

In The Matter Of:
CITY OF CAMDEN
PLANNING BOARD

Transcript of Meeting
June 3, 2021

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PLANNING BOARD
CITY OF CAMDEN

- - - -

Thursday, June 3, 2021

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Transcript of proceedings of the City of
Camden Planning Board was conducted as a virtual
meeting via a remote conferencing platform, ZOOM,
commencing at 6:03 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

- - - -

ANGELA MILLER, PLANNING BOARD SECRETARY
JAMES BURNS, ESQUIRE., ATTORNEY FOR THE BOARD
DENA MOORE JOHNSON, P.E., C.M.E.
REMINGTON & VERNICK ENGINEERS
DR. EDWARD C. WILLIAMS, P.P., A.I.C.P., C.S.I.,
DIRECTOR OF PLANNING; SECRETARY, HISTORIC
PRESERVATION COMMISSION

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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 3, 2021 at 6:00 p.m.
6 It says: Since the City of Camden remains under a
7 declaration of a Health Emergency related to the
8 COVID-19 virus, City Hall is closed. Therefore, this
9 regular scheduled meeting will be conducted as a
10 virtual meeting via remote conferencing platform,
11 Zoom. Instructions on accessing this virtual regular
12 scheduled meeting can be found on the City of
13 Camden's website. Opening statement, please.

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

1 with the City Clerk, City of Camden, New Jersey. The
2 subject meeting was publicized on May 21, 2021.

3 CHAIRMAN DeJESUS: Roll call.

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

6 CHAIRMAN DeJESUS: Here.

7 MS. MILLER: Councilwoman Reyes-Morton.

8 COUNCILWOMAN REYES-MORTON: Here.

9 MS. MILLER: Director Walker.

10 DIRECTOR WALKER: Here.

11 MS. MILLER: Erin Crean.

12 MS. CREAN: Present.

13 MS. MILLER: Steven Lee.

14 MR. LEE: Present.

15 MS. MILLER: Ian Leonard.

16 CHAIRMAN DeJESUS: Approval of Planning
17 Board meeting held May 13, 2021. I'd like to have a
18 motion, please.

19 MS. CREAN: So moved.

20 COUNCILWOMAN REYES-MORTON: Second.

21 CHAIRMAN DeJESUS: Roll call.

22 MS. MILLER: Jose DeJesus.

23 CHAIRMAN DEJESUS: Absent. I wasn't
24 there.

25 MS. MILLER: Councilwoman Reyes-Morton.

1 COUNCILWOMAN REYES-MORTON: Yes.

2 MS. MILLER: Director Walker.

3 DIRECTOR WALKER: Yes.

4 MS. MILLER: Erin Crean.

5 MS. CREAN: Yes.

6 MS. MILLER: Steven Lee.

7 MR. LEE: Yes.

8 MS. MILLER: Motion carried to approve.

9 Thank you.

10 CHAIRMAN DeJESUS: Swearing in of all
11 professionals and Planning Board staff.

12 MR. BURNS: Is Dena here?

13 MS. MOORE: I'm here.

14 MR. BURNS: Okay. I didn't see you.

15 There's a lot of people that I didn't see. I'm
16 sorry.

17 For our professionals, please raise your
18 right hands, please.

19 - - -

20 DENA MOORE JOHNSON, P.E., C.M.E.;

21 DR. EDWARD C. WILLIAMS, P.P., A.I.C.P., C.S.I.,

22 having been duly sworn/affirmed, testified as
23 follows:

24 - - -

25 CHAIRMAN DeJESUS: Planning Board

1 Director's Report.

2 DR. WILLIAMS: Mr. Chair and Members of
3 the Planning Board, this report will only include an
4 information request to send a letter on behalf of the
5 Board to the CRA in their support of an application
6 for NJDEP for a Historic Preservation grant to deal
7 with the environmental issues around the RCA Building
8 #8 on Cooper Street. So it's simply a support letter
9 to supporting CRA's efforts in applying for a grant.

10 CHAIRMAN DeJESUS: Old Business: Minor
11 Subdivision and Preliminary and Final Site Plan, Dev
12 Ghanshyam, LLC, 3508, 3510-3516 Federal Street, Block
13 1060, Lots 2, 3, & 43. The applicant is proposing to
14 construction a retail liquor store on a
15 presently vacant lot with no changes to the existing
16 retail stores, Lots 3 & 4. Anyone here for that?
17 This was postponed last month.

18 MR. BURNS: Is anybody here on that
19 application?

20 CHAIRMAN DeJESUS: Why don't we hold it
21 for last.

22 MR. BURNS: Mr. Chairman, my
23 understanding is that Ms. Johnson was contacted by
24 the engineer who advised that they would be looking
25 to be carried to the July meeting. She properly

1 asked that he provide written notice of that
2 request. We did not receive one. I know Dena didn't
3 receive one. I didn't receive one. But our
4 director, Dr. Williams, has indicated that we can
5 carry that to the July meeting with no new notice
6 with the understanding that if they do not appear at
7 the July meeting, we will dismiss without prejudice
8 and make them come back and renotify. That's where
9 we are with that, Mr. Chairman. That can be carried
10 to the July meeting without new notice.

11 CHAIRMAN DeJESUS: Then we need a motion
12 for that.

13 MR. BURNS: What is that meeting date,
14 Angela?

15 MS. MILLER: The next meeting date will
16 be July 8th.

17 MR. BURNS: That will be carried to the
18 July 8th meeting, Mr. Chairman, if so moved.

19 CHAIRMAN DeJESUS: I need a motion to
20 approve that extension.

21 MS. CREAN: So moved.

22 MR. BURNS: You can just ask that it be
23 carried to the July 8th meeting with no new notice
24 being provided and we'll just do a quick vote.

25 CHAIRMAN DeJESUS: Thank you.

1 MS. MILLER: Can I get a second?

2 MR. LEE: Second.

3 CHAIRMAN DEJESUS: Roll call.

4 MS. MILLER: Jose DeJesus.

5 CHAIRMAN DEJESUS: Yes.

6 MS. MILLER: Councilwoman Reyes-Morton.

7 COUNCILWOMAN REYES-MORTON: Yes.

8 MS. MILLER: Director Walker.

9 DIRECTOR WALKER: Yes.

10 MS. MILLER: Erin Crean.

11 MS. CREAN: Yes.

12 MS. MILLER: Steven Lee.

13 MR. LEE: Yes.

14 MS. MILLER: Motion carried to continue.

15 Thank you.

16 MR. BURNS: That moves Mr. Wait's
17 application.

18 CHAIRMAN DeJESUS: Preliminary & Final
19 Site Plan: CP Thorn & Copewood, LLC (Camden Prep
20 Renaissance High School) 1800 Copewood Street, Block
21 1388, Lot 7. The applicant is proposing to demolish
22 the existing structures and construct a 3-story,
23 29,740 square foot high school with an artificial turf
24 athletic field and parking. Okay gentleman.

25 MR. WAIT: Thank you, Mr. Chairman and

1 Members of the Board. Can you hear me?

2 MR. BURNS: Yes, sir.

3 MR. WAIT: My name is Matthew Wait. I'm
4 a partner with the Law Firm of DeBois, Sheehan,
5 Hamilton, Levin & Weissman here in Camden, New
6 Jersey. It's my privilege this evening to represent
7 CP Thorn & Copewood, LLC regarding the property at
8 1800 Copewood Street, Block 1388, Lot 7 in the
9 transit-oriented development, TOD Zoning Districts.

10 This evening the applicant is seeking
11 preliminary and final major site plan approval and to
12 the extent necessary, bulk variance and design waiver
13 approval, to demolish existing structures and to a
14 construct a 3-story with a footprint of approximately
15 29,700 square feet, approximately 72,000 square feet
16 overall, a Renaissance High School for Uncommon
17 Schools with an artificial turf athletic field, field
18 lighting, parking, stormwater facilities, fencing,
19 landscaping, signage, lighting and other
20 infrastructure and improvements that have been
21 described in the plans filed before the Board.

22 By way of representations this evening,
23 the application has been made for the preliminary and
24 final site plan approval with waivers and variances.
25 Proper fees were paid. Notices were mailed and

1 published at least 10 days prior to the hearing. And
2 proof of mailing and publication were provided to the
3 Board Secretary.

4 I have several witnesses this evening. I
5 will identify several of them now. I understand that
6 we'll actually swear them in as we go through the
7 hearing this evening and I'll characterize some of
8 the other witnesses that we have on standby.

9 This evening we'll hear from Charles
10 Chelotti, professional engineer with Gilmore &
11 Associates; Aaron Jezzi, architect with DIGSAU; Giana
12 Campbell with Uncommon Schools, Camden Prep, regional
13 senior director; and Sara Huston with Uncommon
14 Schools, Camden Prep, the ACOO. And we have several
15 other individuals who may also testify or present in
16 the public comments section, including staff and high
17 school parents and students.

18 This evening we're asking for a number of
19 variances which we will discuss and go over in detail
20 as the evening proceeds. What I'd like to do first,
21 though, is introduce Giana Campbell with Uncommon
22 Schools. So if we can unmute Ms. Campbell. I'd like
23 to introduce her to give a brief description about
24 the applicant and the project in general.

25 MR. BURNS: Thank you, Matthew, and than

1 you for sending that letter with the witness list.
2 I appreciate it. That's helps move things along so
3 thank you.

4 MR. WAIT: Thank you.

5 MR. BURNS: Counsel, we will now swear in
6 Ms. Campbell. Ms. Campbell, if you could raise your
7 right hand, please.

8 - - -

9 GIANA CAMPBELL, having first been duly
10 sworn/affirmed, was examined and testified as
11 follows:

12 - - -

13 MR. BURNS: Thank you. If you could,
14 again, state your full name and address for the
15 record.

16 MS. CAMPBELL: Sure. Giana Campbell,
17 regional senior director of Camden Prep.

18 MR. BURNS: Welcome. We're happy to have
19 you here tonight.

20 MS. CAMPBELL: Thank you. It's good to
21 be here. Good evening, Mr. Chairman and Members of
22 the Board. On behalf of our entire school community,
23 I just wanted to thank you all, again, for taking the
24 time to hear more about Camden Prep and our proposed
25 high school facility project which we're really

1 excited about. I am joined by my colleague, Sara
2 Huston, as Matt mentioned, who is our associate chief
3 operating officer and really oversees the day-to-day
4 and in's and out's of our high school operational
5 program.

6 We don't want to take up too much of your
7 time before we get to the technical components of the
8 application, but I just want to spend a few minutes
9 to share some background on Camden Prep. Camden Prep
10 is part of larger network of schools known as
11 Uncommon. And we are a nonprofit organization that
12 manages and operates outstanding urban schools in six
13 cities across the Northeast, of course, Camden being
14 one of them. Really for us at the core of who we are
15 is our mission to close the achievement gap and
16 prepare low-income students to go to and through
17 college. Ultimately, we believe that a student zip
18 code should not dictate their destiny.

19 So in 2014, as some of you may know,
20 Uncommon Schools was authorized by the state and the
21 Camden superintendent to open Camden Prep as a public
22 Renaissance School here in the City. And as a public
23 Renaissance School, we operate three neighborhood
24 schools that serve all of the same children that
25 would attend the traditional district school,

1 including all City residents and students who may
2 have learning disabilities or other special needs.

3 Today we have the privilege and honor of
4 serving over 1,000 students across our four schools,
5 two of which are elementary schools, one is a middle
6 school. We're also planning to open our second
7 middle school this fall in one of our existing
8 facilities. And this year we launched our high
9 school which we're really excited about as that
10 continues to grow as we talk about this permanent
11 facility.

12 So a little bit in terms of our student
13 population. So much like the City, our city, our
14 student population is 99 percent Black or Latino.
15 The vast majority of our students, in fact, 97
16 percent, are low-income and qualify for free and
17 reduced-price lunch. And 20 percent of our students
18 classify as special education or English-language
19 learners. Just in terms of how our families come to
20 us, like all schools, all public schools in the City,
21 families enroll in Camden Prep through One Camden
22 which was forcefully Camden Enrollment and is the
23 City-wide application process for all public schools
24 in the City.

25 And so as a free public school, we do not

1 require any tuition or application fees and truly do
2 serve all of the students in our great City. In
3 fact, our schools are proud to offer what we call a
4 Neighborhood Catchment Preference particularly in the
5 neighborhoods surrounding our schools, including
6 Whitman Park, Liberty Park and Parkside. And, of
7 course, as seats are available, we open up those
8 seats to the rest of the City through a random
9 lottery.

10 Not only do we have the privilege of
11 serving student populations who have historically
12 been underserved, but we're really proud of the
13 academic outcomes that we've been able to achieve.
14 We continue to be the highest performing public
15 school in the City. And in just four years after
16 opening, our schools increased proficiency rates at
17 Bonsall Family School by 13 times in English and 15
18 times in math.

19 Since COVID hit, we, like a lot of
20 districts across the country have had to re-imagine
21 what school looks like. And we've worked really
22 hard to really insure that we're continuing to serve
23 students at a high level, both in terms of academics
24 but also the social, emotional, and wellness supports
25 and continued access to food and technology which we

1 know has been even more important during a pandemic
2 like the one that we're in now.

3 So, I share these results not because
4 academic achievement is everything. We know that
5 there are other parts of what makes schools great,
6 but because we know that it matters. We know that
7 our students' outcomes and their trajectories can be
8 transformed by access to a world-class education.
9 So in terms of growth over the next five years, we're
10 going to grow from serving the 1,000 students
11 that I mentioned earlier to over 2,000 across our
12 five schools. Camden Prep High School currently
13 serves 65 founding freshman that joined our school
14 community. And as we scale over the next few years,
15 we are really in need of a permanent facility to
16 house more students.

17 For us, you know, when our families to
18 come us whether it be in kindergarten or middle
19 school or high school, we make a promise to them.
20 And that promise is that we're going to see their
21 child to and through college. So with the City's
22 support over the past few years, we've made huge
23 investments to renovate the 100-plus year old
24 historic Bonsall building as well as the separate
25 school that I mentioned earlier located at 1650

1 Copewood. So for us, this project is really the next
2 step to insuring that we can fulfill that K-12
3 promise to our current scholars but also to future
4 scholars on their path to college.

5 And just finally, you know, as you may
6 all know, one of the key premises of Renaissance
7 Schools is that we are a neighborhood school rooted
8 in the community that we have the honor and privilege
9 to serve. And we have benefited immensely from
10 partnerships in the community and we'll continue to
11 make our facilities available for community use
12 including events and workshops, sports leagues and
13 other event programming.

14 And in terms of our community engagement
15 strategy for this particular project, we wanted to be
16 and continue to be really good partners and so have
17 engaged a number of stakeholders to share information
18 about this project. Just to name a few, state
19 education commissioner and the New Jersey Department
20 of Education, a number of City leaders including
21 mayor and former Ward 2 councilman Victor
22 Carstarphen, former Mayors Frank Moran and Dana Redd;
23 Ward 2 Councilman, now Councilmen Chris Collins,
24 Camden City superintendent Katrina McCombs, Camden
25 City Advisor Board President, Wasim Muhammad,

1 community leaders within the neighborhoods that we
2 serve including former Ward 2 Councilman Brian
3 Coleman, former Ward 2 Councilman Ali Slone El; a
4 number of faith-based leaders including Pastor Dana
5 Green, Pastor Davis, Pastor Edmond, Pastor Wilcox,
6 Pastor White, Whitman Park baseball and football
7 coaches, Whitman Park, Liberty Park, neighborhood
8 associations, and a host of other organizations
9 including Can Do and Dare Academy, the Cooper
10 Foundation, Cooper Ferry's Partnership, Camden
11 Education Fund and Parents for Great Camden Schools.

12 And so in talking to all of these
13 stakeholders, you know, the one thing really was is,
14 we received a lot of, a lot of outstanding support
15 for the project which really just -- affirmed our
16 belief that this proposed project will transform this
17 site into, one, a great place for learning, of
18 course, but also strengthening all of the
19 redevelopment initiatives happening in our part of
20 the community and really bring purpose back to this
21 prominent corner in the neighborhood.

22 So I just wanted to share a little bit
23 of that background with you all before we get into
24 the technical components of the application.

25 MR. WAIT: Thank you, Ms. Campbell.

1 We'll retain you, obviously, for questions and
2 additional input. As we move on to the technical
3 components with Mr. Chelotti, one of the things I
4 wanted to mention, there have been recent efforts to
5 reach out with DRPA and PATCO. The applicant's
6 engineer has communicated with DRPA and PATCO which
7 finds that current site design acceptable. I mention
8 this because I know that their counsel is on this
9 evening and he's asked me to make this
10 representation. I believe their council is in
11 attendance this evening.

12 I would also represent that the
13 applicant's engineer will agree to remain in further
14 communication with DRPA, PATCO in advance of the
15 submission of the final conformance plans for any
16 approval to insure that the proposed development
17 poses no additional burdens on the stormwater system.

18 MR. BURNS: Just for the record, Mr.
19 Chairman, I was copied on a lot of those emails
20 between Mr. Wait and Mr. Faber. And the language
21 that was just articulated by Mr. Wait and the
22 relationship with DRPA and PATCO is exactly what was
23 discussed in those emails and I appreciate you
24 putting that on the record early so that Mr. Faber
25 could hear it and he's welcome to stay, if he wants

1 to stay, of course. But I do appreciate you putting
2 it on early in the record.

3 MR. WAIT: Thank you. Mr. Chelotti, can
4 you hear me?

5 MR. CHELOTTI: Can you hear me, Mr.
6 Wait?

7 MR. WAIT: Now I can hear you.

8 MR. CHELOTTI: Great. Thank you. I'd
9 like to now call Charles Chelotti.

10 MR. BURNS: Mr. Chelotti has been
11 accepted by this Board, for the record, as an expert
12 in engineering on numerous occasions so we welcome
13 him back. Charles, if you can just raise your right
14 hand, please.

15 - - -

16 CHARLES J. CHELOTTI, P.E., having first
17 been duly sworn/affirmed, was examined and testified
18 as follows:

19 - - -

20 MR. BURNS: Mr. Chairman, we also have
21 Dena our engineer on and I turn the meeting back
22 over to you as to how you want to proceed.

23 CHAIRMAN DeJESUS: Dena, are you ready to
24 take over. Let's go.

25 MS. MOORE: I am. I just don't know if

1 Charlie wants to put any technical testimony on
2 record before we go through the letter.

3 MR. CHELOTTI: It's up to the Board.
4 I mean, I can give a very brief overview of the site
5 or we can just go to the review letter whichever the
6 Board prefers.

7 MR. WAIT: Mr. Chelotti, would you
8 mind, I can share my screen here. I just want to
9 make sure that we orient the Board to the site and
10 the application and describe it very generally and
11 then we can go right in the review comments. Would
12 it be better for me hit on Exhibit No. 2?

13 MR. CHELOTTI: That would be helpful.
14 Thank you.

15 MR. WAIT: Premarked Exhibit No. 2, Mr.
16 Chelotti, I don't think you stated your name but if
17 you could just state your name and your affiliation,
18 again, for the record.

19 MR. CHELOTTI: Charles J. Chelotti,
20 licensed professional engineer; working for Gilmore &
21 Associates, 201 Market Street, Camden, New Jersey.

22 MR. WAIT: Thank you. Mr. Chelotti,
23 could you orient the Board as to the location of the
24 site and give a brief description?

25 MR. CHELOTTI: Sure. Just very briefly,

1 the site is located at basically between Davis and
2 Thorn Street along Copewood. It's next to RF
3 Products. The property has been vacant for many,
4 many years. I moved to the Camden area in the early
5 2000's and I remember this being, for the most part,
6 vacant.

7 The proposed site and the proposed
8 project will include demolishing all the existing
9 buildings, foundations and utilities out into the
10 street in accordance with approvals from the City
11 Engineer. And then rebuilding with this current
12 layout. This layout is the rendering of the site
13 plan layout. We have 20 sheets of site plans.
14 Hopefully we're able to distill it down to just this
15 sheet to give you a flavor of what the
16 site would look like.

17 The building is fronting on Copewood
18 Street between Thorn and Davis, kind of presenting
19 itself to the neighborhood. Behind that is the bus
20 drop-off and loading areas, the parking areas and
21 then finally the athletic field which will be next to
22 the beautiful cinderblock wall of our products
23 building which will remain as far as we understand.
24 If there's any other questions, I can respond to
25 those accordingly.

1 MS. MOORE: We can go right to the letter
2 then. Mr. Chairman, I'm referring to Remington &
3 Vernick's letter dated June 1st, 2021. I will start
4 on page 3. Where we have the area and bulk
5 requirements, I have noted the off-street parking.
6 What is required is 138 spaces. Proposed, I need to
7 correct that to be 104 spaces with 34 phantom spaces,
8 and so a variance would not be required for that
9 item.

10 Going onto page 4: A street opening
11 permit from the City of Camden, in accordance with
12 the Street Opening Permit Ordinance of the City,
13 would be required for a street opening on a municipal
14 road as indicated on Note 19 on the Site Plan. The
15 City Engineer should be contacted concerning the
16 application and fees involved.

17 MR. CHELOTTI: We'll comply. We've
18 already started preliminary discussions with the City
19 Engineer.

20 MS. MOORE: Per Section 577-230.F, 0.23
21 parking spaces is required for every student. The
22 applicant has indicated that 600 students are
23 proposed, therefore, 138 parking spaces are required.
24 The plans indicate that 104 parking spaces are
25 proposed and an additional 34 phantom spaces are

1 proposed.

2 Per Section 577-230.M, where it can be
3 demonstrated that the parking requirements are in
4 excess of actual needs, the Board may permit up to 25
5 percent of the proposed parking area to be
6 appropriately graded and landscaped but left unpaved.
7 If, following construction, the experience with the
8 actual operation indicates the need for additional
9 parking, the applicant may request or the City
10 Engineer may require such unpaid parking spaces be
11 paved. Do you acknowledge that statement?

12 MR. CHELOTTI: Yes. Acknowledged.

13 MR. WAIT: With regard to that statement,
14 we'd like to call Sara Huston for a moment to talk
15 about that, parking on this site. Ms. Huston, can
16 you hear me?

17 MS. HUSTON: Yes.

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

20 - - -

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

24 - - -

25 MR. BURNS: And, again, just your full

1 name and affiliation for the record, please.

2 MS. HUSTON: I'm Sara Huston. I'm the
3 associate chief operating officer for the Camden Prep
4 High School.

5 MR. BURNS: Thank you.

6 MR. WAIT: Ms. Huston, is it correct that
7 at the opening in the Fall of 2023 you're expecting
8 approximately 30 employees?

9 MS. HUSTON: Yes, that is correct.

10 MR. WAIT: And you've recently reviewed
11 your staffing needs and that you project now that
12 three to four years after opening, you would have
13 approximately up to 85 full-time employees on site;
14 is that right?

15 MS. HUSTON: Yes, when we reach our
16 maximum student enrollment.

17 MR. WAIT: And there have been some
18 reference to 75 as a maximum employee count but as
19 you consider this, it's actually closer to 85; is
20 that right?

21 MS. HUSTON: Yes, that's correct.

22 MR. WAIT: And what percentage of those
23 full-time employees typically take public
24 transportation full-time?

25 MS. HUSTON: About five percent.

1 MR. WAIT: And is it true that the
2 requested 104 parking spaces are more than adequate
3 to serve the 81 full-time employees that you're
4 expecting to actually park on the site at maximum, as
5 well as any visitors that might be on campus at the
6 time of maximum enrollment?

7 MS. HUSTON: Yes.

8 MR. WAIT: Thank you.

9 Is it also correct that the 104 requested
10 parking spots would be adequate to serve any
11 after-hour events based on your experience at the Mt.
12 Ephraim and 1650 Copewood Camden Prep Campuses?

13 MS. HUSTON: Yes, it is.

14 MR. WAIT: As a benefit to the
15 community, you're addressing the parking here but
16 also with the use of the phantom parking under
17 577-230.M and you'd be limiting the amount of unused
18 paved area but would also allow for the additional
19 green space amenities. Is that your intention?

20 MS. HUSTON: Yes.

21 MR. WAIT: If following construction the
22 experience with the actual operation, indicates that
23 there's a need for additional parking, you understand
24 that the City could require that the phantom parking
25 be built?

1 MS. HUSTON: Yes, we understand that.

2 MR. WAIT: And right now you don't expect
3 that any additional spaces whatever be needed; is
4 that right?

5 MS. HUSTON: That's correct.

6 MR. WAIT: And the purpose here for the
7 field generally, can you describe that purpose?

8 MS. HUSTON: Yes. The purpose of the
9 field is to provide the school with an outdoor
10 recreation space to use during school hours. The
11 field is also designed to provide a regulation soccer
12 field. So even though our Camden Prep High School
13 does not have a soccer team right now as they and we
14 continue to grow, it is something that we want to
15 have for our students so that they can benefit from
16 this outdoor space.

17 MR. WAIT: Thank you. Just to get a head
18 on this, can we describe the hours of operation for
19 this facility just so that the Board has a better
20 understanding?

21 MS. HUSTON: Yes. The building will open
22 around 6:45 a.m. and all staff will arrive by 7:15
23 a.m. Students will arrive between 7:25 and
24 7:55 a.m. The day will happen. And then students
25 will be dismissed Monday through Thursday at

1 3:20 p.m. On Fridays students are dismissed earlier
2 and they'll be dismissed at 12:45 p.m. And the
3 building will close at 5:30 p.m. daily. There will
4 likely be night or weekend use for sporting events or
5 clubs or community events that will happen an on
6 ad hoc basis.

7 MR. WAIT: Thank you.

8 MS. MOORE: It appears the student
9 drop-off area will be used for loading. Testimony
10 should be provided. Testimony should also be
11 provided regarding the type, frequency, and location
12 of deliveries.

13 MR. WAIT: Thank you. Again, Ms. Huston,
14 could you describe the types of deliveries that you
15 would be receiving?

16 MS. HUSTON: Yes. We expect to receive
17 food deliveries and supply deliveries. Both food and
18 supply deliveries will occur outside of the student
19 arrival and dismissal windows. Food is delivered to
20 schools twice per day in a panel van and will enter
21 directly into the Servery from the parking lot near
22 Thorn Street. And supplies are delivered
23 approximately twice per day in either bread or box
24 trucks and will enter the building through the
25 package room or the main entry from the parking lot

1 side of the building.

2 MR. WAIT: And you do not actually cook
3 any of the food at your facility; is that right?

4 MS. HUSTON: Correct.

5 MR. WAIT: So, is it fair to say that
6 typically the school expects to receive food
7 deliveries and supply deliveries? Both food and
8 supply deliveries occur outside of the student
9 arrival and dismissal windows; food is delivered to
10 the school twice a day in a panel van or a box van
11 would enter directly to the Servery, and that
12 supplies are delivered to the school approximately
13 twice per day in a bed or box van entering the
14 building through the package room or the main entry
15 of the parking lot side of the building?

16 MS. HUSTON: That's correct

17 MR. WAIT: Thank you.

18 MS. MOORE: The applicant requests a
19 waiver of Section 577-235.A.10 to allow two driveways
20 within 200 feet.

21 MR. WAIT: Okay Mr. Chelotti.

22 MR. CHELOTTI: Yes. This area is along
23 Davis Street. It's the driveway. It's kind of one
24 big driveway apron down there. That's the area where
25 we're looking to be able to bring vehicles in in one

1 drive aisle but then also be able to have another
2 drive aisle exit to be able to increase the
3 flexibility of traffic flow heading in the roadway
4 network.

5 MS. MOORE: It appears that multi-family
6 housing is located on the opposite side of Davis
7 Street. Crosswalks should be provided. A possible
8 mid-block crossing should be reviewed with the City
9 Engineer.

10 MR. CHELOTTI: We will do that with the
11 City Engineer.

12 MS. MOORE: The applicant must address
13 the new NJDEP standards of incorporating green
14 infrastructure BMP's to satisfy groundwater recharge
15 standards and stormwater runoff quality and quantity
16 standards, if applicable.

17 (a) Post-development recharge volume
18 equal to pre-development recharge volume.

19 (b) Eighty (80) percent reduction in
20 total suspended solids.

21 (c) And the reduction of the post
22 development 2-, 10-, and 100-year peak run off rates
23 to 50%, 75% and 80% of the respective pre-development
24 peak rate of runoff.

25 You will address that in the actual

1 report?

2 MR. CHELOTTI: Yes, we will comply with
3 all applicable standards.

4 MS. MOORE: And I think from the revised
5 report, it's pretty much the text that I wanted you
6 to respond specifically with each of those comments
7 with respect to the green infrastructure provided, if
8 applicable?

9 MR. CHELOTTI: Yes, if applicable. There
10 is a fair amount of green infrastructure proposed on
11 the current plans. And if there's additional needed
12 to meet any of the requirements. I would note that I
13 think the No. 3 (a), the recharge volume may not
14 apply. However, due to the limited amount of current
15 impervious surface on the site, I think we will
16 comply whether it's required or not.

17 MS. MOORE: According to the New Jersey
18 Best Management Practices Manual, all land covers
19 must be considered in good condition under
20 pre-development conditions. The curve numbers in the
21 analysis must be revised accordingly.

22 MR. CHELOTTI: We'll comply.

23 MS. MOORE: The hydrology for the
24 post-development analysis appears to be missing from
25 the stormwater management report. You'll add that in

1 revised documentation?

2 MR. CHELOTTI: Yes, we will.

3 MS. MOORE: The time of concentration
4 under the pre- and post-development conditions must
5 be calculated and cannot be assumed as a minimum of
6 six (6) minutes. That will be revised?

7 MR. CHELOTTI: Yes, we will.

8 MS. MOORE: The results of soil testing
9 for the determination of the seasonal high
10 groundwater table should be provided in the
11 stormwater management report.

12 MR. CHELOTTI: We will include that.

13 MS. MOORE: Calculations demonstrating
14 that the basin will dewater within eighteen (18)
15 hours after the end of the rain event should be
16 provided for the bioretention basins and the
17 underground stormwater systems.

18 MR. CHELOTTI: Yes, we'll provide that
19 for all systems.

20 MS. MOORE: You'll be able to meet the 18
21 hours?

22 MR. CHELOTTI: From what we've seen so
23 far, yes.

24 MS. MOORE: Okay.

25 MR. CHELOTTI: The soils were actually

1 very good underneath this site. It was very
2 surprising to see.

3 MS. MOORE: The stormwater management
4 report should clearly indicate that a 3-foot
5 separation is provided between the basin bottom and
6 the estimated seasonal high groundwater table for the
7 bioretention basin and the underground stormwater
8 system.

9 MR. CHELOTTI: Yes. We will clearly
10 indicate that in the revised report for all
11 systems.

12 MS. MOORE: The calculations assume a 40
13 percent void ratio in the stone. A note should be
14 added requiring the stone supplier to certify that
15 the 40 percent void ratio is provided.

16 MR. CHELOTTI: We will add a note to the
17 plans and make sure that that certification gets
18 forwarded during construction should the Board
19 approve the project.

20 MS. MOORE: The applicant should be aware
21 that the post-development peak runoff rate cannot
22 exceed the pre-development runoff for the 25-year
23 storm for the site. Confirming calculations should
24 be provided for review.

25 MR. CHELOTTI: Yes. We will clearly show

1 that in the revised calculations for the 25-year
2 storm. We'll run that separately and put it into a
3 separate appendix.

4 MS. MOORE: Okay.

5 The applicant should be aware that a
6 stormwater maintenance plan must be recorded at the
7 County Clerk's office prior to receiving final
8 signatures on the plans.

9 MR. CHELOTTI: That's acknowledged.

10 MS. MOORE: A stormwater fee of \$106.34
11 has been calculated for the site as outlined in
12 Appendix XVIII of the City Ordinance. This fee must
13 be paid by the applicant prior to final signature of
14 the plan.

15 MR. CHELOTTI: We will comply.

16 MS. MOORE: Per Section 577-227.A.4,
17 permanent benchmarks shall be set for all major
18 subdivision and for site plans exceeding two (2)
19 acres in size. Concrete monuments or other similar
20 permanent structure shall be used.

21 MR. CHELOTTI: We'll comply with that.
22 We would respectively request to have that as a
23 condition of bond release only if they're installed
24 before then. They get installed and during
25 construction they get ripped out about six times and

1 have to be reset. So if that would be acceptable,
2 that would be very helpful.

3 MS. MOORE: And when were you saying as a
4 condition of the bond release?

5 MS. CHELOTTI: Should the Board approve
6 the project performance bond release. In other
7 words, if a performance bond could not be released
8 until the monuments were installed. We will note on
9 the plans that they have to be installed prior to
10 that also.

11 MS. MOORE: If you can add that note the
12 plan, I don't mind. It's just when the time comes
13 for the release.

14 MR. CHELOTTI: We would also make sure
15 that in our proposed cost estimate that we would
16 include the monuments as a line item too.

17 MS. MOORE: That would be better to add
18 that as a line item then.

19 MR. CHELOTTI: Yes. Not that the
20 contractors would even intentionally knock a monument
21 out during construction.

22 MS. MOORE: I would hope not.

23 Existing and proposed contours should be
24 shown on the grading plan.

25 MR. CHELOTTI: We'll comply.

1 MS. MOORE: If they were there, they were
2 too light. I think there were some lines that were
3 light on the plan. So, if you could adjust your line
4 widths.

5 MR. CHELOTTI: We are fighting that
6 battle with our KIP Plotter every day but we will
7 make sure that they're readable.

8 MS. MOORE: Each proposed ADA ramp
9 location within the City right-of-way should be
10 designed and submitted for review.

11 MR. CHELOTTI: Yes, we will submit that
12 concurrently to your office and to the City
13 Engineer's office. We're thinking about doing this
14 as a separate plan almost to make sure that everybody
15 is on the same page during this time.

16 MS. MOORE: Spot grades should be
17 provided at all proposed curb tangent points for
18 construction layout purposes.

19 MR. CHELOTTI: We'll comply.

20 MS. MOORE: The landscape wall should be
21 shown on the Grading Plan with top and bottom wall
22 elevations shown at the end walls. They were there
23 at the corners. We just need them at the end walls
24 also.

25 MR. CHELOTTI: Yes. We'll make sure that

1 there's additional grades throughout and comply with
2 that.

3 MS. MOORE: The slope and invert at the
4 connection to the existing combined system should be
5 provided for the proposed sanitary lateral?

6 MR. CHELOTTI: We'll comply.

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

12 MR. CHELOTTI: We'll comply with that.

13 MS. MOORE: The project must be approved
14 by both the City Engineer and the City Fire Chief
15 with written verification provided to our office
16 prior to final signatures on the plans.

17 MR. CHELOTTI: We'll comply. And if the
18 Board were to approve the application, I think we'll
19 be filing with the fire chief tomorrow.

20 MS. MOORE: A CCTV inspection of the
21 sewer (combined, sanitary and storm) system must be
22 performed and reviewed by the City Engineer prior to
23 construction. The applicant will be responsible for
24 any improvements to the existing infrastructure
25 required for the connection of the proposed project.

1 MR. CHELOTTI: We'll comply. We've
2 already reached out to Route 24 which is conveniently
3 located right up the street from here. So,
4 hopefully, they don't charge a lot of travel time
5 getting to the site.

6 MS. MOORE: Okay. On to the Planting
7 Design.

8 A planting schedule has been provided.
9 The caliper should be provided for all trees.
10 Planting details should also be provided.

11 MR. CHELOTTI: We will comply.

12 MS. MOORE: Per Section 577-224.B.1.e,
13 the visual impact of large surface parking lots
14 located along street frontages, shall be minimized
15 with landscaping. The plans should be revised or a
16 waiver requested.

17 MR. CHELOTTI: We would like to request a
18 waiver for this. We've added -- as you can see on
19 the rendered site plan here, we've added as much
20 vegetation as we possibly can. There are some
21 limitations with sight triangles and safety
22 throughout the site. I just don't think we can meet
23 it completely to your satisfaction. So we would like
24 to request that waiver.

25 MS. MOORE: Okay.

1 Per Section 577-244.C.6, foundation
2 plantings are required along all building elevations.
3 Additional landscaping should be provided or a waiver
4 requested.

5 MR. CHELOTTI: Once, again, we've tried
6 to maximize the amount of building foundation
7 plantings here but there are -- will be certain areas
8 that are just not able to be planted, the paved areas
9 and the courtyard. Also, too, with the orientation
10 of the site the way it is with the sun rising
11 basically over the PATCO station at Ferry Avenue and
12 traversing the site to the south and then setting
13 over the Delaware River, there's areas of the
14 building which will probably just not get a lot of
15 sun during the day. So, we'd like once, again, to
16 just request a waiver for certain areas. We will
17 maximize it to the max as much as possible. But we
18 probably can't meet it.

19 MS. MOORE: Sight triangles are shown on
20 the Landscape Plan to ensure visibility. Plant
21 material in landscaped islands should not exceed a
22 mature height of 2 feet and landscaping within the
23 sight triangles should be removed or relocated.

24 MR. CHELOTTI: We'll comply with that.

25 MS. MOORE: Per Section 577-244.D.2.a,

1 street trees shall be planted at 40 feet on center.

2 The applicant requests a waiver.

3 MR. CHELOTTI: Yes. Similar to the other
4 landscape waivers, we can't meet the 40-foot
5 separation in all areas. We are planting a
6 significant amount of street trees to create a tree
7 canopy out in the neighborhood, but we just can't
8 meet that 40-foot on center due to drive aisles,
9 sight triangles and things like that.

10 MS. MOORE: Any areas of lawn should be
11 labeled on the plan for clarity.

12 MR. CHELOTTI: Yes. We will make sure
13 that is absolutely clear on the plan. That's the one
14 we're fighting our KIP Plotter on and I think the
15 label too.

16 MS. MOORE: Loading areas should be
17 screened per Section 577-224.B.13. In addition,
18 testimony should be provided regarding the hours of
19 delivery and operation to determine the impact on
20 adjacent residences.

21 We received that testimony. And if you
22 can provide testimony regarding the loading area
23 screening.

24 MR. CHELOTTI: Yes. The main loading
25 area will be at the front of the parking area where

1 the buses are shown on Exhibit 2. So we've planted
2 that area as much as possible. However, there's
3 going to be certain areas basically to the south of
4 the buses that is to provide shadow parking. So we
5 are planting it but we are leaving it open as a grass
6 or lawn to meet the ordinance requirements. So we
7 are trying to screen as much as possible. It's just
8 due to the location, we cannot screen it completely.

9 MS. MOORE: So you'll be requesting that
10 waiver --

11 MR. CHELOTTI: Yes.

12 MS. MOORE: -- from strict compliance?

13 MR. CHELOTTI: From strict conformance.

14 MR. WAIT: Mr. Chelotti, also, I just
15 want to clarify. Deliveries on the site are
16 occurring sporadically but always outside of --
17 always occurring on the sight so there will be no
18 impact on adjacent residents; is that right?

19 MR. CHELOTTI: That is correct.

20 MS. MOORE: All electrical and mechanical
21 equipment should be screened from view per Section
22 577-224.B.19. Testimony should be provided.

23 MR. WAIT: I'd like to call now Aaron
24 Jezzi.

25 MR. BURNS: Aaron, I'm going to swear you

1 in, sir.

2 MR. JEZZI: Yes, sir.

3 MR. BURNS: Please raise your right
4 hand.

5 - - -

6 AARON JEZZI, A.I.A., having first been
7 duly sworn/affirmed, was examined and testified as
8 follows:

9 - - -

10 MR. BURNS: If you can provide your full
11 name and affiliation for the record, please.

12 MR. JEZZI: Aaron Jezzi, Associate from
13 DIGSAU; project architect.

14 MR. BURNS: Very good. Matthew, you want
15 to just qualify Mr. Jezzi as to his credentials?

16 MR. JEZZI: Thank you. Mr. Jezzi, could
17 you provide your professional qualifications, your
18 experience before the Board here in New Jersey and
19 explain to the Board how you'll be testifying this
20 evening.

21 MR. JEZZI: I'm a licensed architect in
22 Pennsylvania. And what is the -- I'm sorry,
23 Matthew. What's the?

24 MR. WAIT: Your qualifications as an
25 architect?

1 MR. JEZZI: Project architect associate
2 at DIGSAU.

3 MR. WAIT: And I have on the screen right
4 now as what has been marked, pre-marked Exhibit 4.
5 Do you see that?

6 MR. JEZZI: I do.

7 MR. WAIT: Were you involved in the
8 preparation of these documents?

9 MR. JEZZI: Yes, I was.

10 MR. WAIT: If we can take a moment just
11 to go through and describe the building for the Board
12 here.

13 MR. JEZZI: So this is a rendered view
14 taken from the corner of Copewood and Thorn Streets
15 so we're kind of standing on Copewood and looking at
16 Thorn Street to the right. We're looking at a corner
17 of the building that houses the commons at the ground
18 floor. That's why we have this kind of larger
19 aluminum curtain wall opening.

20 The rest of the facade that we're looking
21 at here is notated with this material one which is a
22 panelized wall material. The images that are on the
23 top left, you can see are some of the materials that
24 are under consideration. At the base of that
25 panelized wall system, we're showing a brick masonry

1 which is annotated with this notation No. 2. And it
2 is a brick masonry band that would meet the
3 sidewalk. And then at certain locations where that
4 No. 2 is, there's cut-outs that are carved into the
5 building that are expressed with this brick masonry
6 and aluminum.

7 MR. WAIT: Thank you. And to address the
8 specific question, can you provide testimony
9 regarding electrical and mechanical equipment being
10 screened?

11 MR. JEZZI: Yes. All electrical and
12 mechanical equipment will be screened. We do have a
13 metal screen at the roof to screen any mechanical
14 systems at the roof and any other systems on site
15 will be screened.

16 MS. MOORE: So all the systems are on the
17 roof, correct?

18 MR. JEZZI: That is correct.

19 MS. MOORE: Okay.

20 Given the nature of the site as a school,
21 testimony should be provided that no poisonous plants
22 are proposed?

23 MR. CHELOTTI: Yes. There will be no
24 poisonous plants or other plantings proposed. And
25 the final planting list will be reviewed and approved

1 by your office, including any changes that should
2 occur during construction if they do. Not like that
3 that's ever happened, Dena.

4 MS. MOORE: Mulch lines should be shown
5 on the plans.

6 MR. CHELOTTI: Yes, we'll comply.

7 MS. MOORE: The applicant proposes to
8 light the athletic field. Per Sections 577-224.B.9
9 and 577-243.A, lighting should minimize glare and
10 off-site spillage. Testimony should be provided
11 regarding glare and light trespass as related to
12 adjacent residential uses.

13 MR. CHELOTTI: Yes. We are currently
14 working with Musco Sports Lighting which, I think,
15 Dena, your office is familiar with. Also, too, I
16 believe they're doing the sports lighting at Whitman
17 Park to lighting the field there. Their materials,
18 they are the best for cut-offs in the business that
19 we see. We haven't seen anyone else come close to
20 what they can do. Right now we're anticipating a
21 pole-mounting height of between 65 and 70 feet for
22 the sports lighting.

23 The cut-offs, the maximum light level on
24 the sidewalk along Davis Street will be 2.2 foot
25 candles from the sports lighting. We think that even

1 that 2.2 foot candles, most of that is going to be
2 due to the proposed street lighting that is also
3 along the street. So it's really astonishing the
4 amount of cut-off that is coming off this sports
5 lighting from Musco. We will have that completely
6 detailed out to your satisfaction and submit it
7 should the Board approve the application.

8 MS. MOORE: Okay.

9 The minimum, maximum and average lighting
10 levels for parking lots should be provided in
11 accordance with Section 577-243.D.2. The applicant
12 requests a variance from strict compliance?

13 MR. CHELOTTI: Yes. Really for the
14 maximum levels. The minimal levels will be met on
15 site. Just as we're playing with the differences
16 between the sports lighting and the site lighting and
17 the street lighting, those minimum -- the maximum
18 levels may be exceeded slightly.

19 MS. MOORE: All right.

20 The minimum and maximum lighting levels
21 for walkways not associated with a parking lot should
22 be provided. The applicant requests a variance of
23 Section 577-243.A.15.a.

24 MR. CHELOTTI: Yes, similar to the
25 previous lighting requested variance. Like I said,

1 the minimum levels will be met. It's probably the
2 maximum levels that will be exceeded in small areas.
3 But none of those exceedances will impact the
4 surrounding properties or neighborhood.

5 MS. MOORE: Okay. I did not have this
6 one in the back so I have to write that down.

7 MR. CHELOTTI: Okay.

8 MS. MOORE: And that is walkway. I'll
9 call it walkway lighting level.

10 MR. CHELOTTI: Okay. That makes sense.

11 MR. WAIT: There was a A-14. Is that the
12 same reference or was it misnumbered?

13 MR. CHELOTTI: I was trying to pull the
14 letter up now.

15 MS. MOORE: You know what, I --

16 MR. WAIT: I think there may be a
17 discrepancy in that number.

18 MS. MOORE: I think it may be 14 and I
19 called out the wrong one in the actual letter.

20 MR. CHELOTTI: I don't remember seeing
21 it. I just wasn't paying attention to the number.

22 MR. WAIT: There's pole height variance
23 also that was just discussed a little bit. I think
24 we addressed that separately but I believe that's
25 A-15 and 14 has to do with lighting levels. But it's

1 walkway lighting and then also pole lighting.

2 MS. MOORE: Okay. So I'll look at that.

3 MR. BURNS: I think you had those,
4 Dena.

5 MS. MOORE: I'm sorry?

6 MR. BURNS: I think you have them in your
7 letter. I can see --

8 MS. MOORE: Right. But I think in No. 3,
9 I just called out the wrong reference, so I'll keep
10 what's there now. I think in the actual letter it
11 may be incorrect.

12 So Per Section 577-243.A.10, no more than
13 0.25 footcandles are permitted 10 feet from the
14 property line. The applicant requests a variance.

15 MR. CHELOTTI: Yes. We will need to
16 request that variance for two major areas. Actually
17 for the sidewalk area due to -- primarily due to the
18 street lighting. Those levels will be greater than
19 0.25 footcandles due to the street lights that are
20 proposed.

21 Also, too, there is along the property
22 frontage with RF Products, so I guess to the west of
23 the property by the sports lighting, those lighting
24 levels will exceed 0.25 but they will not exceed
25 two footcandles at any location. And they will be at

1 zero (0) within approximately 15 feet of the property
2 line.

3 MS. MOORE: Okay. Are we able to go back
4 to Exhibit 2 while we're talking?

5 MR. WAIT: Yes.

6 MS. MOORE: Thanks.

7 Per Section 577-243.B.1 and
8 577-243.F.2, facade lighting for schools shall not
9 exceed 0.1 footcandles at a height greater than five
10 feet. The applicant requests a variance.

11 MR. CHELOTTI: The location of the
12 building-mounted lights will be such that they're
13 installed at a varying height, some at nine feet,
14 some a little bit higher. But it will exceed that
15 point one 0.1 footcandles along the building area.
16 And that's really to provide the lighting along the
17 walkways and also to provide a little bit of more
18 accent lighting for the building too.

19 MS. MOORE: The location of proposed
20 architectural "wall washer" fixtures should be shown
21 on the plans?

22 MR. CHELOTTI: Yes. We'll revise the
23 plans to clearly show those.

24 MS. MOORE: Per Section 577-243.A.15,
25 building height determines pole height. For

1 buildings up to 24 feet in height, a maximum mounting
2 height of 16 feet is permitted. For taller
3 buildings, a maximum mounting height of 25 is
4 permitted. The pole height should be dimensioned.
5 It appears a variance is necessary for the proposed
6 field light fixtures.

7 So the pole height, what is that
8 dimension?

9 MR. CHELOTTI: The pole heights
10 themselves will be 25 feet or less for all site
11 lighting and street lighting. The sports lighting,
12 those pole heights will range between 65 and 70 feet
13 tall. And those are needed to provide adequate
14 lighting on the sports field during any kind of low
15 light or darkness play. You kick the ball out and
16 you don't want to kick it up in the air high and then
17 all of a sudden get lost in darkness.

18 MS. MOORE: The pole details should be
19 revised to identify the pole as aluminum with a
20 brushed finish per Section 577-243.D.4.

21 MR. CHELOTTI: We will comply.

22 MS. MOORE: Is it the applicant's
23 responsibility to contact PSE&G concerning
24 modifications required to make proposed or installed
25 lighting fixtures within the City's right-of-way

1 taper-resistant. No dedication will be accepted by
2 the City without the required the modification.

3 MR. CHELOTTI: We will comply with that.
4 And once, again, should the Board the application, we
5 will probably start that right away as Mr. Wait can
6 attest to and I think you can attest to and Mr.
7 Walker can attest to with the last project. So we do
8 not want to wait until the end of the project to get
9 that started.

10 MS. MOORE: The symbols and fixture
11 quantities should be corrected for the group summary
12 provided in the lighting plan.

13 MR. CHELOTTI: We'll comply.

14 MS. MOORE: On to the Traffic Report.
15 The traffic impact assessment should indicate
16 anticipated queuing within the proposed bus drop-off
17 area to ensure that it will properly accommodate the
18 anticipated number of buses during peak
19 arrival/departure times without impacting the
20 adjacent road network and on-site circulation.

21 MR. CHELOTTI: We will revise the traffic
22 report to include that information.

23 MS. MOORE: The Traffic Impact Assessment
24 should indicate anticipated arrival and departure
25 operations specifically pertaining to percentages of

1 students that are anticipated to drive themselves,
2 get dropped off or arrive via bus. So driving
3 themselves it's zero, correct?

4 MR. CHELOTTI: Correct. And that will be
5 included in the revised report.

6 MS. MOORE: With regard to getting
7 dropped off and arriving via the bus, do you have any
8 testimony you can provide this evening with those
9 percentages, 50/50 or what exactly? Do you know?

10 MR. CHELOTTI: Currently the
11 anticipated -- most of the students are anticipated
12 to arrive via bus or walk. There is a fair amount of
13 pedestrian access to this school that is anticipated
14 but that will be further detailed in the revised
15 report.

16 MS. MOORE: Okay.

17 MR. CHELOTTI: If that's acceptable.

18 MS. MOORE: Do you have any approximation
19 or the actual operations of the school just to hear
20 that this evening? What percentage may walk; what
21 percentage may get dropped off; and what percentage
22 for your bus? If you don't, I mean, just say, not
23 this evening.

24 MR. WAIT: Ms. Huston, do you have
25 approximate details about that on your current

1 expectations?

2 MS. HUSTON: In our current student
3 population which is 65 students so it's a very small
4 sample size, about 20 percent of our students take
5 the bus, 20 percent walk and 60 percent are dropped
6 off.

7 MS. MOORE: Thank you.

8 The applicant's traffic engineer shall
9 provide testimony regarding the anticipated
10 operations for drop-off/drop-up at the site and the
11 proposed driveways as well as Davis Street, Thorn
12 Street and Copewood Street are expected to operate
13 safely and efficiently without impacts to the roadway
14 as currently presented on the proposed site plan.

15 MR. CHELOTTI: The entire site layout
16 here, if I can take just a minute to explain it the
17 way the site was developed. This was under a fair
18 amount of review with both the design team, the
19 school. And then also too, we had some preliminary
20 discussions with the City. And what we really wanted
21 to do is provide flexibility and multiple access
22 points to the site so that no one roadway or no one
23 particular vehicle path would be impacted or be
24 forced to take all the traffic.

25 For example, on Davis Street, the

1 driveway entrance there, people can come for lack of
2 a better term, from Ferry Avenue and they have the
3 option of coming down Davis or going up on Copewood
4 and then entering the site through Thorn. So there's
5 multiple access points to the site. And similar to
6 egress points too. There are multiple egress
7 points. If someone is leaving the site, they can,
8 you know, leave and access to Thorn Street. They can
9 also use the internal site circulation and come back
10 out Davis Street. We anticipate most of the buses,
11 if not all the buses, will be focused on Copewood and
12 Davis Street due to height restrictions at the
13 overpasses at both Copewood.

14 And then also too, there is another part
15 of the roadway network that we did look at and that's
16 down at Whitman Avenue. I'm sure everyone is
17 familiar with the area. But at Whitman Avenue,
18 that's the other crossing beneath the PATCO line
19 that's relatively close to the site. Again, that is
20 a height-restricted. That's only 11 foot 6".

21 So we're not anticipating the school
22 buses using either Copewood or Whitman. They will be
23 getting back out to Davis Street and then heading to
24 Ferry Avenue. Ferry Avenue, I think, is 13 foot. It
25 think it's 13 foot 6" or a 13-foot height restriction

1 on that overpass. So that one is where we're
2 anticipating most of the bus traffic to go.

3 MS. MOORE: And that's back on to Davis
4 Street, correct?

5 MR. CHELOTTI: Correct. That's from
6 Davis. You'd be accessing -- you could leave the
7 buses -- the current configurations, the bus could
8 actually leave via Thorn Street to Copewood to Davis
9 or it could use the internal site circulation and
10 come back out to Davis and then head back out to
11 Ferry. Or it could conversely make that right turn,
12 head down Decatur Street and then eventually end up
13 on Mt. Ephraim Avenue. We spent a lot of time out at
14 the site looking at this. I do know that.

15 MS. MOORE: The traffic impact assessment
16 should be updated to include trip generation for the
17 AM and peak PM generated for the site.

18 MR. CHELOTTI: We will comply.

19 MS. MOORE: The traffic impact assessment
20 should be updated to provide analysis during both the
21 AM and PM peak arrival and departure periods for the
22 proposed site in addition to the AM and PM peak hour
23 for the adjacent roadways.

24 The report should also indicate the
25 anticipated Build Year and adjust the existing

1 volumes to the projected Build Year utilizing the
2 appropriate growth rates and include the additional
3 trip generation volumes based upon anticipated trip
4 distribution percentages to and from the surrounding
5 area.

6 The level of service printouts and report
7 figures should be included within the appendix of the
8 report in support of the results provided.

9 MR. CHELOTTI: We will include all that
10 information in the revised report to your
11 salification.

12 MS. MOORE: The traffic impact assessment
13 should be revised to include analysis at each of the
14 surrounding intersections and indicate any required
15 modifications to those intersections in order to
16 mitigate any impacts due to the proposed development.

17 MR. CHELOTTI: We will include that and
18 we will also have the discussion about the mid-block
19 crosswalk with the City Engineer and include that in
20 the revised report also.

21 MS. MOORE: The assessment should be
22 updated to include the appropriate volumes for each
23 peak period analyzed.

24 MR. CHELOTTI: That will be corrected.

25 MS. MOORE: The applicant's traffic

1 engineer should provide testimony that the on-site
2 roadway network is expected to safely and efficiently
3 accommodate the anticipated traffic volumes.

4 MR. CHELOTTI: Yes. The on-site network
5 and both our team and Mr. Jezzi's team, spent a lot
6 of time looking at this throughout this design
7 process. The reason for the variance for the two
8 driveways so close, really allows a lot of
9 flexibility of how this site can operate. And the
10 most importantly, how it can operate safely.

11 So we're not relying on one area to take
12 all the traffic on site. The traffic can disperse
13 out. We've also included a very wide, 20-foot wide
14 crosswalk that is currently like a raised crosswalk
15 that will provide access, pedestrian access, main
16 pedestrian access from the school over to the sports
17 field.

18 MS. MOORE: The applicant's engineer
19 should confirm that adequate site distance in
20 accordance with ASHTO policies, exists at all
21 existing and proposed intersection.

22 MR. CHELOTTI: We will confirm that on
23 the plans and then also in the traffic report. We'll
24 make sure we mention that.

25 MS. MOORE: Okay. On to the

1 Environmental Impacts.

2 The Soil Erosion and Sediment Control
3 Plan shall be approved by the Camden County Soil
4 Conservation District review and approval prior to
5 earth disturbance.

6 MR. CHELOTTI: We'll comply.

7 MS. MOORE: The applicant shall provide
8 results of all groundwater remedial actions performed
9 in accordance with the NJDEP SRP.

10 MR. CHELOTTI: We'll comply.

11 MS. MOORE: Based on our review of
12 G&A's EIA, it appears the proposed development of the
13 new Renaissance School will cause no adverse
14 environmental impacts and no off-site impacts to
15 neighboring or adjacent properties are anticipated as
16 a result of this development. You acknowledge the
17 statement?

18 MR. CHELOTTI: Acknowledged. Thank you.

19 MS. MOORE: Remington & Vernick Engineers
20 concurs with G&A's findings regarding the EIA.

21 MR. CHELOTTI: Acknowledged.

22 MS. MOORE: Remington & Vernick Engineers
23 encourages the applicant to continue it's process of
24 working closely with the DEP, Camden County Soil
25 Conservation District, Camden County Planning Board,

1 City of Camden Engineers, City of Camden Fire
2 Marshall, Fire Chief, and the City of Camden Planning
3 Board to avoid impacts to any environmental features
4 adjacent to and/or on the site and to comply with any
5 outstanding issues and obtain all necessary licenses,
6 permits, waivers and approvals prior to site
7 development.

8 MR. CHELOTTI: We will comply with that.

9 MS. MOORE: The community impact
10 assessment should be prepared by a New Jersey
11 licensed professional planner. This report should be
12 signed and sealed.

13 MR. CHELOTTI: Yes. We have to have it
14 signed and sealed by the planner. The planner did
15 prepare. We just didn't have their signature and
16 seal on it.

17 MS. MOORE: Okay.

18 This report must contain Will Serve
19 letters directed to the zoning officer/administrator
20 officer and signed by a responsible official of the
21 various utility companies having jurisdiction in the
22 area.

23 MR. CHELOTTI: Yes. We already have the
24 PSE&G ones. The City Engineer, water and sewer will
25 be a little harder to get but we will press the City

1 Engineer to get those and have those included. Or at
2 least his email.

3 MS. MOORE: Right. An email will work
4 too.

5 The visual impact assessment should be
6 prepared by a New Jersey Licensed professional
7 engineer. This report should be signed and sealed?

8 MR. CHELOTTI: We'll comply.

9 MS. MOORE: This report must analyze and
10 demonstrate the impact of the building on its
11 surrounding showing the maximum extent of the shadow
12 lengths on December 21st in the AM, noon and PM.

13 MR. CHELOTTI: We'll comply.

14 MS. MOORE: The swing of the trash
15 enclosure gates should be shown on the plans to
16 insure that they will not obstruct traffic. The
17 gates should be specified as self-closing.

18 MR. CHELOTTI: We'll comply.

19 MS. MOORE: Per Section 577-224.B.14.a,
20 appropriate landscaping shall be installed around the
21 trash enclosure to form a year-round effective visual
22 screen at the time of planting. Plans should be
23 revised or a waiver requested.

24 MR. CHELOTTI: Similar to the other
25 landscaping waivers that were requested, just due to

1 the location of the trash enclosure and the height at
2 being a six-foot high masonry enclosure, with the
3 orientation that was done, the back wall on Thorn
4 Street is just -- it's just not going to get a ton of
5 sun. And so we would like that waiver. We'll
6 plant it to the maximum extent possible. Some of
7 those plants on the back probably just will not do
8 well in that area. So we would like to request that
9 waiver.

10 MS. MOORE: And the same with
11 Section 577-255.A.2, a year-round buffer shall be
12 provided around the trash enclosure through the
13 provision of evergreen trees and shrubs. Plans
14 should be revised or a waiver requested.

15 MR. CHELOTTI: Similar to the last
16 answer. It's just a tuff spot in that back, that
17 side along Thorn Street.

18 MS. MOOR: Signage. One site
19 identification sign is proposed. It should be noted
20 that per Section 577-253.Q.9, schools are permitted
21 to have one sign not to exceed 24 square feet in size
22 along with a changeable copy sign not to exceed 12
23 square feet in size and six feet in height. The
24 applicant should provide testimony that this sign
25 will comply.

1 MR. WAIT: Mr. Jezzi, can you address
2 that, please?

3 MR. JEZZI: Yes. The sign that we've
4 submitted only one sign and it does comply with that
5 so it is below the 24 square feet.

6 MS. MOORE: Okay. Per Section
7 577-197.F, fences in the front yard are limited to 4
8 feet in height, whereas 6 feet is proposed. A
9 Variance is necessary.

10 MR. CHELOTTI: Yes. We would like to
11 request that variance for safety issues. Also, too,
12 we probably want to extend that variance to be a
13 little bit higher than 6 feet. We're anticipating
14 the City Engineer is going to have some comments
15 about the fencing especially along Davis Street.
16 So that variance may be 6 feet. He may request a
17 higher fence to avoid having balls end up in Davis
18 Street. Like I said, we're anticipating a comment
19 coming back from the City Engineer about that issue.

20 MS. MOORE: Okay. So then are you going
21 to request something higher than 6 feet now?

22 MR. CHELOTTI: If it's possible, we'd
23 like leave that as a 6-foot variance in all areas
24 with the exception of the sports field which may end
25 up being higher.

1 MR. BURNS: That's one way to phrase it,
2 but I think it should say, which may be higher if
3 recommended by the City Engineer.

4 MR. CHELOTTI: Thank you, Mr. Burns. That
5 is a much better way to say it.

6 CHAIRMAN DeJESUS: And not to exceed 8
7 feet.

8 MR. BURNS: Fair enough. I think that's
9 a good suggestion, Mr. Chairman.

10 MR. WAIT: Also, a good limitation for
11 that discussion with the City Engineer.

12 MS. MOORE: All right. Not to exceed 8
13 feet.

14 The applicant proposes four slide gates
15 at the site driveways. Plans should be revised to
16 show the equipment box and the location of the fence
17 when stored in an "open" position to ensure adequate
18 clearance.

19 MR. CHELOTTI: Yes. We will revise the
20 plans to show that. Davis Street is going to be
21 tricky just showing that location. That middle
22 island is going to have to take -- the eastern slide
23 gate will be retracting into the island. The western
24 side of that will be retracting back towards the
25 field. But we will show that clearly on the plans.

1 MS. MOORE: Okay.

2 The applicant must confirm that the
3 foundation of the fence will not encroach within the
4 right-of-way along Davis Street.

5 MR. CHELOTTI: We will clearly show that
6 on the plans, on the revised plans.

7 MS. MOORE: I have the Summary of
8 Variances and Waivers. Nothing added. I mean, I
9 think the correct section is noted here for the
10 walkway lighting levels. So for variances, we have
11 fence height in front yard; footcandles at property
12 line; walkway lighting levels; pole height; facade
13 lighting levels; parking area lighting levels; and
14 lighting levels above grade.

15 Anything with the site improvement
16 standards are not applicable here. And City
17 Ordinance Waivers: Parking lot buffering,
18 loading area screening, landscaping around trash
19 enclosure, distance between driveways, foundation
20 plantings, street trees and year-round buffer around
21 trash enclosure.

22 The only thing I want to go back to make
23 sure, you are sure with your information regarding
24 your pits that you can get -- your test pits, you can
25 get the 3 feet between -- the 3-foot separation

1 between the basin bottom and your facilities, all of
2 your stormwater facilities?

3 MR. CHELOTTI: Yes. And not to take up
4 too much time, but we did extensive geotechnical work
5 here for the foundations. We have drilled
6 approximately 8 borings throughout the site,
7 installed some test pits also. We are completely
8 confident on meeting that.

9 MS. MOORE: All right. I just want to
10 make sure so that we don't miss it.

11 MR. CHELOTTI: Yes.

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

15 MR. CHELOTTI: Okay.

16 MS. MOORE: I have the Outside Agency
17 Approvals as: Camden County Planning Board, Camden
18 County Soil Conservation District, Camden County
19 Municipal Utilities Authority, New Jersey Department
20 of Environmental Protection, and any others as may be
21 necessary. Do you need any DEP permit that you're
22 aware of?

23 MR. CHELOTTI: We do not anticipate a
24 TWA (Treatment Works Approval) permit for this
25 application due to the fact that there are no kitchen

1 facilities and food preparation here. The site
2 remediation program would be the only for the NJDEP.

3
4 MS. MOORE: All right. Well, I will
5 leave that there then. And Mr. Chairman, that
6 concludes our review.

7 CHAIRMAN DeJESUS: I have a question for
8 Charlie. Charles, I didn't see any bikes set up for
9 the school. Are you having any areas for biking?

10 MR. CHELOTTI: Yes. There are 18
11 proposed bike parking racks. Well, two racks of 9
12 each. One is located and I'm not sure -- Matt, if
13 you could just get towards the building. One is
14 located by the gym area. And then one is located by
15 what's referred to as the quad or kind of that
16 pavilion area or right outside the building along
17 Thorn Street.

18 CHAIRMAN DeJESUS: Does anybody else on
19 the Planning Board have any questions in reference to
20 this proposed school?

21 MS. CREAN: No. I had the same question
22 as you.

23 CHAIRMAN DeJESUS: We think alike.
24 That's good. Not hearing anyone, I will open it up
25 to the public. Doctor Williams, anybody there to

1 give us a response? Dr. Williams?

2 DR. WILLIAMS: I'm here. I'm checking.

3 So far none. None, sir.

4 CHAIRMAN DeJESUS: Hearing none and
5 hearing no one from the Planning Board giving any
6 concerns or questions, a motion is in order.

7 MS. CREAN: So moved.

8 MR. BURNS: Mr. Chairman, I'll do a recap
9 for you. The applicant is requesting preliminary and
10 final site plan approval to demolish the existing
11 structures and construct a three-story approximately
12 30,000 square foot high school with an artificial turf
13 athletic field and parking. You've heard a lot of
14 testimony tonight, technical testimony. But also
15 very compelling testimony was provided by Ms.
16 Campbell as to how wonderful this project will be for
17 the City.

18 It's interesting to see as we've seen
19 these schools come in as part of this program; to
20 watch these young people transition into from grade
21 school, to middle school and now you got to build a
22 high school which is wonderful.

23 So I think the testimony provided tonight
24 supports the variances based on the location of this
25 property and the impacts of the site. And the

1 conditions that I know are to comply with the
2 conditions set forth in the review letter from
3 Remington & Vernick dated June 1, 2021. And one of
4 the conditions that I specifically noted was on page
5 18 regarding the fencing. The applicant has agreed
6 that additional fencing may be -- height fencing may
7 be required around the athletic fields but that
8 fencing can be higher if recommended by the City
9 Engineer for the athletic field but not to exceed a
10 height of 10 feet. That was the main condition that
11 was imposed by our -- a request that was imposed by
12 our Chair. So --

13 MR. WAIT: Clarify. Was that --

14 MS. MOORE: I'm sorry. Is that 8 feet or
15 10 feet?

16 CHAIRMAN DeJESUS: Eight feet. Eight
17 feet is what I said.

18 MR. BURNS: Eight feet.

19 CHAIRMAN DeJESUS: Not ten.

20 MR. BURNS: I think I said 8 feet. The
21 Chair wanted 8 feet.

22 CHAIRMAN DeJESUS: That's okay. That's
23 fine.

24 DR. WILLIAMS: Mr. Chair.

25 CHAIRMAN DeJESUS: Yes.

1 DR. WILLIAMS: There happens to be one
2 person who just sent that they need to testify.

3 CHAIRMAN DeJESUS: That's all right. Let
4 him in.

5 DR. WILLIAMS: The person's name is
6 Richard Street.

7 CHAIRMAN DeJESUS: Mr. Street? Hello.

8 MR. STREET: Yes, I'm here. I'm sorry.
9 No, that's fine. I don't need to talk. Thank you.

10 MR. BURNS: The motion would be including
11 those conditions as noted on the record and Ms. Crean
12 can accept those conditions with her motion.

13 CHAIRMAN DeJESUS: Ms. Crean, do you
14 agree?

15 MS. CREAN: I do agree, yes.

16 CHAIRMAN DeJESUS: I need a second.

17 MR. LEE: Second.

18 CHAIRMAN DeJESUS: Seconded by Mr. Lee.

19 Roll call.

20 MS. MILLER: Jose DeJesus.

21 CHAIRMAN DEJESUS: Yes.

22 MS. MILLER: Councilwoman Reyes-Morton.

23 COUNCILWOMAN REYES-MORTON: Yes.

24 MS. MILLER: Director Walker.

25 DIRECTOR WALKER: Yes.

1 MS. MILLER: Erin Crean.

2 MS. CREAN: Yes.

3 MS. MILLER: Steven Lee.

4 MR. LEE: Yes.

5 MS. MILLER: Motion carried to approve.

6 Thank you and have a good night.

7 MR. BURNS: Congratulations guys.

8 MR. WAIT: Thank you Mr. Chairman and
9 Members of the Board. I appreciate your time this
10 evening.

11 CHAIRMAN DeJESUS: I appreciate your
12 method of using the Board and everything and hope to
13 see you soon.

14 MR. WAIT: Thank you.

15 CHAIRMAN DeJESUS: Adopting the following
16 Resolutions. Jim, are you going to do that?

17 MR. BURNS: The Resolutions that are on
18 for approval tonight, Mr. Chairman is the Camden
19 Health Element with a joint effort from DVRPC and the
20 City of Camden.

21 The two Certificate of Appropriateness,
22 St. Joseph's Carpenter Society and Delaware River
23 Investments, LLC.

24 And the Amendment to the City's Master
25 Plan regarding The Parkside Neighborhood

1 Redevelopment Plan.

2 So we just need a motion to approve those
3 Resolutions?

4 MS. CREAN: I will move to approve all of
5 the Resolutions.

6 MR. LEE: Second.

7 CHAIRMAN DEJESUS: Roll call.

8 MS. MILLER: Jose DeJesus.

9 CHAIRMAN DEJESUS: Yes.

10 MS. MILLER: Councilwoman Reyes-Morton.

11 COUNCILWOMAN REYES-MORTON: Yes.

12 MS. MILLER: Director Walker.

13 DIRECTOR WALKER: Yes.

14 MS. MILLER: Erin Crean.

15 MS. CREAN: Yes.

16 MS. MILLER: Steven Lee.

17 MR. LEE: Yes.

18 MS. MILLER: Motion carried to approve.

19 Thank you.

20 CHAIRMAN DeJESUS: Since there is nothing
21 else, I need a motion to adjourn.

22 MS. CREAN: So moved.

23 MR. LEE: 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: Motion carried to adjourn.

11 Thank you and have a good one.

12 - - -

13 (**Meeting concluded at 7:20 p.m.**)

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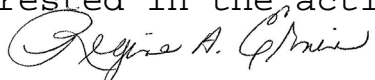
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2
3
4 I HEREBY CERTIFY that I am a Certified Court
5 Reporter and Notary Public.

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.

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