

In The Matter Of:
CITY OF CAMDEN
PLANNING BOARD

TRANSCRIPT OF MEETING
November 3, 2022

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PLANNING BOARD
CITY OF CAMDEN

- - - -

Thursday, November 3, 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
- STEVEN LEE, VICE-CHAIRMAN
- COUNCILWOMAN FELISHA REYES-MORTON
- DIRECTOR KEITH WALKER
- IAN LEONARD
- RASHID HUMPHREY
- OMARI THOMAS
- BRENDA FRACTION

- - - -

- ANGELA MILLER, PLANNING BOARD SECRETARY
- JAMES BURNS, ESQUIRE, ATTORNEY FOR THE BOARD
- DENA MOORE JOHNSON, PE, CME, BOARD ENGINEER
- REMINGTON & VERNICK ENGINEERS
- DR. EDWARD C. WILLIAMS, PP, ASIP, CSI, AHP, CZO,
- DIRECTOR OF PLANNING & DEVELOPMENT & SECRETARY,
- HISTORIC PRESERVATION COMMISSION

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1 CHAIRMAN DeJESUS: Good evening. We'll
2 call this meeting to order for Thursday, November 3,
3 2022, 6:00 p.m. Since the City of Camden remains
4 under a Declaration of a Health Emergency related to
5 the COVID-19 virus, City Hall is closed. Therefore,
6 this regular scheduled meeting will be conducted as a
7 virtual meeting via remote conferencing platform,
8 Zoom. Instructions on accessing this virtual regular
9 scheduled meeting can be found on the City of
10 Camden's website. Reading of the Opening statement,
11 please.

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 October 31, 2022.

1 CHAIRMAN DEJESUS: Roll call, Angela.

2 MS. MILLER: Joe DeJesus.

3 CHAIRMAN DEJESUS: Present.

4 MS. MILLER: Mr. Lee.

5 VICE-CHAIRMAN LEE: Here.

6 MS. MILLER: Mayor Carstarphen. Director

7 Walker.

8 DIRECTOR WALKER: Present.

9 MS. MILLER: Mr. Leonard.

10 MR. LEONARD: Here.

11 MS. MILLER: Councilwoman Reyes-Morton.

12 COUNCILWOMAN REYES-MORTON: Here.

13 MS. MILLER: Aaron Stevens. Mr. Thomas.

14 MR. THOMAS: Present.

15 MS. MILLER: Mr. Humphrey.

16 MR. HUMPHREY: Here.

17 MS. MILLER: And we have Ms. Fraction who

18 is our alternate who doesn't need to vote on any

19 matters tonight so far, Doctor?

20 DR. WILLIAMS: That's correct.

21 MS. MILLER: Thank you. Well, she's

22 here.

23 MS. FRACTION: Here.

24 CHAIRMAN DEJESUS: Approval of special

25 Planning Board meeting of October 13, 2022.

1 MS. MILLER: Wrong agenda. This is
2 November the 3rd and it's not a special meeting.

3 CHAIRMAN DEJESUS: No, no. I'm getting
4 approval of the last meeting.

5 MS. MILLER: Okay. Approval of the
6 meeting minutes.

7 CHAIRMAN DEJESUS: Yes, very good. Are
8 we right, Angela?

9 MS. MILLER: We're good. I didn't hear
10 meeting minutes. My apology.

11 CHAIRMAN DEJESUS: That's all right. I
12 got you. Approval of the Special Planning Meeting
13 held on October 13, 2022. I need a motion to
14 approve.

15 MR. LEONARD: So moved.

16 DR. WILLIAMS: We need a second.

17 VICE-CHAIRMAN LEE: Second.

18 MS. MILLER: Jose DeJesus.

19 CHAIRMAN DEJESUS: Yes.

20 MS. MILLER: Mr. Lee.

21 VICE-CHAIRMAN LEE: Yes.

22 MS. MILLER: Director Walker.

23 DIRECTOR WALKER: Yes.

24 MS. MILLER: Mr. Leonard.

25 MR. LEONARD: Yes.

1 MS. MILLER: Councilwoman Reyes-Morton.

2 COUNCILWOMAN REYES-MORTON: Yes.

3 MS. MILLER: Mr. Thomas.

4 MR. THOMAS: Yes.

5 MS. MILLER: Mr. Humphrey.

6 MR. HUMPHREY: Yes.

7 MS. MILLER: Motion carried to approve.

8 Thank you.

9 CHAIRMAN DEJESUS: Swearing in of all
10 professionals and planning staff members.

11 MR. BURNS: For our professionals and
12 planning staff, please raise your right hands.

13 - - -

14 DR. EDWARD C. WILLIAMS, PP, ASIP, CSI,
15 AHP, CZO; DENA MOORE JOHNSON, PE, CME, having first
16 been duly sworn/affirmed, was examined and testified
17 as follows:

18 - - -

19 CHAIRMAN DEJESUS: Planning Board
20 Director's report?

21 DR. WILLIAMS: Thank you, Mr. Chair and
22 Members of the Planning Board, this will be extremely
23 brief.

24 Just a reminder for those on the call who
25 are members regarding the League of Atlantic City,

1 November 15, 16 and 17. So those who have mandatory
2 training, make sure to sign up to make sure that you
3 attend the sessions so that we can make sure that
4 you're accredited for the same. Mr. Chairman, that
5 ends my report for this evening.

6 CHAIRMAN DEJESUS: Thanks.

7 New Business since we don't have any Old
8 Business, is the Amended Final Site Plan for Virtua
9 Our Lady of Lourdes Hospital, Inc., 1533-1555 and
10 1565 Haddon Avenue, Block 1381, Lots 2, 31, 30 and
11 Block 1382, Lots 4, 5, 6 and 8.

12 The applicant is proposing added Code
13 Blue emergency lights along with increasing parking
14 spaces from 367 parking spaces to 464. Anyone here
15 for that? Mr. Burns, is anybody here for that?

16 MR. BURNS: I don't recognize -- I don't
17 see anybody. I think that's Mr. Hyland's office,
18 Bill Hyland's office. And I don't see Mr. Hyland or
19 any of his professionals.

20 CHAIRMAN DEJESUS: So we'll move on to
21 the next one and then we'll come back to it.

22 Review and Recommendation of an Ordinance
23 Amendment MC-5371 Adopted on February 8, 2022
24 Governing the Establishment and Control of
25 Recreational Cannabis Licenses in the City of Camden.

1 DR. WILLIAMS: Thank you, Mr. Chair and
2 Members of the Planning Board. We have in your
3 packets, a Council referral from the City Council
4 regarding amending the Cannabis Ordinance to allow
5 for additional areas to be zoned for the sale,
6 cultivation, or manufacturing Cannabis.

7 For your consideration tonight is an
8 Amendment that would include areas in the North
9 Camden area such as Vine Street, North Front Street
10 to North 3rd Street and North 4th Street north of
11 Erie Street. It's my understanding and Councilwoman
12 Reyes can confirm this, that these areas are targeted
13 areas for wholesale or manufacturing, ma'am?

14 COUNCILWOMAN REYES MORTON: Dr. Williams,
15 thank you for that. North 4th Street is for
16 wholesale/retail. And the Vine Street is for
17 retail. And thank you. These projects will spur
18 economic development in the neighborhood. It will
19 also allow for small businesses, opportunities for
20 small businesses, minority-owned and women
21 businesses. And so I'm excited. I'm looking forward
22 to seeing these things through to fruition. So thank
23 you.

24 DR. WILLIAMS: So with that being said
25 with testimony from the Councilwoman to the Board

1 members -- whoever has the background noise, please
2 mute yourself.

3 MR. BURNS: Everybody just needs to mute
4 and then speak and then unmute themselves. Thank
5 you.

6 DR. WILLIAMS: Once, again, the
7 Councilwoman is correct. These areas that have been
8 indicated in the Amendment to the Cannabis Ordinance
9 will facilitate expansion and economic development in
10 the areas for the retail as well as
11 wholesale/manufacturing. I did review the proposed
12 amendment and I find it consistent with the Master
13 Plan and not in contradiction with the Zoning Code in
14 terms of the proposed uses that are contained
15 therein. And would heartily recommend to the
16 Planning Board to refer, in a positive note, back to
17 City Council for review and final disposition.

18 CHAIRMAN DEJESUS: Is that the same thing
19 as the City as well, the same subject?

20 DR. WILLIAMS: Yes.

21 CHAIRMAN DEJESUS: Can you speak about
22 that so we can vote on both of them as one?

23 DR. WILLIAMS: What you have in the
24 packet is a copy of the actual draft Ordinance. And
25 the second piece is the Resolution. So they both are

1 the same. I would recommend to the Board to consider
2 the Council referral in Item C and not B. Is that
3 correct, Jim?

4 MR. BURNS: That is correct. 'B' is just
5 referencing the referral and the Ordinance itself.
6 We're acting on 'C'. And the appropriate motion
7 after -- I think you probably should open for public
8 comment.

9 The appropriate motion be would be if the
10 Board's inclined, would be a motion finding the
11 Ordinance Amendment consistent with the Master Plan
12 and recommending adoption by Mayor and Council. That
13 would be the motion after we've had a chance to open
14 it to the public to see if there's any comment.

15 CHAIRMAN DEJESUS: Let's open it up to
16 the public if the Board has anything to say. Is
17 there any Board members wishing to make any comments?
18 Hearing none, then it's open to the public. Do you
19 have anyone, Ed, to put up to speak?

20 DR. WILLIAMS: No, sir.

21 MR. BURNS: We can close the public
22 portion, Mr. Chairman, and bring it back to the Board
23 for any additional comment. Or if the Board's
24 inclined to approve, it would be a motion finding the
25 Ordinance Amendment consistent with the Master Plan

1 and recommending adoption.

2 CHAIRMAN DEJESUS: With that said, I
3 close the public session and open it to the Board to
4 now make their final evaluation. If not, they can
5 give me motion to approve and move on.

6 VICE-CHAIRMAN LEE: I move to adopt.

7 MR. BURNS: With a finding it's
8 consistent with the Master Plan, correct, Mr. Lee?

9 VICE-CHAIRMAN LEE: Yes.

10 MR. BURNS: He said that's correct.

11 CHAIRMAN DEJESUS: I need a second,
12 please?

13 MR. THOMAS: I second.

14 CHAIRMAN DEJESUS: So moved and,
15 therefore, Angela, roll call.

16 MS. MILLER: Jose DeJesus.

17 CHAIRMAN DEJESUS: Yes.

18 MS. MILLER: Mr. Lee.

19 VICE-CHAIRMAN LEE: Yes.

20 MS. MILLER: Director Walker.

21 DIRECTOR WALKER: Yes.

22 MS. MILLER: Mr. Leonard.

23 MR. LEONARD: Yes.

24 MS. MILLER: Councilwoman Reyes-Morton.

25 COUNCILWOMAN REYES-MORTON: Yes.

1 MS. MILLER: Mr. Thomas.

2 MR. THOMAS: Yes.

3 MS. MILLER: Mr. Humphrey.

4 MR. HUMPHREY: Yes.

5 MS. MILLER: Motion carried to approve.

6 Thank you.

7 CHAIRMAN DEJESUS: Review and
8 Recommendation and Amendment to the Cramer Hill
9 Redevelopment Plan. Is there anyone here to present
10 that?

11 MR. SHEEHAN: Yes. Mr. Chairman, Kevin
12 Sheehan from Parker McKay. And we're here to discuss
13 the proposed amendment to the Cramer Hill
14 Redevelopment Plan.

15 This is an amendment that is specific to
16 the property located at 1301 North 26th Street, the
17 location of an existing recycling center. The
18 proposal would amend the Redevelopment Plan to permit
19 the development of a warehouse on the property.

20 The proposal was submitted to the Mayor,
21 Councilwoman Reyes and Council President Fuentes.
22 Before being presented to the Board, they've
23 indicated their support for the Amendment and the
24 project. The Amendment is on the agenda for
25 introduction by the governing body at its meeting on

1 qualify you as an expert in professional planning?

2 MR. BLOCH: Yes. I have a Bachelor's
3 degree in planning from the University of Buffalo.
4 I'm a licensed professional planner in the State of
5 New Jersey, certified by the American Institute of
6 Certified Planners. And have testified on numerous
7 redevelopment projects throughout New Jersey over the
8 last 15 years.

9 MR. SHEEHAN: Mr. Chairman, I would
10 submit Mr. Bloch as an expert in professional
11 planning.

12 CHAIRMAN DEJESUS: Thank you. We will
13 accept him and he can now explain.

14 MR. SHEEHAN: Thank you, Mr. Chairman.
15 Dan, did you prepare the proposed amendment that was
16 submitted to the Board for review?

17 MR. BLOCH: My office prepared it. It's
18 actually signed by Kristin Russell who is on my
19 staff.

20 MR. SHEEHAN: Can you provide a summary
21 of that report for the Board, please?

22 MR. BLOCH: Yes, I can. I actually have
23 a quick PowerPoint presentation that summarized the
24 report if it's okay to share my screen.

25 CHAIRMAN DEJESUS: Yes.

1 MR. SHEEHAN: Yes.

2 MR. BLOCH: Can the Board see that?

3 CHAIRMAN DEJESUS: Yes.

4 MR. BLOCH: So what we're asking for is
5 an amendment of the Redevelopment Plan for the Cramer
6 Hill redevelopment area. And we're looking at Blocks
7 811, 812, 815 and 816 which are along Harrison
8 Avenue. The site is currently used as a recycling
9 center. It's looking at the existing zoning map.
10 The site is in the MW-2, Mixed Waterfront Zone. We
11 have it outlined in red. It's along the Delaware
12 River and along Harrison Avenue, the back channel of
13 the Delaware. And in yellow you can see the outline
14 of the Cramer Redevelopment area.

15 So here is the Zoning Map from the Cramer
16 Hill Redevelopment Plan. Again, you can see the
17 property outlined in this dashed black line currently
18 in the MW-2 Mixed Waterfront Zone. It's also within
19 the Stream and River Corridor Protection and
20 Management Overlay Zone. The property itself has
21 wetlands and a flood hazard area along the Delaware
22 River frontage.

23 And this map shows the delineated
24 wetlands that extend along that side of the property.
25 The site is contaminated. There is an environmental

1 expert working on the site and has advised that the
2 site will need to be capped after it's cleaned up and
3 it's not suitable for residential uses, so that's
4 part of the reason for this proposed amendment.

5 So what this new Redevelopment Plan
6 Amendment is recommending that this be rezoned to the
7 LI-3. This would be new zoning district. The site
8 itself is approximately 25 acres. You can see it
9 outlined here in red. Those four blocks that I
10 mentioned before, Blocks 811, 812, 815 and 816 and
11 proposing to be changed to the LI-3 Light Industrial
12 District. There's another map showing the tax maps
13 outlined in red showing the proposed project site.

14 This is an overview of the neighborhood,
15 existing land uses. This is pulled out of the
16 Neighborhood Plan. You could see the site outlined
17 in red. It is currently classified as industrial.
18 And to the south there is a residential
19 neighborhood. To the east there are vacant
20 properties you could see in gray. And then to the
21 west there's public land and this where the marina
22 and boat launch are along 25th Street.

23 There's another aerial view of the
24 property. You could see the existing use. They have
25 stock piles of different materials for the recycling

1 center. That is an industrial use. Over here on the
2 left side, the west side you could see the marina and
3 the vacant land to the right and then the residential
4 neighborhood to the south.

5 So what the Redevelopment Plan Amendment
6 proposes is that the LI-3, Light Industrial Zone
7 permits warehouse and wholesaling of goods. That
8 would be the primary permitted use. Public amenities
9 would be allowing for a waterfront walkway, sidewalks
10 along 25th Street from Harrison Avenue, bike racks,
11 trash receptacles and benches along the waterfront
12 walkway to improve that corridor.

13 And in conclusion, the study area has
14 very limited development opportunity because of the
15 environmental constraints. We do believe it is
16 appropriate for a warehouse. And that's why this
17 Redevelopment Plan Amendment is being requested. It
18 will redevelop the undesirable existing nonconforming
19 industrial use with a new modern warehouse use.

20 The proposed use would essentially be
21 less intensive than the current use and would be less
22 intensive in terms of traffic to what would be
23 permitted under the WF-2 Zone. And, therefore, we're
24 recommending and requesting that the Planning Board
25 recommend to the Council, that the Redevelopment Plan

1 Amendment be adopted. So that's the end of the
2 presentation and I welcome any questions from the
3 Board.

4 CHAIRMAN DEJESUS: I only have one and
5 that's related to truck traffic that runs around that
6 specific area. And I know Pennsauken County is
7 trying to figure out a better truck route instead of
8 going around residential areas. Has that ever been a
9 resolved matter yet or know?

10 MR. BLOCH: That was discussed in the
11 Redevelopment Plan Amendment. And I'm just going to
12 bring up the Neighborhood Plan so we can see if
13 there's a map here. What we have proposed is that
14 the property is here along Harrison Avenue. There
15 would be no truck traffic accessing North 27th
16 Street.

17 The truck traffic would only be accessing
18 Harrison Avenue to East State Street. And then
19 either North 7th or North 10th to get to Route 30 and
20 then they'd be on the highway system from there. So
21 that's the proposed truck route for this project.
22 And no trucks on North 27th and going in the east
23 direction.

24 CHAIRMAN DEJESUS: Very good. One of my
25 major concerns was that because of that River Road or

1 River Avenue is a very narrow road and the trucks and
2 trailers don't have no other traffic route other than
3 that one.

4 MR. BLOCH: Yes. That was our major
5 concern so that's why we're proposing and the plan
6 does limit -- it says, prohibited trucks on
7 North 27th.

8 CHAIRMAN DEJESUS: Does anybody on the
9 Board has any questions to this project?

10 DIRECTOR WALKER: Yes, I have one
11 question. You said you had benches and tables set up
12 on the waterfront part of the property. Will that be
13 part of the park's system or it will just be confined
14 to owners and employees of the facility?

15 MR. BLOCH: That's a good question. I
16 would assume that it would be open to the public to
17 connect along the green way, but I don't have an
18 exact answer on that. I think that would be more
19 clear when the application comes in for site plan
20 approval, how that would exactly be handled.

21 MR. SHEEHAN: Director Walker, this is
22 Kevin Sheehan. The county had requested that -- this
23 proposal has been ongoing for over a year. They went
24 to the Business Development Committee. They were
25 directed to meet with the county park system. And

1 the county had requested that the walkway be extended
2 along the back of the property. And those benches
3 and tables would be along that walkway along the back
4 of the property. And there would public access to
5 that.

6 DIRECTOR WALKER: Thank you, Mr. Sheehan.
7 You answered my question. Thank you, sir.

8 CHAIRMAN DEJESUS: Does anyone else have
9 any questions in reference to this project?

10 COUNCILWOMAN REYES-MORTON: I have a
11 question or comment.

12 CHAIRMAN DEJESUS: Sure. Go ahead,
13 Councilwoman Reyes.

14 COUNCILWOMAN REYES-MORTON: Thank you,
15 Chairman. So in reference to the truck traffic, that
16 was also something that I discussed when I met with
17 the project group. And understanding that the truck
18 traffic will not impede on community residents, I
19 still would like to somehow through Director Ed
20 Williams, if there is a way that we can do a truck
21 traffic study in that area, especially as it relates
22 to the project. Just because I know that there has
23 been previous concerns historically with truck
24 traffic in that area.

25 And then second to that is, I'm excited

1 about this development project for many reasons.
2 One, because of the space that's contaminated. And,
3 you know, it's electrical for Brownfields Investment.
4 It's going to help spur, you know, this development
5 and bring it forth. In addition to that, there are
6 various people that are involved. One of them
7 including the DEP where the waterfront state park
8 that will be accessible to residents as well as
9 several environmental stakeholders that I have been
10 in constant communication with. And their input is
11 being weighed heavily on the public access and state
12 park.

13 And in addition to that, you know, this
14 is -- there's a 100 Flood Plan in place that's also
15 outlined in the Neighborhood Plan. And so
16 understanding this valuable space and what has been
17 previous to what it's going to be in the future, will
18 provide economic development, jobs for our
19 residents. And most excitingly, you know, looking
20 forward to the future tenants that will be taking up
21 the space.

22 So if we could just somehow, on a City
23 level, give some special attention to the truck
24 traffic in that neighborhood, especially as this
25 project comes online, that would be, I think, more

1 security for the Board to assure that we are looking
2 ahead of things for the residents. So thank you,
3 Mr. Chairman.

4 DR. WILLIAMS: Through the Chairman. In
5 response to Councilwoman Reyes' numerous points and
6 great points, I may add. To Kevin Sheehan, he and I
7 have worked together on a number of massive
8 redevelopment projects. This will be included as
9 part of that bundle of projects.

10 And I know that through our working
11 together over the years, that one of the big things
12 that we have in terms of asking, is traffic studies.
13 And I know that he can speak on that at this point
14 before we go any further in the presentation, if
15 needed.

16 MR. SHEEHAN: Absolutely. As part of the
17 site plan approval, when this project becomes before
18 the Board, there would be a full traffic study which
19 would include the truck traffic from the site
20 identifying the appropriate truck routes and the
21 impact on the roads and the intersections along those
22 routes.

23 CHAIRMAN DEJESUS: I have one question
24 for you, Mr. Sheehan. In reference to the truck
25 traffic, inside that proposed project, can we find a

1 way to re-route these trucks to stay off of River
2 Road and use the back routes that can be created
3 along the river side going towards 36th Street and
4 then out towards Pennsauken and so forth, to prevent
5 them to get on to River Road or River Avenue, which
6 ever way you want to call it?

7 MR. SHEEHAN: Yes. I'm sure that we can
8 work with the City and the County to identify the
9 appropriate roads for this traffic. And then we
10 would insure that --

11 CHAIRMAN DEJESUS: You got to make one
12 up. The thing is that they're creating a major
13 problem with the infrastructures of the area;
14 creating a major issue with traffic. And we're not
15 going anywhere if we continue doing the way we're
16 doing business. So if we can come up with a game
17 plan that would benefit both Pennsauken, Camden and
18 the county, let's do it.

19 MR. SHEEHAN: Yes. We can have those
20 discussions before we come to you with the site plan.

21 CHAIRMAN DEJESUS: I would like to be
22 part of it, if that's possible.

23 MR. SHEEHAN: Certainly.

24 CHAIRMAN DEJESUS: If no one has any
25 other questions or concerns about the matter from the

1 Board, then I'll open it up to the public. Doctor,
2 do you have anyone wanting to respond to this?

3 DR. WILLIAMS: Mr. Chair, I don't see
4 anyone on there with their hands raised. I do see a
5 hand from CRA.

6 MS. SIMPSON: Good evening. This is
7 Olivette Simpson from the Camden Redevelopment
8 Agency.

9 MR. BURNS: Olivette, I'm going to swear
10 you in.

11 MS. SIMPSON: Thank you, Mr. Burns.

12 MR. BURNS: Good to hear from you.

13 - - -

14 OLIVETTE SIMPSON, having first been duly
15 sworn/affirmed, was examined and testified as
16 follows:

17 - - -

18 MS. SIMPSON: Good evening. I just have
19 one question. And that question is and it might be
20 held over until the site plan is submitted, but the
21 area in which there will be public accessibility, is
22 there any proposed portion of that 25-acre site that
23 will be used for the green space?

24 MR. SHEEHAN: Yes, Olivette. The rear of
25 the site along the river would be open green space

1 with the walking path through it. And that will be
2 shown on the site plan design and reviewed by
3 everybody as part of the approval for the site.

4 MS. SIMPSON: How much of that site
5 comprises this area, the green space? That's what
6 I'm trying to get to.

7 MR. SHEEHAN: I don't have the exact
8 amount in front of me, Olivette. Let me see here.
9 No, I don't have the exact amount. If you can pull
10 up -- Dan, can you pull up an aerial?

11 MR. BLOCH: Sure.

12 MR. SHEEHAN: Olivette, if you look where
13 it says Lot 3 on the lefthand side, there's a parking
14 lot there. Generally speaking, if you draw a line
15 straight across, roughly straight across from the top
16 of the parking lot and now going north-south from the
17 top of the -- yes, there; going north-south, the area
18 between that line and the river would be the green
19 space.

20 MS. SIMPSON: Thank you, Mr. Sheehan.

21 MR. SHEEHAN: Thanks, Dan.

22 MS. SIMPSON: So it's roughly a third of
23 the site?

24 MR. SHEEHAN: Yes, it's pretty
25 significant. It's not a small amount of space. A

1 lot of it is wetlands; appropriate for public access
2 and enjoyment.

3 MS. SIMPSON: Thank you.

4 CHAIRMAN DEJESUS: Anything else, lovely
5 lady?

6 MS. SIMPSON: No, Mr. Chairman. That was
7 my major question to see that it was an adequate
8 space for connection in terms of the Greenway.

9 CHAIRMAN DEJESUS: I'm glad that we were
10 able to answer to your question.

11 Doctor, do you have anyone else?

12 DR. WILLIAMS: No, sir.

13 CHAIRMAN DEJESUS: Okay. Not hearing any
14 and you don't have any, so I'll close the public
15 portion. Anybody else on the Board want to finally
16 say anything? If not, I'd like to have a motion to
17 proceed forward with this plan.

18 MR. BURNS: That would be a motion to
19 recommend adoption with a finding that the proposed
20 Amendment to the Cramer Hill Redevelopment Plan is
21 consistent with the City Master Plan.

22 CHAIRMAN DEJESUS: Thank you, Jim.

23 COUNCILWOMAN REYES-MORTON: I'd like to
24 move on that motion and also add the truck traffic
25 study recommendation made by the Board. Do I need to

1 repeat the whole thing?

2 CHAIRMAN DEJESUS: No, we got you. We
3 need a second, please.

4 MR. LEE: Second.

5 MS. MILLER: Roll call. Jose DeJesus.

6 CHAIRMAN DEJESUS: Yes.

7 MS. MILLER: Mr. Lee.

8 VICE-CHAIRMAN LEE: Yes.

9 MS. MILLER: Director Walker.

10 DIRECTOR WALKER: Yes.

11 MS. MILLER: Mr. Leonard.

12 MR. LEONARD: Yes.

13 MS. MILLER: Councilwoman Reyes-Morton.

14 COUNCILWOMAN REYES-MORTON: Yes.

15 MS. MILLER: Mr. Thomas.

16 MR. THOMAS: Yes.

17 MS. MILLER: Mr. Humphrey.

18 MR. HUMPHREY: Yes.

19 MS. MILLER: Motion carried to approve.

20 Thank you.

21 MR. SHEEHAN: Mr. Chairman, we would ask
22 that if you can adopt the Resolution memorializing
23 this at your next meeting, that would be the Thursday
24 before the Council meeting at which it would be
25 scheduled for a public hearing assuming it's

1 introduced.

2 MR. BURNS: I will have that Resolution
3 ready. Give me a reminder though.

4 MR. SHEEHAN: Don't worry.

5 CHAIRMAN DEJESUS: I'm pretty sure you
6 won't.

7 MS. MOORE: Excuse me, Mr. Chairman.

8 CHAIRMAN DEJESUS: Yes.

9 MS. MOORE: I reached out to the
10 applicant's engineer and the attorney. I sent an
11 email. I received it on vacation, the response for
12 the Virtua Our Lady of Lourdes Hospital project. So
13 it seems like they were not ready to come this
14 evening. I don't know if they're going to come in
15 December.

16 CHAIRMAN DEJESUS: We will do a request
17 that we just move it to next month and we don't have
18 to worry about that part.

19 MR. BURNS: That will be carried to the
20 December meeting. No new notice will be required.

21 MS. MOORE: So then that's it for me
22 then?

23 CHAIRMAN DEJESUS: Yes.

24 MS. MOORE: Good night.

25 MR. BURNS: Jim, do you want to go

1 through the adoption of the Resolutions, please?

2 MR. BURNS: Well, actually, we have one
3 more. Mr. Baron is here. We have one more
4 application and that's the Amendment to the Lanning
5 Square Redevelopment Plan.

6 MR. BARON: Can you hear me?

7 MR. BURNS: Yes.

8 MR. BARON: Thank you. Good evening Mr.
9 Chairman and Members of the Board. This is Jeffrey
10 Baron. I represent Trevor Vaughan and his company
11 in regard to the development -- United Development,
12 I'm sorry -- Urban Development. I represent his
13 company in regard to the development of the Lanning
14 Square Redevelopment Area.

15 We have submitted a proposed Amendment.
16 It does not amend the entire Redevelopment. It
17 amends specific lots being Block 185, Lots 2, 3, 4,
18 5 and 7 through 30 inclusive. These are changes to
19 bulk requirements. They are not changes to use
20 requirements. This is approximately an 80-unit
21 residential development of mixed use type. We have
22 had numerous discussions with the City and its
23 representatives.

24 I think everyone has concurred that the
25 Redevelopment proposing more housing is an

1 appropriate use for this site and has already been
2 approved, as I said, by both the Council and the
3 Board for the redevelopment. We were in front of
4 Council yesterday. I'm pleased to say that the
5 Council unanimously endorsed this and has sent it
6 over to the Planning Board for a consistency review
7 with the Master Plan.

8 And least I forget, Mr. Burns, if we do
9 get a favorable response, we would ask that the
10 Resolution also be adopted for this because we're
11 scheduled to be in front of the Council on the same
12 date as the application that Mr. Sheehan represented
13 immediately prior to us.

14 MR. BURNS: I will have it for you,
15 Jeff. Just like I'm getting old, so --

16 MR. BARON: I'll give you a reminder.
17 Jim, I'm older than you so I'll give you a reminder.
18 I'll write it down: Remind Jim.

19 MR. BURNS: Very good.

20 CHAIRMAN DEJESUS: With that said, is
21 there anything else, Jim?

22 MR. BURNS: I believe -- Jeff, you're
23 just going to have Joe Raday speak on the Amendments?
24 My understanding is, Jeff, that this is designed to
25 really create a By-Right Application?

1 MR. BARON: That's correct. The point of
2 all of this, Mr. Chairman, Members of the Board, we
3 wanted to ensure that the development that we will
4 come before the Board with a site plan, would be
5 consistent with the Redevelopment Plan.

6 There were very, very few changes that
7 were needed but there were some. So I'll ask Mr.
8 Raday to quickly go through those with you. And if
9 the Board were to approve it, Jim is correct, it
10 would be a Buy Right Plan. We would be coming to you
11 without the need for variances on the site?

12 MR. BURNS: And, of course, that's always
13 the benefit of a Redevelopment Plan. So that's why
14 we encourage them is because you are able to develop
15 a property by targeting zoning to make sure that
16 you're compliant. So I always recommend and I know
17 Ed does too whenever possible, to try to effectuate
18 an approval through redevelopment -- a redeveloper
19 because you can design it and it would really meet
20 the Ordinance requirements that are specific to the
21 site.

22 MR. BARON: And then as Mr. Burns said
23 when we met with the City representatives on several
24 occasions, in fact, Dr. Williams at that time
25 endorsed the concept of doing this by redevelopment

1 instead of coming before the Board with a list of
2 variances and having the public want an explanation
3 for every one of the variances which are relatively
4 minor. So we made those changes to the plan itself
5 instead of requiring a bunch of variances. And Mr.
6 Burns is right, that's the purpose of a redevelopment
7 so that your project would be consistent with zoning
8 as a matter of law.

9 MR. BURNS: Joe, I'm going to swear you
10 in. Raise your right hand.

11 - - -

12 JOSEPH RADAY, PE, having first been duly
13 sworn/affirmed, was examined and testified as
14 follows:

15 - - -

16 MR. BURNS: Mr. Raday has been accepted
17 by us many times as a professional.

18 CHAIRMAN DEJESUS: Okay.

19 MR. BARON: Mr. Raday, you would walk the
20 Board through the revisions to the Redevelopment Plan
21 that we're proposing in terms of the bulk standards
22 please?

23 MR. RADAY: Yes. So what we're
24 proposing, Item No. 1 is the use density,
25 Redevelopment page 28, permitted is 30 units per

1 acre. We're proposing 84 units per acre.

2 Under maximum building coverage,
3 Redevelopment page 30, permitted is 60 percent.
4 We're proposing 75 percent. Under the minimum front
5 yard Redevelopment page 30, permitted is ten. We're
6 proposing five feet. Minimum side yard,
7 Redevelopment page 30, permitted is ten; proposed is
8 1.4 feet. Maximum building height, Redevelopment
9 page 30, permitted is three stories, 35 feet. We are
10 proposing four stories and mezzanine, 70 feet above
11 grade.

12 The next item is minimum number of
13 parking spaces. Redevelopment page 31, required is
14 133. Based on our 33 one-bedroom units, 41
15 two-bedroom units and ten three-bedroom units, we're
16 proposing 93. Minimum standard aisle width,
17 90-degree parking per the City Ordinance. Required
18 is 24; proposed is 22.8 feet. Minimum parking space
19 dimensions would abut fixed object, wall or column.
20 Redevelopment Page 31, required is 10 by 20. We're
21 proposing 9 foot by 18.

22 Under minimum driveway width and combined
23 bicycle and vehicle access, required is 30. We're
24 proposing 24. And finally, the minimum driveway
25 setback from any side yard, Redevelopment page 31,

1 required is ten; proposed is five feet.

2 MR. BARON: Mr. Raday, are any of these
3 changes significant in terms of the intent and the
4 original design of the Lanning Square Redevelopment?

5 MR. RADAY: No.

6 MR. BARON: Mr. Chairman, if the Board
7 has any questions, we'll be happy to address them.

8 CHAIRMAN DEJESUS: Is there anyone on the
9 Board having any questions in reference to this
10 project?

11 DIRECTOR WALKER: Yes. I see block and
12 lot so what is the area with the Lanning Square
13 that's going to be redeveloped, the street?

14 MR. BARON: Mr. Raday, can you give Mr.
15 Walker the outbound streets that border Lanning
16 Square because you have the plan in front of you and
17 it's a little easier.

18 MR. RADAY: So the property has frontage
19 along West Avenue. It has frontage along Washington
20 Street. It backs up against the basketball courts on
21 4th Street. And also has frontage on Berkley
22 Street.

23 DIRECTOR WALKER: Okay. Lanning Square
24 West. I know what you're talking about, the west.

25 CHAIRMAN DEJESUS: That's where the

1 houses are vacant?

2 DIRECTOR WALKER: Yeah, Lanning Square
3 West project.

4 MR. BARON: Most of it is a demo,
5 Mr. Chairman, you're right.

6 CHAIRMAN DEJESUS: It's around Benson
7 Street and Washington Street.

8 MR. BARON: Correct.

9 DIRECTOR WALKER: Okay. Thank you for
10 that.

11 MR. RADAY: You're welcome.

12 CHAIRMAN DEJESUS: Anyone else? Opening
13 it up to the public, anybody has any response to this
14 overall proposal?

15 DR. WILLIAMS: I don't see any hands up.

16 MR. BURNS: I believe Olivette has her
17 hand up. Olivette, you've already been sworn so
18 we're not going re-swear you in for this application.
19 Please proceed.

20 MS. SIMPSON: Yes. I simply want to
21 express that the Camden Redevelopment Agency has been
22 working with the developer, the Urban Development
23 Partners for quite a few months in design of this
24 project. And we are very pleased that this path is
25 leading to fast-track the development of this

1 particular site where much needed housing is needed
2 in both Lanning Square and the City at large. So we
3 offer our support.

4 CHAIRMAN DEJESUS: Thank you. We
5 appreciate that.

6 MR. BARON: Thank you, Olivette.

7 CHAIRMAN DEJESUS: Is there anyone else
8 out there?

9 DR. WILLIAMS: Mr. Chair, I just wanted
10 to add to Ms. Simpson's comments. Our office has
11 been working with the developer for some time as well
12 as its counsel. And this is one of the Mayor's
13 party housing projects, so we're going to continue
14 work with them from now until completion.

15 CHAIRMAN DEJESUS: Awesome. Is there any
16 playground around that specific area. Everybody is
17 building homes but nobody is thinking about the
18 children.

19 DR. WILLIAMS: We have a playground at
20 4th and Washington Street, sir.

21 CHAIRMAN DEJESUS: Yeah, the basketball
22 court. That needs to be worked on because that place
23 is, you know, -- it's a shame because of all that
24 concrete and there's nothing else out there.

25 DR. WILLIAMS: They are planning

1 investments for the parks, sir, on the schedule.

2 MR. BARON: Thank you, Dr. Williams. I
3 wanted to mention to you, the Lanning Square project
4 our client has proposed, involves a great more
5 improvements than just these 80 housing units and
6 basketball courts are part of that, Mr. Chairman.

7 CHAIRMAN DEJESUS: That's awesome.
8 That's all I wanted to know. I know that area
9 extremely well. I know the song and dance around
10 there. Children don't have too places to play and
11 basketball courts are all concrete and there's no
12 grass or ground for them to play other stuff.
13 I don't have anything else to say.

14 Motion then, therefore, is to approve the
15 modification to the Redevelopment Plan for Lanning
16 Square.

17 MR. BARON: Mr. Chairman, respectfully,
18 could you close the public portion before going --

19 CHAIRMAN DEJESUS: Oh, I did, but I will
20 do it again. Closing all communications with the
21 public part of this meeting and, therefore, going to
22 the Board. No one else has anything else to say then
23 I'll seek a motion to approve.

24 MR. BURNS: Mr. Chairman, the motion
25 would be to recommend adoption with the finding that

1 the proposed Amendment to the Lanning Square West
2 Redevelopment Plan is consistent with the Master
3 Plan. Mr. Lee, I think that's you with the
4 background noise. Can you mute yourself a minute.
5 Thank you.

6 So, again, the motion would be to
7 recommend adoption with the finding that the proposed
8 Amendment to the Lanning Square West Redevelopment
9 Plan is consistent with the City Master Plan.

10 DR. WILLIAMS: That's correct.

11 COUNCILWOMAN REYES-MORTON: Mr. Chairman
12 through the director, if you could share the
13 Chairman's notes about the parks use space, green
14 space area for the kids to the Councilwoman of that
15 area so that she can continue to work with developers
16 on this project as it continues to develop. I'd
17 greatly appreciate it. And with that, I'll file the
18 motion for the Lanning Square project that's
19 consistent with the Master City Plan to be amended
20 and adopted.

21 CHAIRMAN DEJESUS: So you're number one.

22 MR. THOMAS: Second.

23 CHAIRMAN DEJESUS: Roll call, Angela.

24 MS. MILLER: I'm sorry. I didn't catch
25 who first and who second.

1 MR. BURNS: It was first, Councilwoman
2 Reyes and Mr. Thomas was the second.

3 MS. MILLER: Thank you. Roll call. Jose
4 DeJesus.

5 CHAIRMAN DEJESUS: Yes.

6 MS. MILLER: Mr. Lee.

7 VICE-CHAIRMAN LEE: Yes.

8 MS. MILLER: Director Walker.

9 DIRECTOR WALKER: Yes.

10 MS. MILLER: Mr. Leonard. I don't hear
11 him.

12 MR. BURNS: Call the next person.

13 MS. MILLER: Councilwoman Reyes-Morton.

14 COUNCILWOMAN REYES-MORTON: Yes.

15 MS. MILLER: Mr. Thomas.

16 MR. THOMAS: Yes.

17 MS. MILLER: Mr. Humphrey. Mr. Humphrey,
18 are you there?

19 MR. HUMPHREY: Yes.

20 MR. BURNS: And Ms. Fraction can vote on
21 this in lieu of Mr. Leonard.

22 MS. MILLER: Ms. Fraction. Ms. Fraction,
23 unmute yourself.

24 MR. LEONARD: I'm back.

25 MR. BURNS: Ian is back. That's a yes.

1 MS. FRACTION: Yes.

2 MS. MILLER: Motion carried to approve.

3 Thank you.

4 CHAIRMAN DEJESUS: Jim, I guess the
5 remaining portion is the Adoption of the Resolutions?

6 DR. WILLIAMS: Mr. Chair.

7 CHAIRMAN DEJESUS: Yes.

8 DR. WILLIAMS: I'm just going to put on
9 the record for New Business 'C,' the Cannabis
10 Amendment, I just want to add a caveat, that I worked
11 with the Councilwoman to ensure that the zone
12 designations are correct for the uses.

13 MR. BURNS: Very good. And, Ed, once
14 you and the Councilwoman address that, if there's any
15 changes, if you can just let me know so I can put
16 that in the Resolution.

17 DR. WILLIAMS: There will be retail for
18 the retail use and then an industrial zone for the
19 wholesale use.

20 MR. BURNS: You and the Councilwoman can
21 address that. But that was my understanding from
22 what the Councilwoman had indicated as part of her
23 statement.

24 DR. WILLIAMS: Right. And the actual
25 language, it has two commercial zones so I want to

1 make sure that the letters are correct and I'll refer
2 back to Council.

3 MR. BURNS: Very good. With that, we
4 have a number of motions tonight. Tonight is motion
5 night. I was able to go back and finalize a lot of
6 outstanding Resolutions.

7 We have Sign Variance Resolutions for
8 Anas Mosleh for 1428 Broadway. Juan Gomez for 3336
9 Federal Street.

10 We have Certificates of Appropriateness
11 for Jennifer Lopez Olivera, 3180 Tuckahoe Road.
12 Kids Me Academy, 1200 Yorkship Square. NPC622, LLC,
13 622 Cooper Street.

14 Then we have Preliminary & Final Site
15 Plan Approval for Camden's Charter School Network.

16 We have Preliminary & Final Site Plan
17 Approval for EMR Eastern, LLC, 1441 Ferry Avenue and
18 1531 Ferry Avenue. We have approval for 1800 Davis
19 Associates Urban Renewal, LLC at 1800 Davis Street.

20 Then we have the Sign Variances for -- I
21 already addressed that. I apologize.

22 Then we have Resolutions for the Planning
23 Board of the City of Camden Amending the Camden City
24 Master Plan to include the Parkside Neighborhood
25 Revitalization Plan as part of the City Master plan.

1 Resolution of the Planning Board the City
2 of Camden Amending the Camden City Master Plan
3 regarding the Cramer 2030 Neighborhood Plan.

4 Resolution of the Planning Board the City
5 of Camden amending the Camden City Master Plan to
6 include the Waterfront South Neighborhood Plan as
7 part of the City Master Plan.

8 Resolution of the Planning Board the City
9 of Camden to include North Camden Neighborhood Plan
10 as part of the City Master Plan.

11 And lastly, the Resolution of the
12 Planning Board City of Camden Finding the Ordinance
13 Amending MC-5371, Adopted on February 8, 2022
14 Governing the Establishment and Control of the
15 Recreational Cannabis Licences in the City of Camden
16 is consistent with the goals and objectives of the
17 Master Plan of the City of Camden and recommending
18 adoption of the Ordinance amending MC-5371 by the
19 City Council of the City of Camden.

20 So I believe those are all the
21 Resolutions that we are approving tonight so I will
22 just need a motion, a blanket motion, to approve all
23 Resolutions.

24 MR. LEONARD: So moved.

25 MR. BURNS: Thank you, Mr. Leonard. Do

1 I have a second?

2 DIRECTOR WALKER: Second.

3 MR. BURNS: Thank you, Director Walker.

4 CHAIRMAN DEJESUS: Roll call, Angela.

5 MS. MILLER: Jose DeJesus.

6 CHAIRMAN DEJESUS: Yes.

7 MS. MILLER: Mr. Lee.

8 VICE-CHAIRMAN LEE: Yes.

9 MS. MILLER: Director Walker.

10 DIRECTOR WALKER: Yes.

11 MS. MILLER: Mr. Leonard.

12 MR. LEONARD: Yes.

13 MS. MILLER: Councilwoman Reyes-Morton.

14 COUNCILWOMAN REYES-MORTON: Yes.

15 MS. MILLER: Mr. Thomas.

16 MR. THOMAS: Yes.

17 MS. MILLER: Mr. Humphrey.

18 MR. HUMPHREY: Yes.

19 MS. MILLER: Motion carried to approve.

20 Thank you.

21 MR. BURNS: Very good. One more motion,
22 Mr. Chairman.

23 CHAIRMAN DEJESUS: Motion to adjourn.

24 MR. LEONARD: Motion.

25 COUNCILWOMAN REYES-MORTIN: Second.

1 DR. WILLIAMS: We need to table Virtua.

2 MR. BURNS: Yes, we tabled the Virtua.

3 CHAIRMAN DEJESUS: Very good then.

4 MS. MILLER: Who first and seconded it?

5 CHAIRMAN DEJESUS: Mr. Leonard made the
6 motion and Councilwoman made the second.

7 MS. MILLER: Thank you. Mr. DeJesus.

8 CHAIRMAN DEJESUS: Yes.

9 MS. MILLER: Mr. Lee.

10 VICE-CHAIRMAN LEE: Yes.

11 MS. MILLER: Director Walker.

12 DIRECTOR WALKER: Yes.

13 MS. MILLER: Mr. Leonard.

14 MR. LEONARD: Yes.

15 MS. MILLER: Councilwoman Reyes-Morton.

16 COUNCILWOMAN REYES-MORTON: Yes.

17 MS. MILLER: Mr. Thomas.

18 MR. THOMAS: Yes.

19 MS. MILLER: Mr. Humphrey.

20 MR. HUMPHREY: Yes.

21 MS. MILLER: Motion carried to adjourn.

22 Thank you and have a good night.

23 - - -

24 (**Meeting concluded at 6:54 p.m.**)

25

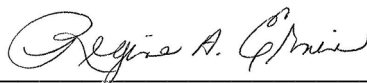
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2
3
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12 forth.

13 I FURTHER CERTIFY that I am neither a relative,
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15 parties to the action, nor a relative or employee of
16 such attorney or counsel and that I am not
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