

In The Matter Of:
CITY OF CAMDEN
PLANNING BOARD

Transcript of Meeting
March 31, 2022

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PLANNING BOARD
CITY OF CAMDEN

- - - -

Thursday, March 31, 2022

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Transcript of proceedings for a SPECIAL
MEETING 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
ERIN CREAN, VICE-CHAIRWOMAN
DIRECTOR KEITH WALKER
STEVEN LEE
IAN LEONARD

- - - -

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

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I N D E X

CASES HEARD:

PAGE

1) DEBORAH MARTIN 5
2760 N. Congress Road

2) REAL PORTFOLIO 9, LLC 6
3104 S. Atlanta Road

3) CARLOS VAZQUEZ 6
114 Linden Street

4) GOLD STAR HOLDINGS, LLC 6
658 Washington Street

5) SAMUEL SERRANO 6
1060 Collings Avenue

6) ALEX AYBAR 6, 9
3701 Westfield Avenue
(Dismissed Without Prejudice)

7) PARKSIDE BUSINESS and COMMUNITY 10
PARTNERSHIP, INC.
264 Wildwood Avenue (Empire Avenue)
1466-68 Kenwood Avenue
1444 Princess Avenue

8) CRESTBURY PRESERVATION URBAN RENEWAL, LLC 24
c/o HUDSON VALLEY PROPERTY GROUP
CRESTBURY APARTMENTS
2553 South 8th Street

9) VIRTUA OUR LADY OF LOURDES HOSPITAL, INC. 44
1533, 1555 and 1565 Haddon Avenue

10) ADOPTION OF RESOLUTIONS 73

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, March 31, 2022 at 6:00 p.m.
6 It's being held as a ZOOM format because of
7 COVID-19, City Hall is closed. Therefore, this
8 regularly scheduled meeting will be conducted as a
9 virtual meeting via remote conferencing platform,
10 ZOOM. Instructions on accessing this virtual
11 regularly scheduled meeting can be found on the City
12 of Camden's website. Angela, reading of the Opening
13 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 2022 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 March 16, 2022.

3 CHAIRMAN DeJESUS: Roll call.

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

6 CHAIRMAN DeJESUS: Present.

7 MS. MILLER: Councilwoman Reyes-Morton.
8 Director Walker.

9 DIRECTOR WALKER: Present.

10 MS. MILLER: Erin Crean.

11 VICE-CHAIRWOMAN CREAN: Present.

12 MS. MILLER: Steven Lee.

13 MR. LEE: Here.

14 MS. MILLER: Ian Leonard.

15 MR. LEONARD: Here.

16 CHAIRMAN DeJESUS: Swearing in of all
17 professionals and Planning Board staff.

18 - - -

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

21 - - -

22 DR. EDWARD C. WILLIAMS, P.P., A.S.I.P.,
23 C.I.P.; DENA MOORE, P.E., C.M.E., having first been
24 duly sworn/affirmed, was examined and testified as
25 follows:

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CHAIRMAN DeJESUS: Approval of Planning Board public hearing meeting of January 13th, 2022. We need a motion to approve.

MR. LEE: So moved.

VICE-CHAIRWOMAN CREAN: Second.

CHAIRMAN DeJESUS: Roll call.

MS. MILLER: Jose DeJesus.

CHAIRMAN DeJESUS: Yes.

MS. MILLER: Director Walker.

DIRECTOR WALKER: Yes.

MS. MILLER: Erin Crean.

VICE-CHAIRWOMAN CREAN: Yes.

MS. MILLER: Steven Lee.

MR. LEE: Yes

MS. MILLER: Ian Leonard.

MR. LEONARD: Yes. Motion carried to approve. Thank you.

CHAIRMAN DeJESUS: Planning Director's report?

DR. WILLIAMS: Mr. Chair, I would skip this for us to move the agenda.

CHAIRMAN DeJESUS: All right. No problem. Since there's no Old Business, there's New Business and it's the Certificates of Appropriateness

1 for the following people: Deborah Martin, 2716 N.
2 Congress Road. The applicant is proposing the
3 installation of a roof within the Fairview Historic
4 District.

5 Certificate of Appropriateness for Real
6 Portfolio 9, LLC, 3104 S. Atlanta Road. The
7 applicant is proposing exterior work within the
8 Fairview Historic District.

9 Certificate of Appropriateness for Carlos
10 Vazquez, 114 Linden Street. The applicant is
11 proposing rear siding installation work within the
12 Cooper Grant Historic District.

13 Certificate of Appropriateness for Gold
14 Star Holdings, LLC, 658 Washington Street. The
15 applicant is proposing the installation of a driveway
16 with curb cut within the Cooper Plaza Historic
17 District.

18 Certificate of Appropriateness for Samuel
19 Serrano, 1060 Collings Avenue. The applicant is
20 proposing the installation of a roof within the
21 Fairview Historic District.

22 Number 'F' which is Site Plan Waiver, has
23 been postponed. Mr. Burns, I believe you're going to
24 handle this part?

25 MR. BURNS: Yes. There are, as you noted

1 Mr. Chairman, Certificates of Appropriateness A
2 through E. Doctor Williams, you've reviewed the
3 applications and the Certificates of Appropriateness
4 as requested by the applicants, correct?

5 DR. WILLIAMS: Yes, sir.

6 MR. BURNS: And what's your
7 recommendation regarding these Certificates of
8 Appropriateness?

9 DR. WILLIAMS: I would say to the Chair,
10 unless there are objections from the actual
11 applicants of the C of A's, I recommend approval on
12 all that are listed on the agenda.

13 MR. BURNS: Very good. So we would just
14 need a roll-call vote on that. I don't see any
15 objections for that and I don't note anybody in
16 the --

17 CHAIRMAN DeJESUS: If there is anybody
18 that has any response to any of these Certificates of
19 Appropriateness, you have the moment to speak now.
20 If not, we will vote.

21 DR. WILLIAMS: We have to open to the
22 public, sir.

23 MR. BURNS: That's what he's doing.

24 DR. WILLIAMS: Okay.

25 MR. BURNS: So it's open to the public.

1 Does anyone want to comment on the Certificates of
2 Appropriateness? Seeing no hands raised, Mr.
3 Chairman, I think we can close the public portion and
4 take a vote.

5 CHAIRMAN DeJESUS: Therefore, I do. And
6 then I need a motion to approve gentlemen and lady.

7 VICE-CHAIRWOMAN CREAN: So moved.

8 MR. LEE: Second.

9 CHAIRMAN DEJESUS: Roll call.

10 MS. MILLER: Jose DeJesus.

11 CHAIRMAN DEJESUS: Yes.

12 MS. MILLER: Director Walker.

13 DIRECTOR WALKER: Yes.

14 MS. MILLER: Erin Crean.

15 VICE-CHAIRWOMAN CREAN: Yes.

16 MS. MILLER: Steven Lee.

17 MR. LEE: Yes.

18 MS. MILLER: Ian Leonard.

19 MR. LEONARD: Yes.

20 MS. MILLER: Motion carried to approve.

21 Thank you.

22 DR. WILLIAMS: Excuse me, Mr. Chair and
23 counsel, I have Mr. Johnson on the line, the landline
24 in my office. I'm trying to get him back in.

25 MR. BURNS: Very good.

1 Mr. Chairman, as you indicated, agenda
2 Item F is a Site Plan Waiver regarding Alex Aybar,
3 3701 Westfield Avenue. I have been advised that they
4 are not prepared to proceed tonight. This has been
5 on our agenda for many, many months. And I would
6 recommend that the Board simply dismiss the
7 application without prejudice and allow them to
8 refile and renote. We've carried this far too
9 long. So that would be my recommendation on a
10 motion.

11 DR. WILLIAMS: I concur.

12 CHAIRMAN DeJESUS: I can't say anything
13 because it happens to be my client so, therefore,
14 proceed, please.

15 VICE-CHAIRWOMAN CREAN: I move to dismiss
16 this application without prejudice.

17 MR. LEE: Second.

18 CHAIRMAN DeJESUS: So moved. Roll-call
19 vote.

20 MS. MILLER: Jose DeJesus.

21 CHAIRMAN DEJESUS: Abstain.

22 MS. MILLER: Director Walker.

23 DIRECTOR WALKER: Yes.

24 MS. MILLER: Erin Crean.

25 VICE-CHAIRWOMAN CREAN: Yes.

1 MS. MILLER: Steven Lee.

2 MR. LEE: Yes.

3 MS. MILLER: Ian Leonard.

4 MR. LEONARD: Yes.

5 MS. MILLER: Motion carried to dismiss
6 without prejudice. Thank you.

7 CHAIRMAN DeJESUS: Major Subdivision
8 Approval, Minor Subdivision and Bulk Variance
9 Approval, Parkside Business and Community
10 Partnership, Inc., 264 S. Wildwood Avenue near Empire
11 Avenue, Block 1273, Lot 70; 1466-68 Kenwood Avenue,
12 Block 1298, Lots 14-15; 1444 Princess Avenue,
13 Block 1296, Lot 52.

14 The applicant is seeking re-approval of a
15 previously approved Major and Minor Subdivision to
16 allow for subdivision of the property and requesting
17 Bulk Variance Approval from the Planning Board.

18 And I believe you're the lovely
19 attorney?

20 MS. WARD: Yes. Katherine Ward here for
21 Parkside. I'm replacing Rob Ransom who has moved on
22 from Stradley, but he is also on the line and can
23 jump in if there's any questions that he can answer
24 that I can't because I'm stepping in.

25 If it pleases the Board, it's my

1 understanding that we are going to just basically put
2 everything on the record as to how we got here. But
3 there won't be any real testimony other than myself
4 which will be and accepted by Bridget Phifer, the CEO
5 of Parkside. And then we'll hear from our engineer,
6 Joseph Mancini, regarding the response to the City's
7 Engineer's letter. So the two witnesses I have
8 tonight, therefore, are Bridget Phifer and Joseph
9 Mancini, if the Board wanted to swear them in.

10 CHAIRMAN DeJESUS: Yes. Please swear
11 them in, please.

12 MR. BURNS: Very good. Thank you,
13 Counsel. Ms. Phifer and Mr. Mancini, if you could
14 raise your right hands, please.

15 - - -

16 JOSEPHN MANCINI, P.E.; BRIDGET PHIFER,
17 having first been duly sworn/affirmed, was examined
18 and testified as follows:

19 - - -

20 MR. BURNS: Thank you, Bridget; thank
21 you, Joe. Ms. Ward, if you could, I think there's
22 some confusion as to the relief you're asking for
23 tonight. Is it preliminary and final site plan and
24 minor subdivision? Because the agenda reads, major
25 subdivision and minor subdivision with bulk

1 variances. I just want to get some clarification
2 either from you or from Mr. Ransom.

3 MS. WARD: It's my understanding that
4 it's a major site plan. And the subdivision, of
5 course, is really the most important thing. But Rob,
6 please correct me if I'm wrong.

7 MS. MOORE: Jim, I wanted to note,
8 involved with their scattered site, so you have some
9 that are minor and other major. But the site plan
10 that they had, they had no changes to that.

11 MR. BURNS: But no changes to the site
12 plan.

13 MS. MOORE: Right. So it's --

14 MR. BURNS: So -- go ahead, Dena.

15 MS. MOORE: -- revision to the
16 subdivision portion.

17 MS. WARD: Right.

18 MR. BURNS: Very good. Thank you for the
19 clarification. I just want to make sure we had it
20 right on the record. I appreciate it. Thank you,
21 Counsel. Counsel, you're free to proceed.

22 MS. WARD: Thank you. So what I'd like
23 to do now is get the three exhibits on the record, if
24 that's all right.

25 MR. BURNS: Yes. Please.

1 MS. WARD: So the first one which we
2 should label A-1 is the Kenwood Avenue Subdivision
3 Plan. The second one, A-2, is the Empire Avenue
4 Subdivision Plan. And A-3 is the Princess Avenue
5 Subdivision Plan.

6 MS. MOORE: For further clarification,
7 Empire Avenue is major subdivision, correct?

8 MS. WARD: Yes.

9 MS. MOORE: Kenwood Avenue, is that minor
10 or major subdivision?

11 MS. WARD: I believe that's minor.

12 MS. MOORE: Okay. And then Princess is
13 minor?

14 MS. WARD: Correct. Yes.

15 MS. MOORE: Thank you.

16 MS. WARD: So if it pleases the Board,
17 I'm going to run through what I understand to be the
18 background here and the history so that we can make
19 sure that there's no misunderstandings. And I think
20 actually this will speak to also what we've just been
21 trying to clarify.

22 So originally on September 10, 2020, the
23 Planning Board considered and granted the applicant's
24 request for preliminary and final site plan approval,
25 bulk variance approval, minor subdivision approval

1 and major subdivision approval. And on October 8th
2 of the same year, considered and adopted a Resolution
3 of approval memorializing those approvals, all
4 relevant to the applicant's proposed redevelopment of
5 a ten-unit scattered site, a residential development
6 project composed of single-family attached townhome
7 units and semi-detached residential units on those
8 properties.

9 264 S. Wildwood Avenue which we have --
10 which is designated Empire Avenue for the purpose of
11 the application. The 1466 to 68 Kenwood Avenue, 1380
12 Haddon Avenue and 1444 Princess Avenue, more
13 specifically identified as Block 1273, Lot 70; Block
14 1298, Lots 14 to 15; and Block 1294, Lot 30; and
15 Block 1296, Lot 52 on the tax maps. With the
16 exception of Block 1294, Lot 30, the property is
17 located within the R-2 Residential Zoning District.
18 Block 1294, Lot 30 is located within the C-1
19 Commercial Zoning District and the Parkside
20 Redevelopment area and is the subject of the
21 Redevelopment Agreement with CRA, the Camden
22 Redevelopment Agency.

23 Due to delays caused by the COVID
24 Pandemic, the applicant submitted this application on
25 January 10, 2022 to request that the Planning Board

1 re-approve the previously granted major subdivision
2 and minor subdivision approvals to allow for the
3 subdivision of the properties as follows: 264 S.
4 Wildwood Avenue (Empire Avenue) is to be subdivided
5 in a major subdivision in order to create four new
6 lots on which four semi-detached residential units
7 and related site improvements, including individual
8 driveways for each residential unit will be
9 constructed.

10 1466 to 68 Kenwood Avenue will be
11 subdivided in a minor subdivision in order to create
12 three new lots, one detached single-family and two
13 semi-detached residential units and related site
14 improvements, including individual driveways for each
15 residential unit.

16 And 1444 Princess Avenue is going to be
17 subdivided in a minor subdivision in order to create
18 two new lots upon which two semi-detached residential
19 units and associated site improvements, including
20 individual driveways for each residential unit will
21 be constructed.

22 In addition to the major subdivision
23 approval and minor subdivision approval, to the
24 extent necessary, the applicant requests that the
25 Planning Board grant bulk variance approvals to allow

1 for the following: On 264 S. Wildwood Avenue, which
2 is Empire Avenue, two proposed lots intended to
3 accommodate semi-detached units to have side yard
4 setbacks of 9.83 feet and 9.5 feet where ordinance
5 Section 577-56 requires a minimum side yard setback
6 of ten feet.

7 The two proposed lots intended to
8 accommodate the semi-detached units one and two to
9 have an aggregate side yard setback of 19.33 feet,
10 where the ordinance Section 577-56 requires an
11 aggregate minimum side yard setback of 25 feet. The
12 two proposed lots to accommodate those units to each,
13 have impervious coverage of 68 percent where the
14 Ordinance 577-56 limits the maximum of impervious
15 coverage to 60 percent. And also, to have side yard
16 setbacks of 9.5 feet and 9.83 feet where the
17 ordinance requires a minimum side yard setback of ten
18 feet.

19 And finally, an aggregate side yard
20 setback of 19.33 feet on those two lots where the
21 ordinance requires an aggregate minimum side yard
22 setback of 25 feet. And finally, the two lots to
23 have each impervious coverage of 68 percent for the
24 semi-detached units where the ordinance limits the
25 maximum impervious coverage to 60 percent.

1 Moving on to the Kenwood Avenue Lots 1466
2 to 68 Kenwood Avenue, it is proposed to accommodate a
3 single-family unit to have an area of 2,683 square
4 feet. But ordinance Section 577-56 requires a
5 minimum lot area of 3,000 square feet. The proposed
6 lot to have a lot width of 26.83 feet where the
7 ordinance requires a minimum lot width of 30 feet.

8 The proposed lot to have a minimum side
9 yard setback of .5 feet and 8.46 feet, the ordinance
10 requires a minimum side yard setback of ten feet.
11 And then the same unit to have an aggregate side yard
12 setback of 8.96 feet where the section requires an
13 aggregate minimum side yard setback of 25 feet.

14 In addition, the impervious coverage is
15 proposed to be 70.4 percent where the ordinance
16 requires the maximum impervious coverage to 60
17 percent. I'm not sure where that sound is coming
18 from but let me know if it's interfering with what
19 I'm saying.

20 DR. WILLIAMS: It came out all right.

21 MS. WARD: Okay. Then moving on.

22 Side yard setbacks of nine feet and 8.5
23 feet for each unit where the ordinance section
24 requires a minimum side yard setback of ten feet to
25 have in addition an aggregate side yard setback of

1 17.5 feet, where the ordinance requires an aggregate
2 minimum side yard setback of 25 feet. And finally,
3 to have an impervious coverage of 69 percent and 71
4 percent respectively for Units 1 and 2 where the
5 ordinance limits the maximum impervious coverage to
6 60 feet.

7 And then finally at 1444 Princess Avenue,
8 that lot is intended to accommodate a semi-detached
9 unit, just one unit, to have an impervious coverage
10 of 66 percent where, again, the ordinance limits the
11 impervious coverage to 60 percent. That concludes my
12 testimony on behalf of Parkside. But I am asking
13 Bridget Phifer now to come online and adopt my
14 testimony because we are simply requesting that the
15 Board grant and re-approve approvals that are
16 previously granted.

17 So there's nothing new here. Everything
18 has been previously considered by the Board and has
19 been approved. We are not -- we don't -- we're not
20 asking and we don't think is needed, any additional
21 testimony at this time if the Board agrees. So
22 Bridget.

23 CHAIRMAN DeJESUS: Dena, do you have
24 anything to say in reference to your letter?

25 MS. MOORE: Well, the thing is --

1 MS. WARD: We're going to get to that
2 once Bridget accepts my testimony. Then we'll have
3 Joe Mancini come on if it's okay.

4 MR. BURNS: Ms. Phifer, do you accept the
5 proffer that was made by Ms. Ward as it relates to
6 everything that was stated on the record?

7 MS. PHIFER: Yes, I do. I concur.

8 MR. BURNS: Very good. Thank you.

9 So, Mr. Chairman, at this time, we can go
10 to Dena's review letter. Mr. Mancini is on standby
11 to address any issues that come up in that letter.

12 MS. WARD: Yes.

13 CHAIRMAN DeJESUS: Dena?

14 MS. MOORE: First of all, I know
15 everything that was just testified, mentions the
16 approvals from the last time which we didn't
17 include everything in our letter here. What we did
18 include was what changed; what gets amended from that
19 revision is what we included with this one. So we do
20 have some changes which are noted in our letter.

21 So I'll begin first. I'm referring to
22 Remington & Vernick's letter dated January 21st,
23 2022. I do want to mention, we reference Section 577
24 throughout the letter. According to E Codes 360,
25 that section is now 870. So any subsequent letter

1 from our office will include the correct section of
2 870 as opposed to 577. All of the sections remain
3 the same. It's just the number that has changed. So
4 we'll change that.

5 The changes we have noted are on page 3
6 for Kenwood Avenue. The proposed Lot 14, the minimum
7 lot area is now 2,683 square feet. And what's
8 required is 3,000 square feet. And the lot width is
9 26.83 feet. And what's required is 30 feet. So
10 we're saying that a variance is required for Kenwood
11 Avenue. And then what's a pre-existing condition for
12 Haddon Avenue, we have noted the minimum lot area on
13 page 4 of 1,392 square feet when minimum lot area
14 required is 1,500 square feet and the lot width is 20
15 feet required. And they're proposing 13.92 feet.
16 Like I said, that's a pre-existing condition.

17 Anything else in the letter, I don't know
18 of Joe, we're kind of streamlining these reviews this
19 evening. So did you have an issue with any of the
20 subdivision comments that I have noted under Roman
21 Numeral 3 pages four or five?

22 MR. MANCINI: No, not at all. We'll
23 comply with all the comments in the letter.

24 MS. MOORE: Okay. And then -- you did
25 send over the revised plan for these. So I looked

1 over everything and it looked fine. And I think I
2 sent you, one of the plans just needed to be
3 corrected for whether you were going to file it by
4 plat or by deed.

5 MR. MANCINI: That's correct, yes. So
6 the major subdivision, obviously, needs to be filed
7 by plat. The two minor subdivisions be filed by
8 deed.

9 MS. MOORE: Okay. And you're aware of
10 the "City's Ordinance Establishing Standards and the
11 Submission of Maps and other Documents in a Digital
12 Format" which means that we'll need to see a plan --
13 a drawing. You'll send over the CD or DVD with the
14 drawing in NADA 1983, each of those subdivisions?

15 MR. MANCINI: I'm aware and we'll comply.

16 MS. MOORE: Okay. All right.

17 And then the Summary of Variances and
18 Waivers, we have those that I mentioned for lot area,
19 lot width and the pre-existing condition for the
20 minimum lot area and lot width for the semi-detached
21 home.

22 MR. MANCINI: Agree.

23 MS. MOORE: The approval process. One
24 thing too with the deed. What you're filing by deed,
25 if you can please provide a copy to our office and

1 also the Planning Board solicitor for review?

2 MR. MANCINI: Of course. Absolutely.

3 MS. MOORE: You're aware of the approval
4 process as listed on pages 5 and 6?

5 MR. MANCINI: We are.

6 MS. MOORE: And I believe you sent over
7 the Camden County Planning Board. Did you send
8 anything to me for that?

9 MR. MANCINI: Yes. We have that but I'll
10 make sure you have it if you don't have it handy.

11 MS. MOORE: Okay. Was that no impact --

12 MR. MANCINI: Correct.

13 MS. MOORE: -- document? Okay. All
14 right. And that concludes our review, Mr.
15 Chairman.

16 CHAIRMAN DeJESUS: Thank you, Dena.

17 MS. MOORE: You're welcome.

18 CHAIRMAN DeJESUS: Any Board member
19 having anything to say in reference to this matter?
20 Hearing none, I'll open it up to the public. Is
21 there anyone outside that wants to voice their
22 opinion in this matter, please do so. I guess not.

23 Board members, I need just a motion to
24 approve or make a decision.

25 MR. BURNS: Mr. Chairman, the conditions

1 that I notice of major subdivision, shall be filed by
2 plat; two minors filed by deed; comply with the R&V
3 review letter of January 24, 2022. And I believe,
4 Dena, you also had a letter of March 28, correct?

5 MS. MOORE: I'm sorry?

6 MR. BURNS: Did you have a letter of
7 March 28?

8 MS. MOORE: That was probably for the
9 site plan portion.

10 MR. BURNS: Okay. To comply with the
11 January 24th, 2022 letter and then submit the deeds
12 for Board professional review. Those are the
13 conditions that I know, Mr. Chairman.

14 MS. MOORE: Did you say the date of
15 January 21st?

16 MR. BURNS: 24th.

17 MS. MOORE: My letter is the 21st.

18 MR. BURNS: I apologize. January 21st.
19 Oh, that's weird.

20 MS. MOORE: Thank you.

21 MR. BURNS: All right.

22 CHAIRMAN DeJESUS: Gentleman and lovely
23 lady, can we get a vote, please, or motion?

24 VICE-CHAIRWOMAN CREAN: I move to approve
25 with site conditions.

1 CHAIRMAN DeJESUS: Stated by the
2 attorney?

3 VICE-CHAIRWOMAN CREAN: Yes.

4 CHAIRMAN DeJESUS: Thank you, Ms. Crean.
5 I need a second, Gentleman.

6 MR. LEONARD: Second.

7 CHAIRMAN DeJESUS: Thank you. Roll call.

8 MS. MILLER: Jose DeJesus.

9 CHAIRMAN DEJESUS: Yes.

10 MS. MILLER: Director Walker.

11 DIRECTOR WALKER: Yes.

12 MS. MILLER: Erin Crean.

13 VICE-CHAIRWOMAN CREAN: Yes.

14 MS. MILLER: Steven Lee.

15 MR. LEE: Yes.

16 MS. MILLER: Ian Leonard.

17 MR. LEONARD: Yes.

18 MS. MILLER: Motion carried to approve.

19 Thank you.

20 MS. WARD: Thank you very much.

21 MR. BURNS: Thank you, Kathy.

22 MS. PHIFER: Thank you all.

23 CHAIRMAN DeJESUS: Preliminary and Final
24 Site Plan, Crestbury Preservation Urban Renewal, LLC,
25 c/o Hudson Valley Property Group, Crestbury

1 Apartments, 2553 South 8th Street, Block 642, Lot
2 1.01; Block 643, Lot 45; Block 644, Lot 46; Block
3 645, Lot 1. The applicant is proposing a 3,900
4 square feet outdoor recreation area with grills,
5 benches and playground equipment. Is someone here
6 for this application?

7 MR. JOHNSON: Yes, Mr. Chair. Harvey
8 Johnson.

9 CHAIRMAN DeJESUS: Mr. Johnson, happy New
10 Year and all those good things. I haven't seen you
11 for a long time.

12 MR. JOHNSON: That's correct. And I'm
13 glad to see that you're well.

14 CHAIRMAN DeJESUS: Okay. You have the
15 floor.

16 MR. JOHNSON: Good afternoon. My name is
17 Harvey Johnson. I'm the attorney for Hudson Valley
18 as it relates to Crestbury who proposes, as the
19 Chairman has stated, to convert a small portion of a
20 parking lot on Hunter Street into an area for persons
21 to have some picnics and to create a park for
22 children to play.

23 This is a preliminary and final site plan
24 approval. We have submitted pictures from Mr. Alex
25 Roebelen showing that the parking lots around 545

1 were basically empty and that it would be no affect
2 upon the parking by the use of these facilities for
3 the recreation area and for the playground.

4 We have discussed with Mr. Burns the
5 possibility of moving this directly to questions and
6 answers of the Remington & Vernick report with our
7 Mr. Martin Eustace responding.

8 MR. BURNS: Mr. Johnson, I did speak this
9 afternoon. And given the relatively straight-forward
10 nature of this application, Mr. Chairman, we felt
11 that we could go right to Ms. Johnson's review letter
12 and address the review letter with any feedback that
13 we can get from their professionals. So with that,
14 I'd like to swear Mr. Johnson's professionals in with
15 your permission, Mr. Chairman.

16 CHAIRMAN DeJESUS: Sure. Of course.

17 MR. BURNS: So anybody that will be
18 testifying tonight, that would be Alex and Mr.
19 Eustace. If you could raise your right hands,
20 please.

21 - - -

22 MARTIN J. EUSTACE, P.E.; ALEX ROEBELEN,
23 having first been duly sworn/affirmed, was examined
24 and testified as follows:

25 - - -

1 MR. BURNS: Thank you, gentlemen.

2 Mr. Johnson?

3 MR. JOHNSON: I'd like to have Mr.
4 Eustace go through the report of Remington & Vernick
5 and respond to them.

6 MR. BURNS: Sure.

7 CHAIRMAN DeJESUS: Dena, do you want to
8 start from that point so that they could respond to
9 you?

10 MS. MOORE: Right. That's fine.

11 Mr. Chairman, I'm referring to Remington
12 & Vernick's letter dated January 27, 2022. And we'll
13 start off under the Zoning Requirements. We have
14 some information that I have noted as, To be
15 Determined. And that's information regarding the
16 bedroom apartments; what's there; one bedroom, two
17 bedroom, three bedroom apartments; what's required;
18 what's proposed and the status on that.

19 Because from that through the RSIS, it
20 determines the parking, what's required for the
21 parking and we have what's proposed on the plans.
22 You're proposing 195 spaces. That amount was 211
23 before this proposed project. And from that we're
24 assuming that you would need a De Minimus Exception.
25 But are you going to be able to provide that

1 information so that we know what the required number
2 of parking spaces are?

3 MR. EUSTACE: Yes. We're prepared to
4 provide that information tonight.

5 MS. MOORE: Tonight?

6 MR. EUSTACE: Yes. I can go through the
7 numbers if you would like.

8 MS. MOORE: Okay.

9 MR. EUSTACE: Regarding apartments with
10 one bedroom, there are 172 one-bedroom apartments
11 that require 1.8 spaces per unit that would equate to
12 a required number of parking stalls at 310 spaces.
13 There are 219 two-bedroom apartments that require two
14 spaces per unit which equates to 438 required parking
15 stalls. There are zero three-bedroom units,
16 therefore, requiring zero parking stalls. That would
17 bring the total number of required parking stalls to
18 748 spaces. There are currently 211 spaces on site.
19 We are looking to, in order to implement the proposed
20 improvements and providing a playground area, that
21 would require the removal of 16 parking stalls,
22 thereby providing 195 stalls.

23 MS. MOORE: So you will need the
24 Di Minimus Exception --

25 MR. EUSTACE: Correct.

1 MS. MOORE: -- for parking? Okay.

2 We have noted -- you're aware of the
3 street-opening permits? If you're required to have a
4 street opening, you would contact the City Engineer
5 regarding that application and fees?

6 MR. EUSTACE: Yes.

7 MS. MOORE: Do you have an issue with any
8 of the comments that I have noted under parking,
9 loading, pedestrian circulation?

10 MR. EUSTACE: I think you were just
11 looking for information on the location of the bus
12 terminals and --

13 MS. MOORE: Right. We do ask -- we ask
14 for that testimony per Section 870-230.N.4, the
15 number of required parking spaces may be reduced by
16 20 percent if a public transportation stop is
17 directly accessible from the site and a lighted
18 covered area for at least 8 people is provided. So
19 testimony should be provided regarding that. Do you
20 have that?

21 MR. EUSTACE: Yes. So we can speak on
22 that. There are currently two bus stops at the
23 corner of Morgan and South 8th Street. They are
24 approximately 260 feet from the laundry or Hunter
25 Street where the laundry facility is located.

1 At that point, the pedestrian can go either east or
2 westbound. If they go westbound, that will take them
3 out to Broadway which is approximately 1,600 feet to
4 the west. From that point, they can travel northward
5 on Broadway up to the main transportation hub. So
6 that is within what we believe close proximity to the
7 site and meets that requirement.

8 MS. MOORE: And that calculation will
9 reduce it by 20 percent and proceed with that Di
10 Minimus Exception still?

11 MR. EUSTACE: That's correct.

12 MS. MOORE: The applicant should provide
13 testimony regarding the presence of ADA parking near
14 the proposed outdoor recreation area. The Existing
15 Conditions Plan does not show the parking, yet ADA
16 parking spaces are shown as existing on the site
17 plan. Plans should be revised to comply with federal
18 standards for ADA-accessible parking with respect to
19 size and grading.

20 MR. EUSTACE: Yes. So on this one, this
21 is really just a point of clarification because there
22 was a prior application that was submitted that
23 showed the ADA with all the design requirements and,
24 hence, that's why on this application they were shown
25 as existing. There's places yourself and the Board,

1 we can add the prior submitted -- previously
2 submitted information to this set of documents.

3 MS. MOORE: Yes. Please.

4 MR. EUSTACE: Okay.

5 MS. MOORE: That what we're --

6 MR. EUSTACE: To my understanding,
7 there's going to be a couple of items that come
8 through on this letter that were part of our prior
9 application. And if it's just a general desire to
10 have the information shown on this set of documents,
11 we can actually bring that into these documents in
12 this application.

13 MS. MOORE: Okay.

14 The stormwater -- do you have any
15 other -- you're fine with all the other comments in
16 this section for 'B'? Because I'll move on to
17 Stormwater Collection and Management System?

18 MR. EUSTACE: Oh, yes. I'm sorry. Yes.
19 To that section, that would be correct.

20 MS. MOORE: So 'C,' I just wanted to note
21 that the applicant should be aware that
22 post-development peak runoff cannot exceed the
23 pre-development runoff for -- peak runoff for the
24 25-year storm for the site. Confirming calculations
25 should be provided for review.

1 MR. EUSTACE: So for this one, it's --
2 we'll comply. But just for, I guess, a point of
3 discussion, the project itself involves the removal
4 of asphalt to accommodate the playground area and a
5 picnic area. And as a result, we are actually
6 reducing the impervious by 2,750 square feet.
7 Thereby, we'll meet that requirement just by that act
8 alone. So, therefore, I guess I would ask -- and
9 it's a 15 percent reduction across that lot, Lot No.
10 45. So would you still require full calculations if
11 we are demonstrating a reduction?

12 MS. MOORE: I'd want to see the
13 calculation, yes. Just for the post-development and
14 pre-development for 25-year.

15 MR. EUSTACE: Okay.

16 MS. MOORE: Yes. Just to have it on
17 file. That's for every project if you're not a major
18 development. Okay?

19 MR. EUSTACE: Okay. We do note the
20 reduction as well as far as the impervious coverage.
21 So that is noted on the plans.

22 MS. MOORE: That's fine.

23 MR. EUSTACE: Okay.

24 MS. MOORE: A stormwater fee --

25 MR. EUSTACE: There's no other issue

1 under stormwater.

2 MS. MOORE: Okay. So you're fine with
3 the stormwater fee, acknowledging that a stormwater
4 fee is to be calculated for the site as outlined
5 in Appendix XVIII?

6 MR. EUSTACE: Correct.

7 MS. MOORE: And that calculation would be
8 reviewed by our office.

9 And then Grading, do you have any issues
10 with the grading comments?

11 MR. EUSTACE: No. Again, this is just
12 for clarification. It was part of a prior
13 application. We'll just add that information to this
14 set of documents.

15 MS. MOORE: And utilities, the project
16 has to be approved by both the City Engineer and the
17 City Fire Chief with written verification provided to
18 our office.

19 MR. EUSTACE: Yes. Just for everybody's
20 edification, there are no or there is no utility work
21 that is being proposed for this application. One
22 point that I would like to discuss and that would be
23 Item No. 1 where it is saying, all overhead wires and
24 connections have to be below ground. I just want to
25 make sure that we understand this correctly, that

1 since there is no proposed utility work, that there's
2 no requirement to relocate any of the above-ground
3 utilities at this time.

4 MS. MOORE: Right. No. But your plans
5 already have that note.

6 MR. EUSTACE: Correct. Yes. We'll
7 comply.

8 MS. MOORE: Right.

9 Construction details, any issues with
10 those comments?

11 MR. EUSTACE: No.

12 MS. MOORE: And Planting Details, the
13 planting design. We have a couple of these that we
14 need to have on record because you're requesting
15 waivers.

16 MR. EUSTACE: Correct. So Item No. 1,
17 again, this was part of a prior application. We'll
18 show the planting schedule and so forth. And we will
19 have to swap out one tree, the QR, which is an acorn
20 producer so that'll be modified.

21 MS. MOORE: Okay. And then --

22 MR. EUSTACE: The five-foot evergreen
23 landscape buffer along the northern property line, so
24 that we do not have -- I guess we would work with you
25 to see if we can't take advantage of any of the

1 existing vegetation on that. It'll be a real
2 compliant system.

3 MS. MOORE: Okay. So would you have
4 strict compliance with that section? Because if you
5 don't have strict compliance with that section then
6 you would need to request a waiver.

7 MR. EUSTACE: I guess that would be a
8 question for the client.

9 MS. MOORE: Okay. So --

10 MR. BURNS: Alex, what's your position?

11 MR. ROEBELEN: That's a valid. I'll
12 confirm that we will have strict compliance with the
13 planting requirements as outlined in this report.

14 MR. BURNS: Thank you.

15 MS. MOORE: Okay. So you'll provide the
16 five-foot evergreen landscape buffer along that
17 northern property line between the multi-family
18 apartment complex and the surrounding residential
19 uses?

20 MR. ROEBELEN: That's correct. We'll put
21 that five-foot evergreen landscape buffer.

22 MS. MOORE: All right. So then you would
23 not need that waiver.

24 MR. EUSTACE: And just for clarification,
25 on Item No. 3 regarding the screening of all

1 electrical and mechanical equipment, there is a meter
2 outside of the northwest corner of the building
3 currently screened-in with a chain link fence. My
4 question which kind of goes into some of the
5 landscaping requirements a little bit later and that
6 is, would you find a fabric attached to the screening
7 fabric attached to the fence sufficient?

8 MS. MOORE: As a screening, yes, we
9 would.

10 MR. EUSTACE: Okay.

11 MS. MOORE: So you will screen the
12 mechanical. You will screen that equipment, correct?

13 MR. EUSTACE: That's correct.

14 MS. MOORE: All right.

15 It appears that one or two trees will be
16 removed as a result of the proposed improvements.
17 Compensatory planting may be necessary. Are you
18 going to plant another tree some place else?

19 MR. EUSTACE: That's correct.

20 MS. MOORE: Okay. And lighting?

21 MR. EUSTACE: Again, this is part of that
22 prior application, we'll provide you with all the
23 data. That's what we'll comply.

24 MS. MOORE: Okay. And so you will comply
25 with the lighting, the lighting levels as noted here

1 from minimum, average and maximum lighting?

2 MR. EUSTACE: That is correct.

3 MS. MOORE: Do you know if you'll be able
4 to meet these? I'm asking now only because if you're
5 not able to meet them, I wouldn't want you to have to
6 come back and ask for a variance. So it would be
7 strict compliance with these levels.

8 MR. EUSTACE: What I'd like to do because
9 I know it was part of the prior application. I don't
10 have that in front of me. I'd like to, if possible,
11 leave it open that if required, a waiver will be
12 requested if we cannot achieve it but all attempts
13 will be made to meet that requirement.

14 MS. MOORE: Well, that would be a
15 variance.

16 MR. BURNS: It would be variance.

17 MS. MOORE: Yes. That would be a
18 variance which we --

19 MR. JOHNSON: We would request that
20 variance, Madame Chairman.

21 CHAIRMAN DeJESUS: I'm the Chairman.

22 MR. JOHNSON: Oh, I'm sorry, Mr.
23 Chairman.

24 MR. BURNS: What I'm hearing is, you'll
25 look to work with Ms. Johnson's office to address

1 those light levels. But in the event you cannot meet
2 strict compliance, meaning, you're probably going to
3 get as close as you can, you're requesting the
4 variance; is that correct?

5 MR. JOHNSON: That is correct, sir.

6 MS. MOORE: All right. I will add that
7 as a variance in the back.

8 Per Sections 870-224.B.9 and
9 870.243.A, lighting should minimize glare and
10 off-site spillage.

11 MR. EUSTACE: We'll comply.

12 MS. MOORE: And no more than .25
13 footcandles are permitted ten feet from the property
14 line.

15 MR. EUSTACE: We will comply.

16 MS. MOORE: And all outdoor lighting not
17 essential for safety and security purposes, shall be
18 activated by automatic control devices and turned off
19 during non-operating hours. You'll agree to that?

20 MR. EUSTACE: That would be really a
21 question of operations so I'm going to have to divert
22 to our client.

23 MR. ROEBELEN: We can confirm that all of
24 the outdoor lighting at the site is activated by
25 automatic controls and is turned off during

1 non-operating hours.

2 MS. MOORE: Okay. And if you can add
3 this note specifically on the plan, please, just
4 beginning with, all outdoor lighting not essential;
5 if you can add that note, please.

6 MR. EUSTACE: Sure.

7 MS. MOORE: Thank you.

8 We ask that the applicant is to provide a
9 traffic impact statement in accordance with Section
10 870-274.

11 MR. EUSTACE: So this one we're going to
12 seek relief from. There is no impact to -- as far
13 the improvements that are being proposed, there is no
14 change in traffic. So this is something that we
15 would seek relief from.

16 MS. MOORE: Well, if you can just put a
17 statement together and just explain, you know,
18 existing what your traffic -- I'm not saying traffic
19 counts or anything. But one thing that the Board
20 agreed on many years ago, any time that it's a
21 nonresidential project, more than two houses, that we
22 can get some type of traffic information. We
23 understand that this is an existing facility. But if
24 you can make some type of statement as to the
25 difference between the existing and

1 post-development. Just signed and sealed traffic
2 statement.

3 MR. EUSTACE: I think if we describe the
4 reduction of parking and there is no proposed
5 improvements that would generate traffic, would that
6 be sufficient?

7 MS. MOORE: That's fine. Just a one-page
8 statement regarding the traffic.

9 MR. EUSTACE: I think that would be
10 agreeable. Alex, would you agree?

11 MR. ROEBELEN: I would agree with that,
12 yes.

13 MS. MOORE: Thank you.

14 The applicant is to provide testimony
15 regarding any and all environmental concerns, studies
16 and remediation pertaining to the site. Are you
17 familiar with any?

18 MR. EUSTACE: We're not aware of any.

19 MS. MOORE: And Trash Enclosure.

20 Per Section 870-224.B.14.a, all outdoor
21 containers shall be visually screened within a
22 durable, noncombustible enclosure. No collection
23 areas shall be permitted between a street and the
24 front of a building. Appropriate landscaping shall
25 be installed around the trash enclosure to form a

1 year-round effective visual screen at time of
2 planting. Plans should be revised or a waiver
3 requested.

4 MR. EUSTACE: Yes, the waiver is being
5 requested.

6 MS. MOORE: Okay.

7 MR. EUSTACE: Thank you.

8 MS. MOORE: And then also pretty much the
9 same for the next one. It's a different section. A
10 year-round buffer shall be provided around the trash
11 enclosure through the provision of evergreen trees
12 and shrubs. Plans should be revised or a waiver
13 requested.

14 MR. EUSTACE: A waiver is being
15 requested.

16 MS. MOORE: And your reasoning for the
17 waivers for both?

18 MR. EUSTACE: Due to its location,
19 there's insufficient room to provide the required
20 landscaping. There is a fence that's being provided.
21 There's an existing fence out there that we'll
22 reconfigure to provide better movement abilities for
23 the trucks but that be will screened with a fence.

24 MS. MOORE: Okay.

25 And it appears no signage is proposed as

1 part of this application. Confirming testimony
2 should be provided. So no signage with this?

3 MR. EUSTACE: That's correct.

4 MS. MOORE: What we have noted under
5 miscellaneous, do you have any issues with these
6 three comments underlined?

7 MR. EUSTACE: No.

8 MS. MOORE: The Summary of Variances and
9 Waivers, I have the variance, just the one for the
10 lighting level. And then these are actually waivers
11 from the Residential Site Improvement Standards, we
12 have the De Minimus Exception for the total number of
13 parking spaces. And from the City Ordinance, the
14 year-round buffer around trash enclosure and the
15 landscaping around trash enclosure.

16 MR. EUSTACE: That's correct.

17 MS. MOORE: And you're aware of the
18 approval process as noted on page 8?

19 MR. EUSTACE: Yes.

20 MS. MOORE: And the Outside Agency
21 Approvals, I have Camden County Planning Board and
22 Camden County Soil Conservation District. Do you
23 have any other that may be necessary?

24 MR. EUSTACE: I don't believe so.

25 MS. MOORE: Mr. Chairman, that concludes

1 my review.

2 CHAIRMAN DeJESUS: Thank you, Dena. I
3 appreciate that. Any Board members have any response
4 to this application? Hearing none, then I ask to the
5 public, is there anyone going to respond to this
6 proposal of the outdoor park for Block 642, Lots
7 1.01; and Block 643, Lot 45; Block 644, Lot 46; Block
8 645, Lot 1. Anyone out there having any response?
9 Ed, do you have anything out there?

10 DR. WILLIAMS: No, sir.

11 CHAIRMAN DeJESUS: Hearing none, then I
12 need a motion to proceed with a vote.

13 MR. LEONARD: So moved.

14 VICE-CHAIRWOMAN CREAN: Second.

15 CHAIRMAN DEJESUS: Roll call.

16 MS. MILLER: Jose DeJesus.

17 CHAIRMAN DEJESUS: Yes.

18 MS. MILLER: Director Walker.

19 DIRECTOR WALKER: Yes.

20 MS. MILLER: Erin Crean.

21 VICE-CHAIRWOMAN CREAN: Yes.

22 MS. MILLER: Steven Lee.

23 MR. LEE: Yes.

24 MS. MILLER: Ian Leonard.

25 MR. LEONARD: Yes.

1 MS. MILLER: Motion carried to approve.

2 Thank you.

3 CHAIRMAN DeJESUS: Thank you, gentlemen.

4 MS. MOORE: Thank you.

5 MR. EUSTACE: Thank you, everyone.

6 MR. JOHNSON: Thank you, Mr. Chairman.

7 CHAIRMAN DeJESUS: Take care, Mr.

8 Johnson. Good to see you again.

9 Preliminary and Final Site Plan for
10 Virtua Our Lady of Lourdes Hospital, Inc., 1533, 1555
11 and 1565 Haddon Avenue, Block 1381, Lots 2, 30, 31.
12 The applicant is proposing to demolish two buildings
13 that are no longer in use and create additional
14 parking for Virtua Our Lady of Lourdes Hospital
15 across the street from the Medical Center Adjacent to
16 the parking area. (367 parking spaces to be increased
17 to 464 spaces.) Anyone here for that?

18 MR. HYLAND: Good evening, Mr. Chairman,
19 and members of the Board. I'm William Hyland here on
20 behalf of Virtua. As the Chairman has indicated,
21 this is a minor sub-plan to actually demolish two
22 buildings on the parking area across Haddon Avenue
23 from the hospital proper.

24 They are buildings that have been unused
25 for some period of time and vacant. There are no

1 reasons to use them any further. And so in light of
2 the potential possibility of losing an off-site
3 parking lot which Virtua leases, they want to use
4 this opportunity to increase available parking for
5 patients and staff across the street. So these
6 buildings would be demolished. There are actually
7 three lots that this sits on, at varying times
8 that were acquired by Lady of Lourdes prior to
9 Virtua's involvement. We're proposing to consolidate
10 all of those lots into a single lot and that will
11 eliminate just a lot of small tax lots being shown.

12 We're not proposing any new signage.
13 There are several waivers which we are requesting
14 which I'll let Mr. Richie, our engineer, testify to.
15 And possibly a variance with respect to a couple of
16 areas on the lot where we're having difficulty
17 meeting the lighting standards with respect to
18 footcandles. I think that pretty much tells you what
19 it is that we're proposing to do.

20 We've had the opportunity particularly
21 since you had to cancel the meeting a couple of weeks
22 ago to do some work in clearing up some matters and
23 consulting with Dena with respect to both the letter
24 we received prior to the last hearing date and then
25 again this week from her as a supplement.

1 tell the Board who you are. You've done that before
2 but for the record in this matter, we need to do it
3 again.

4 MS. HERB: Absolutely. Thank you
5 everyone. Thank you for having us this evening.

6 I wanted to introduce myself. I'm the
7 vice-president for our real estate and development
8 department and I'm leading the project here at Virtua
9 Our Lady of Lourdes in Camden. Since we acquired
10 Virtua Our Lady of Lourdes in July 1st of 2019, we
11 started to look at the services that are provided
12 at Virtua Our Lady of Lourdes and what opportunities
13 we had to enhance those services for the community.
14 And we do have a firm commitment in order to do that.

15 So we started to look at our
16 cardiovascular service lines, as well as our
17 neurosurgery. And certainly as you know, Virtua Our
18 Lady of Lourdes in Camden does offer transplant
19 services as well. So this is going to be the first
20 of probably a couple of presentations to this
21 Planning Board as we embark upon this project. We
22 have engaged Array Architects and TLC Engineering.
23 And as noted this evening, Taylor, Wiseman & Taylor
24 with Rod Richie joining us this evening. We have
25 also hired L.F. Driscoll & Company as our

1 construction manager for this project.

2 We are in the very beginning stages.
3 This is a first-phase of the project. But I wanted
4 to just to give a couple of items that are highlights
5 as far as the project scope that you will be seeing
6 in the future. Our plan with Virtua Our Lady of
7 Lourdes in Camden, is to enhance the services that
8 I've mentioned. But along with that, we would plan
9 to convert all of our semi-private patient care rooms
10 into private rooms. That's certainly the way of the
11 future and many hospitals are doing just that these
12 days. So that certainly affords a better experience
13 for our patients and the community that we serve in
14 Camden.

15 We will also construct on the fifth floor
16 of the Pavilion Building which is the building that
17 is on the northeast side of the campus. We will
18 construct an ICU and PCU capable room which is
19 basically our intensive care unit and progressive
20 care unit. It will be a flexible area for patient
21 care which certainly would serve us well in
22 COVID-type of circumstances as an example.

23 Another large component of this project
24 is our interventional platform on the third floor of
25 this entirety of the property. There are three

1 buildings involved with the hospital. That will
2 include renovations to our OR's, as well as our PACU
3 expansion which is our post-anesthesia unit, as well
4 as our clean-core upgrades in our surgical unit.

5 And then the final thing that I would
6 note here is our intent to upgrade infrastructure
7 items in the facility that being generators, our
8 emergency power and some other items regarding HVAC
9 which is our heating and air conditioning and other
10 mechanicals such as chillers and the like.

11 So the big project for us here in Camden
12 and certainly one that Virtua is very excited about
13 and with that, I'll turn this back to Mr. Hyland.

14 MR. HYLAND: For this evening, Julie,
15 this is, as you said, an initial phase. And this
16 will occupy a demolition of the two buildings across
17 the street. They have been vacant and unused, as I
18 said; is that correct?

19 MS. HERB: That is correct

20 MR. HYLAND: And the medical office
21 building which is across the street will remain; is
22 that also correct?

23 MS. HERB: That is correct.

24 CHAIRMAN DeJESUS: Do you have any
25 blueprints or any layouts that we can see?

1 MS. HERB: Of the --

2 CHAIRMAN DeJESUS: What you're proposing?

3 MS. HERB: Yes.

4 MR. HYLAND: We can put that up on the
5 screen, Mr. Chairman.

6 CHAIRMAN DeJESUS: I would appreciate
7 that.

8 MR. HYLAND: Rod?

9 MR. RICHIE: So do I have the ability to
10 share my screen?

11 DR. WILLIAMS: Yes.

12 MR. RITCHIE: This is the site on an
13 aerial photograph. You all see that now?

14 CHAIRMAN DeJESUS: Yes.

15 MS. HERB: Yes.

16 MR. RICHIE: So this is the hospital on
17 the north side of Haddon Avenue. And this is the
18 medical office building on the south side to remain.
19 And these are the two vacant buildings that are to be
20 removed. And then within this red-dashed area, we're
21 proposing to add a net new 97 parking spaces.

22 CHAIRMAN DeJESUS: Very good. Thank
23 you.

24 MR. RICHIE: Sure.

25 CHAIRMAN DeJESUS: Dena, would you want

1 to present your letter so that we can go through
2 that, please?

3 MS. MOORE: Okay. We'll go just go
4 straight to the letter. I actually have two for
5 Virtua Our Lady of Lourdes Hospital. I'll start off
6 with the letter dated March 4, 2022. And we
7 mentioned on the plan that some of the drawings need
8 to be signed and sealed. You'll take care of that?

9 MR. RICHIE: Yes.

10 MS. MOORE: Okay. You've also already
11 provided testimony that the lots will be
12 consolidated, correct, so that the principal use
13 would not be parking, correct?

14 MR. RICHIE: I have an exhibit if you'd
15 like to see that.

16 MS. MOORE: Okay. We are labeling
17 these?

18 CHAIRMAN DeJESUS: A-1, A-2, and A-3.

19 MR. RICHIE: No. This is A-1, the aerial
20 map that I just shared -- no, not this one. This is
21 the lot consolidation exhibit that I wanted to share.
22 The blue outline is the total of the three existing
23 lots that are the subject of this application, Block
24 1381, Lot 2, Lot 31, and then this is Lot 30. And
25 what we're proposing to do is consolidate those three

1 existing lots into one new single lot that is this
2 blue outline.

3 MS. MOORE: Okay.

4 MR. BURNS: That's Exhibit A-2.

5 MR. RICHIE: Yes.

6 CHAIRMAN DeJESUS: Thank you.

7 MS. MOORE: I'll proceed. We have noted
8 in the Area and Bulk Requirements: To be determined,
9 the off-street parking. I know we've had discussions
10 about this. What's required and then whether or not
11 you would need a variance. So do you know what's
12 required for off-street parking at this time?

13 MR. RICHIE: Dena, it's my understanding
14 based on our conversation, that the medical office
15 building on the south lot that is to remain, it would
16 be considered a medical center under the ordinance.
17 And the requirement for -- the parking requirement
18 for a medical center is one space per every 150
19 square feet of gross floor area. That building
20 measures 45,000 square feet of gross floor area which
21 results in the need for or the requirement of 300
22 spaces. I can testify that there are over 600 spaces
23 on the south lot today and, therefore, there's no
24 need for a variance.

25 MS. MOORE: Right. You have conformance.

1 Okay. Thank you.

2 I'll just go through quickly, the
3 Streets: A road opening permit from the Camden
4 County Highway Department will be required for a road
5 opening on Haddon Avenue. You're aware of that?

6 MR. RICHIE: We are aware but I don't
7 believe that applies. We're not proposing to change
8 any existing road access points to Haddon Avenue.

9 MS. MOORE: Okay. And we have noted --
10 we have a comment about the electric vehicle charging
11 facilities should be provided in accordance with the
12 Municipal Land Use Law requirements and the DCA model
13 ordinance requirements?

14 MR. RICHIE: The applicant agrees to
15 provide the required electrical vehicle spaces.

16 MS. MOORE: And testimony should be
17 provided regarding loading. Is there any type of
18 loading? If there's loading, what type of truck?

19 MR. RICHIE: No. This is a medical
20 office building. The only loading requirements are
21 parcel deliveries and that type of thing.

22 MS. MOORE: Like UPS or FedEx box trucks,
23 right?

24 MR. RICHIE: Correct.

25 MS. MOORE: Okay.

1 And bicycle parking is required --

2 MR. RICHIE: Wait. One moment. Julie?

3 MS. HERB: So I wanted to ask one thing,
4 Dena, if it would be okay. With regard to the
5 electric vehicle charging, I certainly have no object
6 to that at all. We would be looking to do that in
7 any case while we're doing the work because it just
8 makes sense quite frankly to do so. We've done it at
9 other campuses. We've just not installed the
10 particular units yet because we have to understand
11 what we would get that would be universal for most
12 cars. And what we'd ideally like to do is, do them
13 all at the same time at our various hospital
14 campuses. So what we've been doing is putting
15 infrastructure in so that we can put that in at some
16 juncture like within the next two to three years.
17 Would that be acceptable?

18 MS. MOORE: I would have to defer to Mr.
19 Burns. Jim?

20 MR. BURNS: Yes. You're going to have to
21 put in the infrastructure obviously as you move
22 forward under the state statute.

23 MS. HERB: This is correct.

24 MR. BURNS: Now, under certain
25 regulations given the number, some have to be built

1 right away. But you're basically stating that this
2 lot, the way it's being developed, is all part,
3 almost like a phasing, correct?

4 MS. HERB: That is correct.

5 MR. BURNS: But you won't know
6 specifically where it would be feasible to build EV
7 stations right now but you are going to put in the
8 infrastructure?

9 MS. HERB: That is correct. So our plan
10 is, and I'll give you an example, sir. So on our
11 Voorhees campus at our hospital, we're wrapping up
12 this year's of construction there. What we decided
13 to do was put in the electric vehicle charging
14 station infrastructure. We knew exactly where we
15 were going to place it. We just haven't decided on
16 the unit yet of what that looks like. And then we
17 would -- ideally we'd install it later this year when
18 the entirety of the project wraps up.

19 MR. BURNS: I think as long as you have
20 whatever that designated number of units you need to
21 build, the rest are future units. But the ones that
22 you know that you need to build, my position is, as
23 long as you're phasing it and you have those in place
24 by the time your construction is done and you open
25 those lots for business, I think that seems to be a

1 fair way to address it.

2 MS. HERB: All right. Thank you.

3 MS. MOORE: Thank you.

4 And I was going into bicycle parking
5 that's required per Section 870-234. Testimony
6 should be provided regarding bicycle parking.

7 MS. HERB: We agree.

8 MR. RICHIE: Bicycle parking will be
9 provided.

10 MS. MOORE: Okay.

11 And testimony should be provided
12 regarding ADA parking spaces?

13 MR. RICHIE: Yes. We will designate
14 additional ADA spaces per the additional 97 spaces
15 that we're proposing.

16 MS. MOORE: And then the applicant must
17 replace any existing sidewalk or curb damage as part
18 of this project construction.

19 MR. RICHIE: Agreed.

20 MS. MOORE: Do you have any issues with
21 the stormwater collection and management system
22 comments here?

23 MR. RICHIE: No, I don't. Maybe I'd
24 offer a clarification that we are not proposing PVC
25 piping as you and I discussed, Dena.

1 MS. MOORE: Oh right.

2 MR. RICHIE: Yes. We'll propose either
3 HTPE or RCP pipe depending upon availability. What
4 we're finding with a lot of our projects right now
5 is, material availability is difficult. And it
6 depends on the contractor's access to those
7 materials. And so we wanted to have some flexibility
8 there to provide either HTPE or RCP.

9 MS. MOORE: And that's fine. I guess
10 it's just during an estimate, you would just include
11 it as RCP and if it changed to HTPE, that's fine as
12 long as you have the appropriate coverage.

13 MR. RICHIE: Great.

14 MS. MOORE: And you're aware of the
15 stormwater fee? That's the final sec -- the final
16 comment under that, stormwater fee is to be
17 calculated for the site as outlined in Appendix XVII
18 of the City Ordinance.

19 MR. RICHIE: Agreed.

20 MS. MOORE: Any comments regarding the
21 grading or utilities that I have noted? The project
22 must be approved by the City Engineer and the City
23 Fire Chief. I guess the main thing that we talked
24 about before about doghouse manholes are not
25 permitted in the City. So you'll redesign that?

1 MR. RICHIE: That's correct. We'll have
2 to revise the plan and resubmit, but we agree to
3 remove the doghouse manholes.

4 MS. MOORE: Nothing on those sections.
5 And construction details, you're fine with
6 that?

7 MR. RICHIE: Yes. Agreed.

8 MS. MOORE: And I will jump to the
9 planting. Planting Design: Parking areas shall be
10 subdivided with planting islands containing trees and
11 other landscape materials per Section 870-224.B.5.c.
12 Are you requesting a waiver from that?

13 MR. RICHIE: We are.

14 MS. MOORE: And just your reasoning for
15 the waiver?

16 MR. RICHIE: So the reasoning for the
17 waiver and maybe we can -- this is going to apply to
18 several waivers that we're requesting per these
19 remaining comments in this section. If I could maybe
20 pull up another exhibit here. This is A-3 we're up
21 to now?

22 CHAIRMAN DeJESUS: That's correct.

23 MR. RICHIE: So you can see what we're
24 proposing here. This is the proposed -- this is now
25 the proposed striping plan with the existing

1 buildings that are removed. And what we're proposing
2 to do is landscape each of the islands at the end of
3 each row, as well as, we're also adding some
4 Filterra units, four to be exact. Filterra units are
5 steamwater treatment devices that are small
6 landscaped areas. So they will help to break up the
7 long expanse, you know, the rows of parking.

8 And I would request a waiver from strict
9 compliance with these requirements on the basis that
10 this is an existing nonconforming lot. And the
11 applicant is proposing some landscaping to the extent
12 it's most feasible and practical in order to maximize
13 the parking and efficiency of this particular area.

14 And I would offer that this area, the
15 site that we'll be working in, when it's finished,
16 will be consistent with the overall remainder of the
17 existing lot. So for those reasons, I would request
18 design waivers.

19 MS. MOORE: Okay.

20 And that would be the same for the next
21 comment, Section 870-244.F.1, that there shall be no
22 more than 10 parking spaces in a row without a
23 landscaped island?

24 MR. RICHIE: That's correct. And comment
25 No. 3.

1 MS. MOORE: Three where you're requesting
2 a waiver from the parking lot perimeter buffer,
3 parking lots exposed to view shall have a minimum
4 planted buffer of four feet width in all perimeter
5 areas abutting lot lines and streets right-of-way.
6 This buffer shall include a continuous visual screen
7 with a five-feet in height at the time of planting
8 and is 50 percent evergreen plant material.
9 Additional landscaping shall be provided or a waiver
10 requested. You're requesting that waiver. And also,
11 for the percentage of interior parking area to be
12 landscaped, correct?

13 MR. RICHIE: That's correct.

14 MS. MOORE: A waiver for that. And the
15 curbed islands, the requirement for curbed islands,
16 with a minimum radius of three feet --

17 MR. RICHIE: Yes. What we tried to do
18 with the design of each of these curbed islands at
19 the end of the rows, was really to match what's
20 there. And we believe that the radius provided, does
21 allow for safe turning movements.

22 MS. MOORE: So that would be a waiver
23 which we have noted in the back for all five of these
24 items.

25 The applicant proposes Gingko trees

1 within the parking lot islands. Ginkgos should be
2 specified as male clones to prevent fruit set.

3 MR. RICHIE: Will do.

4 MS. MOORE: And the Sheet 9 depicts a
5 Filterra Bioscape Vault detail with plantings;
6 however, these plantings do not appear on the
7 landscape plan. The applicant should clarify and any
8 unnecessary details should be removed.

9 MR. RICHIE: Yes, we'll clarify that
10 detail. I'll skip over this lighting comment and
11 also the environmental impacts and I'll save that for
12 the other letter.

13 Traffic Report: The applicant is to
14 provide a traffic impact statement addressing items
15 in Section 870-274. I also understand as with the
16 previous application, this is an existing facility.
17 If you can provide some type of statement for the
18 record for the project regarding traffic.

19 MR. RICHIE: We will agree to provide
20 that traffic impact statement as a condition of the
21 approval. We're actually working on it as we speak
22 and we plan to submit that.

23 MS. MOORE: Okay. Thank you.

24 And signage, there was testimony
25 previously that there is no new signage with this

1 application, correct?

2 MR. RICHIE: That's correct.

3 MS. MOORE: And Miscellaneous: In the
4 Tax Assessor's review memo dated February 22, 2022,
5 he suggested that the parcels be put under common
6 ownership. And he also suggested that the parcels be
7 consolidated into one lot, since it will be used as a
8 single economic unit. So we know that you're working
9 on that.

10 MR. RICHIE: Agreed.

11 MS. MOORE: And the applicant must obtain
12 the correct tax map plates and block and lot numbers
13 from the Tax Assessor. Written verification must be
14 received by our office prior to final review and
15 signature of the deeds and/or plat. So once you get
16 your number, your proposed number, if you can provide
17 that information to me.

18 MR. RICHIE: Yes, we'll do.

19 MS. MOORE: Okay.

20 It appears the applicant proposes to
21 demolish the daycare building and human resources
22 building. Testimony should be provided as to whether
23 those functions will be relocated elsewhere on the
24 campus.

25 MS. HERB: I can answer that, Dena.

1 The daycare building, my understanding
2 is, prior to Virtua owning it in the early 2000's,
3 the daycare was a sunsetted program for the prior
4 owner of Trinity Health. So those services do not
5 exist any longer and have not for some time. Virtua
6 does offer those services elsewhere in Voorhees, New
7 Jersey as a practice.

8 And then our human resources, some of the
9 folks in that office there, there were very few
10 remaining in that human resources building. A couple
11 of them have moved over into the hospital offices in
12 the administrative area. And some of them have moved
13 to our corporate human resource office in Marlton.

14 MS. MOORE: Okay. Thank you. So I'll
15 just note that those -- both of those are at other
16 locations.

17 MS. HERB: That is correct.

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

22 The applicant should be aware that final
23 signatures of approval and building permits will not
24 be issued until the required information is received.
25 So that includes with the consolidation, if we can

1 see the lot consolidation on a plan, it needs to be
2 in NADA 1983 and on a CD just submitted to our
3 office; two copies, two CD's.

4 MR. RICHIE: Okay.

5 MS. MOORE: One would be for our file and
6 other once we check it and make sure everything is
7 okay, we'll go into the Tax Assessor's file.

8 MR. RICHIE: Okay.

9 MS. MOORE: But you just have to make
10 sure it's in NADA 1983. And you'll add the site
11 safety note to the plans?

12 MR. RICHIE: Yes.

13 MS. MOORE: Summary of Variances and
14 Waivers, I have no variances required. The waivers
15 we have are all the landscape waivers, parking lot
16 islands, number of contiguous spaces, parking lot
17 perimeter buffer, percentage of parking lot to be
18 landscaped, landscaping within parking lot islands.
19 And, you know, I almost forgot, let's wait on that
20 because I need to go to the review one supplement
21 which included the lighting and environmental.
22 Sorry.

23 So now, Mr. Chairman, I'm referring to
24 Remington & Vernick's letter dated March 31, 2022 in
25 which we received, after my discussion with the

1 design team for the project, they submitted a
2 Lighting Plan and Environmental Reports. And so we
3 reviewed those and provided our comments.

4 And I mentioned with today's date, the
5 Lighting Plan on page 2 of 8. The plans should be
6 revised to comply with Section 870-243.D.2 or a
7 variance requested. It appears that portions of the
8 parking lot lighting are unevenly illuminated given
9 the variety of fixtures proposed. So the minimum
10 lighting level, we see 0.2 footcandles. And the
11 maximum as 3.6 footcandles. So any testimony for
12 that?

13 MR. RICHIE: Yes.

14 MS. MOORE: Is there anyway you can raise
15 that minimum from 0.2 to 0.25?

16 MR. RICHIE: We could possible do that
17 but it would also be at the expense of the max
18 lighting level potential. Right? So there are
19 some -- I do acknowledge that there's some locations
20 within that site area that are slightly below that
21 minimum level, albeit, you know, very slightly below
22 that minimum level. And then there are some areas
23 that do exceed the maximum permitted level. And for
24 that reason, I think we will request a variance.

25 MS. MOORE: Okay.

1 MR. RICHIE: On the basis --

2 MS. MOORE: And then --

3 MR. RICHIE: Go ahead.

4 MS. MOORE: I wanted to note just for
5 safety purposes, I'm more comfortable with you
6 meeting at least the minimum lighting. And if the
7 maximum needs to be a little bit more, I would accept
8 that better than not meeting the minimum.

9 MR. RICHIE: Okay. I'm confident that we
10 can agree to do that.

11 MS. MOORE: Okay.

12 MR. RICHIE: The challenge is not
13 exceeding your -- not exceeding the max while still
14 meeting the min.

15 MS. MOORE: That's fine.

16 MR. RICHIE: If we agree, yes, that's
17 great.

18 MS. MOORE: Yes. I feel much more
19 comfortable with meeting the minimum and exceeding
20 the max, if necessary.

21 MR. RICHIE: Great. We'll submit a
22 revised plan to verify that.

23 MS. MOORE: And the existing light
24 fixture, lighting levels have not been provided so
25 testimony should be provided that the existing

1 lighting levels are adequate for the proposed use?

2 MR. RICHIE: So to the best of my
3 knowledge, there are no problems with existing
4 lighting at the site. Perhaps Julie could offer a
5 comment on that as well.

6 MS. HERB: Yes. To my knowledge, there
7 is no issue with any of the site lighting. It is
8 maintained regularly as we would for the rest of the
9 overall property.

10 MS. MOORE: Okay. And then I have this
11 comment. It is the applicant's responsibility to
12 contact PSE&G concerning modifications required to
13 make proposed or install lighting fixtures within the
14 City's right-of-way tamper resistant. No dedication
15 will be accepted by the City without the required
16 modifications.

17 MR. RICHIE: So we are not proposing any
18 light fixtures within the City right-of-way. So I
19 don't believe that applies.

20 MS. MOORE: All right. None proposed.
21 Got it. And we'll go to the Environmental Impacts.
22 And we performed a review of the hazardous building
23 materials report, the Hazmat Reports for both 1533
24 Haddon Avenue and 1555 Haddon Avenue. So I will just
25 reference some of the information of the ACM

1 identified must be removed prior to demolition
2 activities by a licensed asbestos abatement
3 contractor in accordance with all applicable asbestos
4 regulations. You acknowledge?

5 MR. RICHIE: Yes.

6 MS. MOORE: Any contractor performing
7 this type of work must be notified of the materials
8 and employ lead safe work practices as defined in the
9 EPAs Renovation Repair and Painting Program Final
10 Rule - 40 CFR Part 745 (RRP Rule). In addition, the
11 demolition contract will be required to perform TCLP
12 testing for proper waste streaming and disposal of
13 generated waste. So that's regarding, you know,
14 asbestos and lead that were found at the building.
15 You're aware of these requirements?

16 MR. RICHIE: And then prior to facility
17 demolition activities, the above identified hazardous
18 materials/universal wastes must be collected,
19 properly packaged, transported and either recycled or
20 disposed of in accordance with all applicable
21 regulations.

22 MR. RICHIE: Understood.

23 MS. MOORE: But I think it's pretty much
24 the same comments with both.

25 MR. RICHIE: Yes.

1 MS. MOORE: So our office concurred with
2 VERTEX who is the company that performed the reports,
3 prepared the reports. We concur with their findings
4 and recommendations listed within our report
5 regarding the identified hazardous materials,
6 asbestos-containing material and lead-based paint in
7 connection with the referenced project site.

8 And prior to any site development
9 activities, the applicant shall provide testimony
10 regarding the outcome and results of any additional
11 Environmental Investigations and/or Remedial Actions
12 including, but not limited to asbestos abatement,
13 lead-based paint disposal and/or identified hazardous
14 materials disposal or NJDEP review comments and/or
15 recommendations at the time of completion for the
16 above-mentioned materials identified by VERTEX in
17 connection with the referenced project sites.

18 So are there any additional studies being
19 prepared right now for these sites that you're
20 aware?

21 MR. RICHIE: Not that I'm aware of.

22 MS. HERB: No, not at this time.

23 MR. RICHIE: So from our review of those
24 two items, we do have a variance with the lighting
25 levels per Section 870-243.D.2. And then the five

1 for landscaping: Parking lot islands; number of
2 contiguous spaces; parking lot perimeter buffer;
3 percentage of parking lot to be landscaped; and
4 landscaping within parking lot islands. Was there
5 anything that I did not note that you're aware of?

6 MR. RICHIE: No.

7 MS. HERB: No.

8 MR. RICHIE: That covers it.

9 MS. MOORE: And then I'll go back to the
10 other report for the approval process. You're aware
11 of the approval process as listed on page 7 and 8 of
12 the initial report?

13 MR. RICHIE: Yes.

14 MS. MOORE: If you have any questions
15 regarding it, you can contract my office. You're
16 fine?

17 MR. RICHIE: Yes.

18 MS. MOORE: And Outside Agency Approvals
19 I have noted as the Camden County Planning Board and
20 Camden County Soil Conservation District. Do you
21 have any others?

22 MR. RICHIE: Not that I'm aware of, no.

23 MS. MOORE: Okay. And, Mr. Chairman,
24 that concludes my review.

25 CHAIRMAN DeJESUS: Thank you, Dena.

1 Are there any questions from the Board
2 members that have any concerns in reference to this
3 matter? Hearing none, then I open it up to the
4 public. Is there anyone out in the public that would
5 like to respond to this demolition of these two
6 buildings? Closing that issue then we go to a motion
7 to approve or disapprove this specific application.

8 MR. LEONARD: So moved.

9 CHAIRMAN DeJESUS: We need a second.

10 VICE-CHAIRWOMAN CREAN: Second.

11 CHAIRMAN DeJESUS: Roll call, please.

12 MS. MILLER: Jose DeJesus.

13 CHAIRMAN DEJESUS: Yes.

14 MS. MILLER: Director Walker.

15 DIRECTOR WALKER: Yes.

16 MS. MILLER: Erin Crean.

17 VICE-CHAIRWOMAN CREAN: Yes.

18 MS. MILLER: Steven Lee.

19 MR. LEE: Yes.

20 MS. MILLER: Ian Leonard.

21 MR. LEONARD: Yes.

22 MS. MILLER: Motion carried to approve.

23 Thank you.

24 CHAIRMAN DeJESUS: And that's based on
25 all the variances mentioned by Dena?

1 MR. HYLAND: Yes. Thank you, Mr.
2 Chairman, Members of the Board. Have a good
3 evening.

4 MS. HERB: Thank you very much. We
5 appreciate it.

6 MS. MOORE: Thanks.

7 CHAIRMAN DeJESUS: Moving on into Site
8 Plan Approval for David Suarez, 1204 Yorkship Square.
9 The applicant has previously proposed the change of
10 use and was granted approval on June 15, 2015. The
11 applicant is stating that they did not operate in
12 that function and would like it to be reverted to its
13 original Commercial Use with Apartment for the
14 purpose of resale. Is anyone here for that specific
15 application? Mr. Burns, is anyone here, do you know?

16 MR. BURNS: Not that I'm aware of, Mr.
17 Chairman. It does not look like anybody is here for
18 this application tonight. The Board has the
19 choice --

20 CHAIRMAN DeJESUS: Doctor, do you have
21 anything on the Board there?

22 DR. WILLIAMS: I don't see anything
23 there, Mr. Chair.

24 MR. BURNS: So the Board has a choice to
25 continue without prejudice or dismiss it without

1 prejudice?

2 CHAIRMAN DeJESUS: I need a motion to
3 carry until the next meeting.

4 MR. LEONARD: So moved.

5 CHAIRMAN DeJESUS: I need a second.

6 VICE-CHAIRWOMAN CREAN: Second.

7 CHAIRMAN DEJESUS: Roll call.

8 MS. MILLER: Jose DeJesus.

9 CHAIRMAN DEJESUS: Yes.

10 MS. MILLER: Director Walker.

11 DIRECTOR WALKER: Yes.

12 MS. MILLER: Erin Crean.

13 VICE-CHAIRWOMAN CREAN: Yes.

14 MS. MILLER: Steven Lee.

15 MR. LEE: Yes.

16 MS. MILLER: Ian Leonard.

17 MR. LEONARD: Yes.

18 MS. MILLER: Motion carry it until next
19 month. Thank you.

20 CHAIRMAN DeJESUS: Adoption of the
21 following Resolutions. Mr. Burns, do you want to
22 take that for me?

23 MR. BURNS: Yes, sir.

24 We have the Crestbury Preservation Urban
25 Renewal that you heard tonight and the Parkside

1 Business and Community Partnership, Inc. that you
2 heard tonight. They asked me to prepare Resolutions
3 in order to get that approved so that they could go
4 forward with their funding that they need. I think I
5 captured everything in those Resolutions as it
6 relates to compliance with Dena's review letters.

7 We also have all the Resolutions related
8 to Reorg. We have the Resolution for Certificate of
9 Appropriateness for Cooper Health System. We have a
10 Resolution related to Review and Approval of the Open
11 Spaces for the City Master Plan. And we have the
12 Amended Final Site Plan and Bulk Variance regarding
13 Cathedral Soup Kitchen.

14 CHAIRMAN DeJESUS: A motion to approve.

15 MR. LEONARD: So moved.

16 VICE-CHAIRWOMAN CREAN: Second.

17 CHAIRMAN DeJESUS: Roll call, Angela.

18 MS. MILLER: Jose DeJesus.

19 CHAIRMAN DEJESUS: Yes.

20 MS. MILLER: Director Walker.

21 DIRECTOR WALKER: Yes.

22 MS. MILLER: Erin Crean.

23 VICE-CHAIRWOMAN CREAN: Yes.

24 MS. MILLER: Steven Lee.

25 MR. LEE: Yes.

1 MS. MILLER: Ian Leonard.

2 MR. LEONARD: Yes.

3 MS. MILLER: Motion carried to approve.

4 Thank you.

5 CHAIRMAN DeJESUS: Motion to adjourn.

6 MR. LEE: So moved.

7 MR. LEONARD: Second.

8 CHAIRMAN DEJESUS: Roll call.

9 MS. MILLER: Jose DeJesus.

10 CHAIRMAN DEJESUS: Yes.

11 MS. MILLER: Director Walker.

12 DIRECTOR WALKER: Yes.

13 MS. MILLER: Erin Crean.

14 VICE-CHAIRWOMAN: Yes.

15 MS. MILLER: Steven Lee.

16 MR. LEE: Yes.

17 MS. MILLER: Ian Leonard.

18 MR. LEONARD: Yes.

19 MS. MILLER: Motion carried to approve.

20 Thank you.

21 - - -

22 (**Meeting concluded at 7:39 p.m.**)

23

24

25

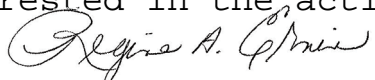
1 CERTIFICATION

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 

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	ADA-accessible (1) 30:18	74:12	approving (1) 3:18	70:9
*	add (7) 31:1;33:13; 38:6;39:2,5;50:21; 64:10	amount (1) 27:22	approximately (2) 29:24;30:3	background (1) 13:18
**Meeting (1) 75:22		and/or (4) 62:15; 69:11,13,14	Architects (1) 47:22	based (2) 52:14; 71:24
A	adding (1) 59:3	Angela (2) 3:12;74:17	area (28) 14:20;17:3, 5;20:7,12,13;21:18, 20;25:4,20;26:3; 28:20;29:18;30:14; 32:4,5;44:16,22; 48:20;50:20;52:8,19, 20;59:13,14;60:11; 63:12;65:20	basically (4) 11:1; 26:1;48:19;55:1
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