

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

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*TRANSCRIPT OF MEETING*  
*February 2, 2022*

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PLANNING BOARD  
CITY OF CAMDEN

- - - -

Wednesday, February 2, 2022

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Transcript of proceedings of the City of  
Camden Planning Board was conducted as a virtual  
SPECIAL MEETING via a remote conferencing platform,  
ZOOM, commencing at 6:00 p.m.

B O A R D M E M B E R S P R E S E N T :

JOSE DeJESUS, CHAIRMAN  
DIRECTOR KEITH WALKER  
ERIN CREAN  
STEVEN LEE  
IAN LEONARD

- - - -

ANGELA MILLER, PLANNING BOARD SECRETARY  
KYLE EINGORN, ESQUIRE., ATTORNEY FOR THE BOARD  
DR. EDWARD C. WILLIAMS, P.P., A.S.I.P, C.S.I.,  
DIRECTOR OF PLANNING & SECRETARY, HISTORIC  
PRESERVATION COMMISSION

REGINE A. ERVIN, CCR  
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MATTER HEARD:	PAGE
1) RESOLUTION OF THE PLANNING BOARD OF THE CITY OF CAMDEN FINDING THAT ORDINANCE 3 TO ESTABLISH AND CONTROL RECREATIONAL CANNABIS LICENSES IN THE CITY OF CAMDEN IS CONSISTENT WITH THE GOALS AND OBJECTIVES OF THE MASTER PLAN OF THE CITY OF CAMDEN AND RECOMMENDING ADOPTION OF ORDINANCE NO. 3 BY THE CITY COUNCIL OF THE CITY OF CAMDEN	5

1                   CHAIRMAN DeJESUS: Let's call the meeting  
2 to order, Camden City Planning Board meeting  
3 February 2, 2022. I'm the Chairman of the Planning  
4 Board, Jose DeJesus. It says: Since the City of  
5 Camden remains under a Declaration of a Health  
6 Emergency related to the COVID-19 virus, City Hall is  
7 closed. Therefore, this regular scheduled meeting  
8 will be conducted as a virtual meeting via remote  
9 conferencing platform, ZOOM. Reading of the opening  
10 statement, Angela.

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

25                   CHAIRMAN DEJESUS: Roll call.

1 MS. MILLER: Mayor Carstarphen. Jose  
2 DeJesus.

3 CHAIRMAN DEJESUS: Present.

4 MS. MILLER: Councilwoman Reyes-Morton.  
5 Director Keith Walker.

6 DIRECTOR WALKER: Present.

7 MS. MILLER: Erin Crean.

8 MS. CREAN: Present.

9 MS. MILLER: Steven Lee.

10 MR. LEE: Here.

11 MS. MILLER: Ian Leonard.

12 MR. LEONARD: Here.

13 MS. MILLER: Motion carried. Thank you.

14 CHAIRMAN DEJESUS: Approval of Planning  
15 Board meeting. I need a motion for last month's  
16 meeting approval for the minutes.

17 MS. MILLER: We don't have a minutes.

18 DR. WILLIAMS: We're not approving the  
19 minutes tonight, Mr. Chair.

20 CHAIRMAN DEJESUS: Okay. Thank you.  
21 I appreciate it. Swearing in of all professionals,  
22 are we going to bypass that?

23 DR. WILLIAMS: Yes.

24 CHAIRMAN DEJESUS: Thank you. And  
25 Planning Board Director, do you have a report or

1 no?

2 DR. WILLIAMS: No, sir.

3 CHAIRMAN DEJESUS: Since there's no Old  
4 Business or New Business, the Adoption of the  
5 following Resolution. Mr. Eingorn, can you take that  
6 part for me?

7 MR. EINGORN: Sure. Just one minor  
8 correction from earlier notice. This is not a  
9 regular scheduled meeting but a Special Meeting of  
10 the Planning Board just so the record is clear. That  
11 doesn't mean that this isn't being held virtual but  
12 it should reflect that this is a Special Meeting of  
13 the Planning Board.

14 Tonight we have the adoption of a single  
15 Resolution finding that Ordinance 3 To Establish and  
16 Control Recreational Cannabis Licenses in the City of  
17 Camden is consistent with the Goals and Objectives of  
18 the Master Plan of the City of Camden and  
19 Recommending Adoption of Ordinance 3 by City Council  
20 of the City Of Camden.

21 As the Board is aware, the adoption of  
22 the Resolution is a ministerial act simply to  
23 memorialize the past decision of the Board and we  
24 need to accomplish this tonight so that this matter  
25 can be brought before Mayor and Council where at that

1 time, it'll receive public comment.

2 Do we have a motion to adopt the  
3 Resolution?

4 MS. CREAN: So moved.

5 CHAIRMAN DEJESUS: We need a second.

6 MR. LEE: 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 MS. 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 MR. EINGORN: The last item of business  
21 would be 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: Director Walker.

3 DIRECTOR WALKER: Yes.

4 MS. MILLER: Erin Crean.

5 MS. CREAN: Yes.

6 MS. MILLER: Steven Lee.

7 MR. LEE: Yes.

8 MS. MILLER: Ian Leonard.

9 MR. LEONARD: Yes.

10 MS. MILLER: Motion carried to adjourn.

11 Thank you.

12 - - (\*Meeting concluded at 6:07 p.m.\*)

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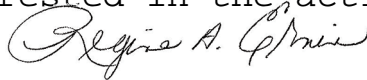
## 1 CERTIFICATION

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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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