

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

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*TRANSCRIPT OF MEETING*  
*September 8, 2022*

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PLANNING BOARD  
CITY OF CAMDEN

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Thursday, September 8, 2022

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

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

JOSE DeJESUS, CHAIRMAN  
IAN LEONARD

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ANGELA MILLER, PLANNING BOARD SECRETARY  
JAMES BURNS, 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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I N D E X PAGE  
NO CASES HEARD:

1                   CHAIRMAN DeJESUS: Good evening. We'll  
2 call this meeting to order of the City of Camden  
3 Planning Board meeting on September 8th. There will  
4 be a regularly scheduled meeting held under a  
5 Declaration of a Health Emergency related to the  
6 COVID-19 virus. City Hall is open by the meeting is  
7 being done via the ZOOM format. If anyone wants to  
8 attend or participate, you can go to the website of  
9 the City of Camden and obtain the information at  
10 [www.ci.camden.nj.us](http://www.ci.camden.nj.us). A reading of the opening  
11 statement.

12                   MS. MILLER: Good evening. Adequate  
13 notice of this meeting has been provided in  
14 accordance with the Open Public Meeting Act. The  
15 Camden City Planning Board adopted a Resolution  
16 approving the schedule of regular meetings to be held  
17 during the year of 2022 by, one, posting a copy  
18 thereof on the bulletin boards reserved for such  
19 purpose in the Office of City Clerk, City Hall, first  
20 floor, Camden, New Jersey; two, transmitting a copy  
21 thereof to the Courier Post and to the Philadelphia  
22 Inquirer. These newspapers have been designated by  
23 this Board to receive same, and filing a copy thereof  
24 with the City Clerk, City of Camden, New Jersey. The  
25 subject meeting was publicized on September 6, 2022.

1 CHAIRMAN DeJESUS: Roll call.

2 MS. MILLER: Jose DeJesus.

3 CHAIRMAN DeJESUS: Here.

4 MS. MILLER: Steven Lee. Mayor Victor  
5 Carstarphen. Director Keith Walker. Ian  
6 Leonard.

7 MR. LEONARD: Here.

8 MS. MILLER: Councilwoman Reyes-Morton.  
9 Aaron Stevens. Omari Thomas. Rashid Humphrey.  
10 Brenda Fraction.

11 CHAIRMAN DeJESUS: Apparently we don't  
12 have a quorum, therefore, this meeting is going to  
13 have to be rescheduled. Angela, do you have a date  
14 in which we can use?

15 MS. MILLER: We're looking at Thursday,  
16 September the 29th, 2022 at 6:00 p.m.

17 MR. BURNS: That would be a Special  
18 Meeting.

19 CHAIRMAN DeJESUS: Yes, could you make the  
20 statement on that.

21 MR. BURNS: Since we don't have a quorum,  
22 Mr. Chairman, as you've correctly indicated, we're  
23 looking to try to schedule it before the next hearing  
24 date in October. And it appears that September 29th  
25 is a date that many members are going to be

1 available. We will double-check that to make sure we  
2 will have a quorum. But we wanted everybody on  
3 tonight to understand that we do not have a quorum  
4 tonight and that we're looking to reschedule your  
5 applications that were to be heard tonight on September  
6 29th with no new notice being provided for your applications.

7 DR. WILLIAMS: If I may Mr. Chair?

8 CHAIRMAN DEJESUS: Yes, Dr. Williams.

9 DR. WILLIAMS: To all the C of A  
10 applicants from the HPC that have been approved by  
11 the Commission, you can call me tomorrow so that I  
12 can coordinate letting you get any work done that  
13 needs to get done. We're just asking as a courtesy,  
14 if you just appear for five minutes at our meeting on  
15 the 29th just to get a confirmation of the approval.

16 There may be one applicant that was  
17 denied; that if they have any questions, they can  
18 call me as well tomorrow. But, again, to our C of A  
19 applicants, we don't want to hold your work up. So  
20 give me a call tomorrow to schedule as to when the  
21 work is going to be done so I can come out and do any  
22 necessary inspections. That's it, Mr. Chair.

23 CHAIRMAN DEJESUS: Thank you, Dr.  
24 Williams. I appreciate everything you said.

25 DR. WILLIAMS: To our Board Counsel,

1 there's no need for future notice, correct?

2 MR. BURNS: There's no need for further  
3 notice for these applicants. They will be  
4 rescheduled for September 29th. That's a Thursday.  
5 We will open that meeting up as well. If for  
6 some reason there's no quorum which we hope it will  
7 not be the case, we will then carry it to the next  
8 meeting date without new notice.

9 I find it's not appropriate or fair for  
10 those applicants that are appearing that have  
11 provided proper notice to have to renotice so long  
12 as we announce the date when they will be scheduled  
13 to appear, which in this case, again, is September  
14 29th, the new Special Meeting date.

15 DR. WILLIAMS: Thank you, sir.

16 CHAIRMAN DEJESUS: With that said, I  
17 close the meeting and good night everyone. I'm sorry  
18 that we're not able to assist you this evening. But,  
19 hopefully, the 29th we can clean up and complete  
20 everything you requested.

21 DR. WILLIAMS: Thank you. Good night  
22 everyone.

23 MR. BURNS: Good night everybody.

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25 (Meeting concluded at 6:10 p.m.)

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CERTIFICATION

I HEREBY CERTIFY that I am a Certified Court Reporter and Notary Public.

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

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

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

*Regine A. Ervin*

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Regine A. Ervin, CCR  
Certified Court Reporter  
License #30XI000222200

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<b>A</b>	coordinate (1) 5:12 copy (3) 3:17,20,23 correctly (1) 4:22 Councilwoman (1) 4:8 Counsel (1) 5:25 Courier (1) 3:21 courtesy (1) 5:13 COVID-19 (1) 3:6	HPC (1) 5:10 Humphrey (1) 4:9	open (3) 3:6,14;6:5 opening (1) 3:10 order (1) 3:2 out (1) 5:21	<b>T</b>
Aaron (1) 4:9 able (1) 6:18 accordance (1) 3:14 Act (1) 3:14 Adequate (1) 3:12 adopted (1) 3:15 again (2) 5:18;6:13 Angela (1) 4:13 announce (1) 6:12 Apparently (1) 4:11 appear (2) 5:14;6:13 appearing (1) 6:10 appears (1) 4:24 applicant (1) 5:16 applicants (4) 5:10, 19;6:3,10 applications (2) 5:5,6 appreciate (1) 5:24 appropriate (1) 6:9 approval (1) 5:15 approved (1) 5:10 approving (1) 3:16 assist (1) 6:18 attend (1) 3:8 available (1) 5:1	<b>D</b>	<b>I</b>	<b>P</b>	therefore (1) 4:12 thereof (3) 3:18,21,23 Thomas (1) 4:9 Thursday (2) 4:15;6:4 tomorrow (3) 5:11,18, 20 tonight (3) 5:3,4,5 transmitting (1) 3:20 try (1) 4:23 two (1) 3:20
<b>B</b>	date (6) 4:13,24,25; 6:8,12,14 Declaration (1) 3:5 DeJESUS (9) 3:1;4:1, 2,3,11,19;5:8,23;6:16 denied (1) 5:17 designated (1) 3:22 Director (1) 4:5 done (4) 3:7;5:12,13, 21 double-check (1) 5:1 DR (7) 5:7,8,9,23,25; 6:15,21 during (1) 3:17	<b>J</b>	participate (1) 3:8 Philadelphia (1) 3:21 Planning (2) 3:3,15 pm (2) 4:16;6:25 Post (1) 3:21 posting (1) 3:17 proper (1) 6:11 provided (3) 3:13;5:6; 6:11	<b>U</b>
<b>C</b>	<b>E</b>	<b>K</b>	Public (1) 3:14 publicized (1) 3:25 purpose (1) 3:19	under (1) 3:4 up (3) 5:19;6:5,19 use (1) 4:14
Board (4) 3:3,15,23; 5:25 boards (1) 3:18 Brenda (1) 4:10 bulletin (1) 3:18 BURNS (4) 4:17,21; 6:2,23	Emergency (1) 3:5 evening (3) 3:1,12; 6:18 everybody (2) 5:2; 6:23 everyone (2) 6:17,22	Jersey (2) 3:20,24 Jose (1) 4:2	<b>Q</b>	<b>V</b>
call (5) 3:2;4:1;5:11, 18,20 Camden (5) 3:2,9,15, 20,24 can (7) 3:8;4:14;5:11, 12,17,21;6:19 carry (1) 6:7 Carstarphen (1) 4:5 case (2) 6:7,13 Chair (2) 5:7,22 CHAIRMAN (9) 3:1; 4:1,3,11,19,22;5:8,23; 6:16 City (8) 3:2,6,9,15,19, 19,24,24 clean (1) 6:19 Clerk (2) 3:19,24 close (1) 6:17 Commission (1) 5:11 complete (1) 6:19 concluded (1) 6:25 confirmation (1) 5:15	<b>F</b>	<b>L</b>	quorum (5) 4:12,21; 5:2,3;6:6	via (1) 3:7 Victor (1) 4:4 virus (1) 3:6
fair (1) 6:9 filing (1) 3:23 find (1) 6:9 first (1) 3:19 five (1) 5:14 floor (1) 3:20 format (1) 3:7 Fraction (1) 4:10 further (1) 6:2 future (1) 6:1	<b>G</b>	Lee (1) 4:4 Leonard (2) 4:6,7 letting (1) 5:12 long (1) 6:11 looking (3) 4:15,23; 5:4	<b>R</b>	<b>W</b>
Good (5) 3:1,12;6:17, 21,23	<b>H</b>	<b>M</b>	Rashid (1) 4:9 reading (1) 3:10 reason (1) 6:6 receive (1) 3:23 regular (1) 3:16 regularly (1) 3:4 related (1) 3:5 renotice (1) 6:11 requested (1) 6:20 reschedule (1) 5:4 rescheduled (2) 4:13; 6:4 reserved (1) 3:18 Resolution (1) 3:15 Reyes-Morton (1) 4:8 Roll (1) 4:1	Walker (1) 4:5 wants (1) 3:7 website (1) 3:8 WILLIAMS (7) 5:7,8,9, 24,25;6:15,21 without (1) 6:8 work (3) 5:12,19,21 wwwcamdennjus (1) 3:10
Hall (2) 3:6,19 Health (1) 3:5 heard (1) 5:5 hearing (1) 4:23 held (2) 3:4,16 hold (1) 5:19 hope (1) 6:6 hopefully (1) 6:19	<b>I</b>	many (1) 4:25 may (2) 5:7,16 Mayor (1) 4:4 meeting (15) 3:2,3,4, 6,13,14,25;4:12,18; 5:14;6:5,8,14,17,25 meetings (1) 3:16 members (1) 4:25 MILLER (5) 3:12;4:2, 4,8,15 minutes (1) 5:14	<b>S</b>	<b>Y</b>
obtain (1) 3:9 October (1) 4:24 Office (1) 3:19 Omari (1) 4:9 one (2) 3:17;5:16	<b>J</b>	<b>N</b>	same (1) 3:23 schedule (3) 3:16; 4:23;5:20 scheduled (2) 3:4; 6:12 September (7) 3:3,25; 4:16,24;5:5;6:4,13 sorry (1) 6:17 Special (2) 4:17;6:14 statement (2) 3:11; 4:20 Steven (1) 4:4 Stevens (1) 4:9 subject (1) 3:25 sure (1) 5:1	year (1) 3:17
obtain (1) 3:9 October (1) 4:24 Office (1) 3:19 Omari (1) 4:9 one (2) 3:17;5:16	<b>K</b>	<b>O</b>	<b>Z</b>	<b>Z</b>
open (3) 3:6,14;6:5 opening (1) 3:10 order (1) 3:2 out (1) 5:21	<b>L</b>	necessary (1) 5:22 need (2) 6:1,2 needs (1) 5:13 New (5) 3:20,24;5:6; 6:8,14 newspapers (1) 3:22 next (2) 4:23;6:7 night (3) 6:17,21,23 notice (6) 3:13;5:6; 6:1,3,8,11	ZOOM (1) 3:7	<b>2</b>
participate (1) 3:8 Philadelphia (1) 3:21 Planning (2) 3:3,15 pm (2) 4:16;6:25 Post (1) 3:21 posting (1) 3:17 proper (1) 6:11 provided (3) 3:13;5:6; 6:11	<b>M</b>	2022 (3) 3:17,25;4:16 29th (7) 4:16,24;5:6, 15;6:4,14,19	<b>8</b>	<b>8</b>
Public (1) 3:14 publicized (1) 3:25 purpose (1) 3:19	<b>N</b>	6 (1) 3:25 6:00 (1) 4:16 6:10 (1) 6:25	<b>8</b>	8th (1) 3:3
quorum (5) 4:12,21; 5:2,3;6:6	<b>O</b>	8th (1) 3:3	<b>8</b>	8th (1) 3:3
Rashid (1) 4:9 reading (1) 3:10 reason (1) 6:6 receive (1) 3:23 regular (1) 3:16 regularly (1) 3:4 related (1) 3:5 renotice (1) 6:11 requested (1) 6:20 reschedule (1) 5:4 rescheduled (2) 4:13; 6:4 reserved (1) 3:18 Resolution (1) 3:15 Reyes-Morton (1) 4:8 Roll (1) 4:1	<b>P</b>	8th (1) 3:3	<b>8</b>	8th (1) 3:3