 moment (1) 4:19 MOORE (1) 4:24 motion (13) 5:14;6:4, 20;7:10,21;8:10,16; 9:5,11;10:1,11,24; 11:14 motions (1) 10:14 move (1) 6:14 moved (6) 5:15;6:23; 7:22;8:17;9:13;11:1
*				
*Meeting (1) 11:17				
A				
Aaron (1) 4:13 accessing (1) 3:12 accordance (1) 3:17 Act (1) 3:17 Adequate (1) 3:15 adjourn (3) 10:8,25,25 adopted (1) 3:18 Adoption (1) 7:13 agenda (1) 10:5 agreed (1) 6:17 Air (1) 9:8 Alexis (1) 7:19 appeared (1) 6:11 applicant (1) 5:6 applicants (1) 6:17 Applications (2) 8:13; 9:10 Appropriate (1) 6:12 Appropriateness (4) 5:5;6:8,11;7:17 Approval (3) 5:12; 6:19;9:8 approvals (2) 8:15; 9:12 approve (11) 5:9;6:4, 20;7:10,21;8:10,16; 9:5,11;10:1;11:14 approved (3) 7:20; 8:13;9:11 approving (1) 3:19	Fairview (1) 5:7 few (1) 9:7 filing (1) 4:1 Final (1) 9:8 first (2) 3:22;4:25 floor (1) 3:23 follows (1) 5:1 format (1) 3:9 found (1) 3:13 Foundation (1) 7:19 four (1) 6:20 Fraction (16) 4:15,16; 6:2,3;7:8,9,23;8:8,9; 9:3,4,24,25;10:7; 11:12,13 Friedman (1) 6:22 function (1) 10:22 future (1) 10:14	J		
B	D	F	J	N
back (2) 5:9;6:6 Bless (2) 10:6,23 Board (8) 3:3,18;4:1; 5:9,12;7:20;8:13;9:11 boards (1) 3:21 both (2) 8:16;9:10 Branch (1) 9:9 Brenda (8) 4:15;6:2; 7:8;8:8;9:3,24;10:6; 11:12 bulletin (1) 3:21 BURNS (10) 4:21; 5:14,16;6:9;7:13,15; 8:12;9:7;10:3,8 Business (2) 5:4;10:4	Daniel (1) 6:21 Darlene (2) 5:5;6:20 date (1) 6:14 De (1) 7:18 Deborah (1) 7:19 Declaration (1) 3:6 DeJESUS (28) 3:1,3; 4:4,5,6,18;5:3,11,18, 19,20;6:6,25;7:1,12, 24,25;8:1,19,20,21; 9:15,16,17;10:10; 11:3,4,5 DENA (1) 4:24 designated (1) 3:25 direction (1) 3:2 directives (1) 6:14 Director (2) 4:10;5:3 District (1) 5:7 Dormarys (1) 8:14 Dr (2) 6:13,15 duly (1) 4:25 during (1) 3:20	G	Jersey (3) 3:23;4:2; 7:18 JOHNSON (1) 4:24 Jorge (1) 8:14 Jose (8) 3:3;4:5;5:19; 6:25;7:25;8:20;9:16; 11:4 Jr (1) 3:3 June (1) 3:5	need (5) 5:14,16; 7:21;8:16;9:11 New (5) 3:23;4:2;5:4; 7:18;10:12 newspapers (1) 3:25 Next (3) 8:12;9:7; 10:18 nice (1) 10:5 night (1) 10:22 notice (1) 3:16 Nuevas (1) 7:18 number (1) 7:16
C	E	H	K	O
call (8) 3:2;4:4;5:18; 6:25;7:24;8:19;9:15; 11:3 Camden (5) 3:4,6,18, 23;4:2	early (1) 10:19 Ed (1) 4:18	Hall (2) 3:8,22 hand (2) 4:22;7:14 handle (1) 10:13 handled (1) 10:15 Health (2) 3:7;7:17 Hearing (2) 5:10,12 held (2) 3:5,19 Hernandez (1) 8:14 Historic (2) 5:7;6:11 Home (1) 9:10 Humphrey (14) 4:13, 14;5:25;6:1;7:6,7;8:6, 7;9:1,2,22,23;11:10, 11	Kearsarge (1) 5:6 keeping (1) 6:13 Keith (1) 4:10	objection (1) 6:15 Office (1) 3:22 Olga (1) 7:19 Omari (1) 4:13 one (1) 3:20 open (2) 3:8,17 Opening (1) 3:13 order (1) 3:2 Ownership (1) 9:10
		I	L	P
			last (2) 6:10;7:12 learning (1) 10:21 Lee (20) 4:7,8;5:17, 21,22;6:23;7:2,3,22; 8:2,3,18,22,23;9:14, 18,19;11:2,6,7 Leonard (19) 4:10,11; 5:15,23,24;6:24;7:4, 5;8:4,5,17,24,25;9:13, 20,21;11:1,8,9 letters (1) 6:12 little (1) 10:20 LLC (1) 9:10	objection (1) 6:15 Office (1) 3:22 Olga (1) 7:19 Omari (1) 4:13 one (1) 3:20 open (2) 3:8,17 Opening (1) 3:13 order (1) 3:2 Ownership (1) 9:10
			M	
			Macrina (1) 7:19 Martin (1) 7:20 May (3) 4:3;5:10,13 Mayor (1) 4:9 meeting (12) 3:2,5,8, 10,10,12,16;4:3;5:9, 12;6:10;10:18 Meetings (2) 3:17,19 members (1) 10:12 memorializing (2) 8:15;9:12 MILLER (45) 3:15;4:5, 7,9,12,15,17;5:8,19, 21,23,25;6:2,4,25;7:2, 4,6,8,10,25;8:2,4,6,8, 10,20,22,24;9:1,3,5, 16,18,20,22,24;10:1,	panels (1) 5:7 part (1) 10:21 PE (1) 4:24 Pentecostal (1) 7:18 Philadelphia (1) 3:24 Plan (1) 9:8 Planning (4) 3:3,18; 5:9,12 platform (1) 3:11 please (2) 4:21;10:25 pm (1) 3:5 pm* (1) 11:17 Post (1) 3:24 posting (1) 3:20 Preliminary (1) 9:8 Present (3) 4:6,14,16 Preservation (1) 6:12 probably (1) 10:18 Products (1) 9:9 professional (1) 4:21

<p>professionals (1) 4:20 Properties (1) 6:21 proposing (1) 5:6 provided (1) 3:16 Public (1) 3:17 publicized (1) 4:3 purpose (1) 3:22</p>	<p>Stevens (1) 4:13 still (1) 3:8 Street (1) 6:21 subject (1) 4:3 sure (1) 10:21 swearing (1) 4:19 sworn/affirmed (1) 4:25 System (1) 7:17</p>	<p>ZOOM (1) 3:11</p>		
<p>Q</p>	<p>T</p>	<p>1</p>		
<p>quick (1) 10:21</p>	<p>T</p>	<p>12 (1) 5:10 12th (1) 5:13</p>		
<p>R</p>	<p>terms (1) 6:18 testified (1) 5:1 Therefore (1) 3:9 thereof (3) 3:21,24; 4:1 Thomas (1) 4:13 Thursday (1) 3:5 tied (2) 4:18;5:3 together (1) 10:22 tonight (1) 10:4 transmitting (1) 3:23 Tree (1) 7:18 try (2) 10:12,19 Two (2) 3:23;8:12</p>	<p>2</p>		
<p>raise (1) 4:22 Rashid (7) 4:13;5:25; 7:6;8:6;9:1,22;11:10 ready (2) 10:8,10 receive (1) 4:1 reference (1) 10:13 regular (3) 3:9,12,19 regularly (1) 3:4 related (1) 3:7 remains (1) 3:6 remote (1) 3:11 reports (1) 6:18 reserved (1) 3:21 Resolution (1) 3:18 Resolutions (8) 6:19; 7:13,14,21;8:15,16; 9:7,12 Reyes-Morton (1) 4:12 Ricketti (1) 6:21 right (5) 4:22;5:4,11; 10:20,22 Road (1) 5:6 Roll (7) 4:4;5:18; 6:25;7:24;8:19;9:15; 11:3 Rose (1) 6:21</p>	<p>U</p>	<p>2 (1) 3:5 2022 (5) 3:5,20;4:3; 5:10,13 27 (1) 4:3</p>		
<p>S</p>	<p>under (1) 3:6 unit (1) 10:22 up (5) 4:18;5:4;10:12, 19,20</p>	<p>3</p>		
<p>same (1) 4:1 schedule (1) 3:19 scheduled (3) 3:4,9, 12 second (7) 5:16,17; 6:24;7:23;8:18;9:14; 11:2 sequence (1) 10:15 session (1) 10:21 set (3) 10:12,19,20 Sign (1) 8:12 Site (1) 9:8 small (1) 10:13 Solar (1) 5:7 start (1) 10:19 stated (1) 6:18 statement (1) 3:14 Steven (5) 4:7;6:22; 7:2;9:18;11:6</p>	<p>V</p>	<p>3066 (1) 5:6</p>		
<p>S</p>	<p>Valdez (1) 8:14 Variance (1) 8:12 Velez (1) 7:19 via (1) 3:10 Victor (1) 4:9 Village (1) 9:9 virtual (3) 3:9,10,12 virus (1) 3:7</p>	<p>6</p>		
<p>S</p>	<p>W</p>	<p>6:00 (1) 3:5 6:17 (1) 11:17</p>		
<p>Walker (1) 4:10 wants (1) 10:17 website (1) 3:13 weekend (1) 11:15 Williams (1) 6:15 Williams' (1) 6:13 work (1) 10:16 Workman (3) 5:5;6:6, 21</p>	<p>Y</p>	<p>3</p>		
<p>S</p>	<p>Y</p>	<p>6</p>		
<p>S</p>	<p>year (1) 3:20</p>	<p>6</p>		
<p>S</p>	<p>Z</p>	<p>6</p>		
	<p>Z</p>	<p>6</p>		