

In The Matter Of:
CITY OF CAMDEN
PLANNING BOARD

TRANSCRIPT OF MEETING
October 13, 2022

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PLANNING BOARD
CITY OF CAMDEN

- - - -

Thursday, October 13, 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 6:05 p.m.

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

STEVEN LEE, VICE-CHAIRMAN
COUNCILWOMAN FELISHA REYES-MORTON
DIRECTOR KEITH WALKER
IAN LEONARD
RASHID HUMPHREY
OMARI THOMAS

- - - -

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.,
A.H.P., C.Z.O., DIRECTOR OF PLANNING & SECRETARY,
HISTORIC PRESERVATION COMMISSION

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1 VICE-CHAIRMAN LEE: At this time, we will
2 call our 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 to be held on Thursday, October 13, 2021 at
6 6:00 p.m. Since the City of Camden remains under a
7 declaration of a Health Emergency related to the
8 COVID-19 virus, City Hall is open. Therefore, this
9 regular scheduled meeting will be conducted as a
10 virtual meeting via remote conferencing platform,
11 Zoom. Instructions on accessing this virtual regular
12 scheduled meeting and meeting agenda, can be found on
13 the City of Camden's website, www.ci.camden.nj.us.
14 So at this time we have the reading of the Opening
15 Statement. Angela.

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

1 Inquirer. These newspapers have been designated by
2 this Board to receive same, and filing a copy thereof
3 with the City Clerk, City of Camden, New Jersey. The
4 subject meeting was publicized on October 5, 2022.

5 VICE-CHAIRMAN LEE: Roll call.

6 MS. MILLER: Roll call. Jose DeJesus.
7 Steven Lee.

8 VICE-CHAIRMAN LEE: Here.

9 MS. MILLER: Mayor Carstarphen. Director
10 Walker.

11 DIRECTOR WALKER: Present.

12 MS. MILLER: Mr. Leonard.

13 MR. LEONARD: Here.

14 MS. MILLER: Councilwoman Reyes-Morton.

15 COUNCILWOMAN REYES MORTON: Here.

16 MS. MILLER: Mr. Stevens. Mr. Thomas.

17 MR. THOMAS: Present.

18 MS. MILLER: Mr. Humphrey.

19 MR. HUMPHREY: Present.

20 MS. MILLER: Motion carried to approve.

21 Thank you.

22 VICE-CHAIRMAN LEE: At this time, I need
23 a motion to approve the Planning Board minutes of
24 September 29th.

25 MR. LEONARD: So moved.

1 MR. THOMAS: Second.

2 VICE-CHAIRMAN LEE: Roll call, please.

3 MS. MILLER: Steven Lee.

4 VICE-CHAIRMAN LEE: YES.

5 MS. MILLER: Director Walker.

6 DIRECTOR WALKER: Yes.

7 MS. MILLER: Ian Leonard.

8 MR. LEONARD: Yes.

9 MS. MILLER: Councilwoman Reyes-Morton.

10 COUNCILWOMAN REYES-MORTON: Yes.

11 MS. MILLER: Mr. Thomas.

12 MR. THOMAS: Yes.

13 MS. MILLER: Mr. Humphrey.

14 MR. HUMPHREY: Abstain.

15 MS. MILLER: Thank you.

16 VICE-CHAIRMAN LEE: At this time, we want
17 to swear in our professional Planning Staff.

18 MR. BURNS: For our staff, if you could
19 raise your right hands.

20 - - -

21 DR. EDWARD WILLIAMS, PP, ASIP, CSI, AHP, CZO;
22 DENA MOORE JOHNSON, PE, CME, having first been
23 duly sworn/affirmed, was examined and testified as
24 follows:

25 - - -

1 VICE-CHAIRMAN LEE: Dr. Williams, do you
2 have a Director's Report for us that you'd like to
3 share?

4 DR. WILLIAMS: Mr. Vice-Chair and Members
5 of the Planning Board or Acting Chair for the night,
6 just a reminder to Board members regarding the League
7 of Municipalities in Atlantic City, November 15, 16
8 and 17 in person. Mandatory training for those that
9 signed up on Wednesday, November 16th. Also, there
10 are mandatory courses at this point on Saturday,
11 October 22nd between 8:30 and 1:30 p.m.

12 Just as a footnote to confirm, we're
13 moving towards to in-person sessions of the meeting
14 of the Planning Board at or around the November
15 Planning Board meeting start date. If there's a
16 change in that announcement, we will brief the Board
17 accordingly.

18 We have a couple of neighborhood plan
19 presentations tonight that's on the agenda from those
20 from North Camden representing the North Camden
21 Neighborhood Plan, as well as the Waterfront South
22 Neighborhood Plan. We're asking the representatives
23 to limit your presentations to no more than 15
24 minutes, inclusive of Q & A so we can move our agenda
25 along tonight. Thank you for your cooperation.

1 Mr. Vice-Chair, that ends my report for this evening.

2 VICE-CHAIRMAN LEE: Thank you, sir. I
3 appreciate it.

4 MS. MILLER: Can I just say one thing?
5 Whoever is making the motion, can you please let me
6 know who is making the motion at that time?

7 MR. BURNS: Yes.

8 MS. MILLER: Thank you. I appreciate it.

9 VICE-CHAIRMAN LEE: We're moving on to a
10 sign variance, Anas Mosleh, I think that's his name,
11 1428 Broadway, Block 2046, Lot 23. The applicant is
12 requesting a sign variance for the installation of a
13 97.6 square feet awning. Is there anyone here
14 regarding this matter?

15 MR. BURNS: Mr. Vice-Chairman, seeing
16 none and due to the fact that this matter has been
17 carried many months by the Board in order to allow
18 the applicant the opportunity to appear and present
19 their case, I would make the recommendation that the
20 Board take the step of dismissing the application
21 tonight without prejudice. That would allow the
22 applicant to reappear before the Board by simply
23 reinstating their application. So if that's
24 acceptable to the Chair, we can get a motion.

25 MS. MILLER: Mr. Burns, I was in contact

1 with the actual applicant and they were suppose to be
2 getting on. So I don't know if you want to hold that
3 to the end. They were made aware that they're on the
4 agenda and they were to actually join the meeting.
5 So I don't know if you want to wait until the end. I
6 don't know if they're having any problems joining or
7 what.

8 MR. BURNS: Thank you, Angela. We were
9 not aware of that. Mr. Chairman I would then
10 recommend that this matter be tabled and addressed
11 later on this evening if they do, in fact, appear.

12 VICE-CHAIRMAN LEE: Do we need a motion
13 for that?

14 MR. BURNS: No, we don't need a motion.
15 We can just move to the next group of applications
16 which are the Certificates of Appropriateness.

17 DR. WILLIAMS: Mr. Vice-Chair.

18 VICE-CHAIRMAN LEE: Yes, sir.

19 DR. WILLIAMS: Before you read under New
20 Business of C of A's, A,B,C, the HPC has approved the
21 necessary C of A'S for tonight's meeting.

22 VICE-CHAIRMAN LEE: Okay.

23 MR. BURNS: All we need then for that and
24 if the members of our -- I don't know. Is anybody
25 here for those Certificates of Appropriateness? Is

1 Jennifer Lopez Olivera here? Kids Me Academy, is
2 anybody here for that? Or NPC622, LLC? Is anybody
3 here for those applications?

4 MS. LOPEZ OLIVERA: Hello.

5 MR. BURNS: Yes. Hello. I name is
6 Jennifer Lopez Olivera.

7 MR. BURNS: Very good, Jennifer. I'm
8 going to swear you in. Okay.

9 MS. OLIVERA: Yes.

10 - - -

11 JENNIFER LOPEZ OLIVERA, having first been
12 duly sworn/affirmed, was examined and testified as
13 follows:

14 - - -

15 MR. BURNS: Jennifer, you filed for a
16 Certificate of Appropriateness; is that correct?

17 MS. OLIVERA: Yes, I have with me.

18 MR. BURNS: And you're proposing the
19 installation of fencing and related work within the
20 Fairview District, correct?

21 MS. OLIVERA: Yes.

22 MR. BURNS: And did you appear before the
23 Historic Preservation Committee or Commission?

24 MS. OLIVERA: Yes. And everything is
25 approved.

1 MR. BURNS: Are you willing to agree to
2 the recommendations of the Historic Preservation
3 Commission?

4 MS. OLIVERA: The first point is, I want
5 to say thank you for approving my fence. Thank you
6 for giving me the opportunity because as before, the
7 City of Camden was already set for four feet but now
8 it's ready for six. I feel safe; I believe in
9 Camden; and I want to say thank you.

10 MR. BURNS: Very good. We need a motion
11 to approve the Certificate of Appropriateness for
12 Jennifer Lopez Olivera, 3180 Tuckahoe Road. Do we
13 have a motion?

14 MR. THOMAS: Motion to approve.

15 MR. BURNS: Do we have a second?

16 MR. LEONARD: Second.

17 MR. BURNS: Could we get a roll-call
18 vote?

19 MS. MILLER: Mr. Lee.

20 VICE-CHAIRMAN LEE: Yes.

21 MS. MILLER: Director Walker.

22 DIRECTOR WALKER: Yes.

23 MS. MILLER: Mr. Leonard.

24 MR. LEONARD: Yes.

25 MS. MILLER: Councilwoman Reyes Morton.

1 Are you there?

2 MR. BURNS: Move to the next vote.

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 MR. BURNS: Thank you, Ms. Olivera.

10 Anybody else here for the Certificates of
11 Appropriateness? Anybody for Kids Me Academy or
12 NPC622, LLC? Seeing nobody here for those
13 applications and with the recommendation of Dr.
14 Williams that they be approved since they have been,
15 in fact, approved by the Historic Preservation
16 Commission, I just need a motion to approve those two
17 Certificates of Appropriateness.

18 VICE-CHAIRMAN LEE: Steven Lee so
19 moved.

20 MR. LEONARD: Second.

21 MS. MILLER: Steven Lee.

22 VICE-CHAIRMAN LEE: Yes.

23 MS. MILLER: Director Walker.

24 DIRECTOR WALKER: Yes.

25 MS. MILLER: Mr. Leonard.

1 MR. LEONARD: Yes.

2 MS. MILLER: Councilwoman Reyes-Morton.

3 COUNCILWOMAN REYES-MORTON: Yes.

4 MS. MILLER: Mr. Thomas.

5 MR. THOMAS: Yes.

6 MS. MILLER: Mr. Humphrey.

7 MR. HUMPHREY: Yes.

8 MS. MILLER: Motion carried to approve.

9 Thank you.

10 VICE-CHAIRMAN LEE: Moving right along.

11 DR. WILLIAMS: Mr. Vice-Chair, those who
12 are not speaking, can you please put yourself on
13 mute. Thank you.

14 VICE-CHAIRMAN LEE: Certificate of
15 Appropriateness NPC622, LLC --

16 MR. BURNS: That was approved,
17 Mr. Chairman.

18 VICE-CHAIRMAN LEE: We are approved up to
19 Item No. C?

20 MR. BURNS: Yes.

21 VICE-CHAIRMAN LEE: So basically we want
22 to move to --

23 DR. WILLIAMS: Item D.

24 MR. BURNS: Item D, Juan Gomez, 336
25 Federal Street for a sign variance.

1 DR. WILLIAMS: Mr. Vice-Chair, under
2 Item D, sign variance. Juan Gomez, 3336 Federal
3 Street, Block 1058, Lot 7, the applicant is
4 requesting a sign variance for the installation of a
5 74-square foot awning.

6 VICE-CHAIRMAN LEE: I got you. Anyone
7 here regarding this matter?

8 MR. GOMEZ: Yes.

9 VICE-CHAIRMAN LEE: Do you want to state
10 your name and your interest in this matter?

11 MR. GOMEZ: Yes. My name is Juan
12 Gomez.

13 MR. BURNS: Good evening, Mr. Gomez. I'm
14 going to swear you in, sir. Okay? Please raise your
15 right hand.

16 MR. GOMEZ: Okay.

17 - - -

18 JUAN GOMEZ, having first been duly
19 sworn/affirmed, was examined and testified as
20 follows:

21 - - -

22 MR. BURNS: And you are Juan Gomez for
23 the application, sign variance, 3336 Federal Street,
24 correct?

25 MR. GOMEZ: Correct.

1 MR. BURNS: Mr. Gomez, in your own words,
2 if you could just tell us why you're here tonight and
3 the relief you're requesting?

4 MR. GOMEZ: I'm here because I need to
5 install a sign for my new business. And what you
6 already said.

7 MR. BURNS: Mr. Gomez, your sign is
8 proposed to be on an awning; is that correct?

9 MR. GOMEZ: That's correct.

10 MR. BURNS: The sign is designed to be
11 multiple colors. It'll be aluminum frame with
12 acrylic fabric, correct?

13 MR. GOMEZ: Yes. Correct.

14 MR. BURNS: And you provided a rendering
15 of the framing and a rendering of the sign with your
16 packet, the application package, correct?

17 MR. GOMEZ: Correct.

18 MR. BURNS: And you are requesting a
19 variance because the dimensions of your sign are 74
20 square feet, which is above the 24 feet permitted
21 under ordinance, correct?

22 MR. GOMEZ: Correct.

23 MR. BURNS: And it's my understanding
24 that as part of your application, you indicate the
25 fact that there are a number of store fronts in the

1 vicinity of your property that actually have larger
2 signs or larger awning signs than you proposing,
3 correct?

4 MR. GOMEZ: Correct.

5 MR. BURNS: Very good. Is there anything
6 else you want to add, sir?

7 MR. GOMEZ: No, sir.

8 MR. BURNS: Dr. Williams, do you have any
9 comments or recommendations as it relates to this
10 application?

11 DR. WILLIAMS: Through to the
12 Vice-Chair. I have no problem with the
13 recommendation to approve the sign at the requested
14 square footage.

15 MR. BURNS: With the stipulation that it
16 will be one sign only, correct?

17 DR. WILLIAMS: That's correct.

18 MR. BURNS: Very good. Mr. Chairman,
19 unless the Board has any questions for the applicant,
20 I think it's appropriate to open it up to the
21 public --

22 VICE-CHAIRMAN LEE: I was just about
23 to --

24 MR. BURNS: -- comment.

25 VICE-CHAIRMAN LEE: Any questions from

1 the Board? I guess hearing none, we move forward to
2 the public portion.

3 MR. BURNS: Do we have a motion to open
4 it to the public?

5 COUNCILWOMAN REYES-MORTON: Motion to
6 open it to the public.

7 MR. THOMAS: Second.

8 MR. BURNS: Open to the public. Roll
9 call, please.

10 MS. MILLER: Steven Lee.

11 VICE-CHAIRMAN LEE: Yes.

12 MS. MILLER: Director Walker.

13 DIRECTOR WALKER: Yes.

14 MS. MILLER: Mr. Leonard.

15 MR. LEONARD: Yes.

16 MS. MILLER: Councilwoman Reyes-Morton.

17 COUNCILWOMAN REYES-MORTON: Yes.

18 MS. MILLER: Mr. Thomas.

19 MR. THOMAS: Yes.

20 MS. MILLER: Mr. Humphrey.

21 MR. HUMPHREY: Yes.

22 MS. MILLER: Motion carried to open to
23 the public.

24 MR. BURNS: Is there anybody from the
25 public that would like to comment on the sign

1 variance application? Seeing none, can I get a
2 motion to close the public portion?

3 COUNCILWOMAN REYES-MORTON: Motion to
4 close.

5 MR. BURNS: Do I have a second?

6 MR. LEONARD: Second.

7 MR. BURNS: All in favor to close the
8 public portion?

9 THE BOARD: Yays.

10 MR. BURNS: Very good. Mr. Chairman, I
11 bring it back to you. We have I think appropriate
12 testimony to support the requested variance so we
13 simply need a motion to either approve or deny the
14 applicant's request.

15 MR. LEONARD: Motion to approve.

16 DIRECTOR WALKER: Second.

17 MR. BURNS: Motion being made by Mr.
18 Leonard. Second by Mr. Walker.

19 MS. MILLER: Roll call. Steven Lee.

20 VICE-CHAIRMAN LEE: Yes.

21 MS. MILLER: Director Walker.

22 DIRECTOR WALKER: Yes.

23 MS. MILLER: Mr. Leonard.

24 MR. LEONARD: Yes.

25 MS. MILLER: Councilwoman Reyes-Morton.

1 COUNCILWOMAN REYES-MORTON: Yes.

2 MS. MILLER: Mr. Thomas.

3 MR. THOMAS: Yes.

4 MS. MILLER: Mr. Humphrey.

5 MR. HUMPHREY: Yes.

6 MS. MILLER: Motion carried to approve.

7 Thank you.

8 MR. BURNS: Very good. Mr. Gomez,
9 congratulations.

10 MR. GOMEZ: Thank you so much and God
11 Bless you all.

12 MR. BURNS: You're welcome, sir.

13 VICE-CHAIRMAN LEE: We are on the
14 Preliminary and Final Site Plan, EMR Eastern, LLC,
15 1441 Ferry Avenue, Block 216, Lot 3 and 1531 Ferry
16 Avenue, Block 216, Lot 10. The applicant is
17 proposing to construct a solid concrete screen wall
18 fence along Ferry Avenue.

19 VICE-CHAIRMAN LEE: Any interested
20 parties among us?

21 MR. GROSS: Yes, sir. My name is Michael
22 Gross and I am counsel for EMR Eastern, LLC. I
23 appreciate the opportunity to be here tonight. And
24 with me is our professional engineer, Brian Moench
25 well.

1 MR. BURNS: Very good. With your
2 permission, Counsel, I'm going to swear in
3 Mr. Moench.

4 MR. BURNS: Mr. Moench, if you could
5 raise your right hand, please.

6 MR. MOENCH: Yes.

7 - - -

8 BRIAN MOENCH, P.E., having first been
9 duly sworn/affirmed, was examined and testified as
10 follows:

11 - - -

12 MR. MOENCH: I do.

13 MR. BURNS: Thank you, sir.

14 Counsel, it's normal procedure for this
15 Board to go directly to our Planning Board Engineer's
16 review letter. We have Dena Moore Johnson here
17 tonight with us. So if that's acceptable, we can
18 probably save a few steps and go directly to
19 Ms. Moore's letter and she can review it and Mr.
20 Moench can respond.

21 MR. GROSS: It's acceptable and
22 appreciated. Thank you very much, Mr. Burns.

23 MS. MOORE: Thank you.

24 Mr. Vice-Chair, I'm referring to
25 Remington & Vernick's letter dated September 2, 2022.

1 The underlined review comments begin on
2 page 2. No fence that is solid fence shall be
3 erected from the front of a building line forward.
4 This includes fences erected along the public
5 right-of-way or across the front yard. A variance is
6 necessary. You'll be requesting that variance?

7 MR. MOENCH: Yes, we will.

8 MS. MOORE: Did you want to do the
9 variance testimonies at the end?

10 MR. MOENCH: Yes.

11 MS. MOORE: Yes. I'll note that.

12 All fences shall be constructed with the
13 finished side out and the structural side toward the
14 interior. Testimony should be provided as to how the
15 concrete facing the street will be finished.

16 MR. MOENCH: Thank you. The finish of the
17 concrete perimeter fencing will be standard concrete
18 trowel finish, smooth wall. It'll be enhanced with
19 landscaping as shown in our proposed plans.

20 MR. BURNS: Dena, can I stop you here?
21 I apologize. I don't believe I sworn in Mr. Moench.

22 MS. MOORE: You did.

23 MR. BURNS: I did. Okay. I was looking
24 at my notes. Thank you.

25 MS. MOORE: No problem.

1 Fences which -- well, first of all, do
2 you have a plan or anything that you wanted to share
3 with the Board at this time?

4 MR. MOENCH: I can if it'll be helpful or
5 we can just continue through your comments, Dena.

6 MS. MOORE: If the Board thinks it would
7 be helpful, otherwise, I'll just continue. If
8 they're fine with the plans that were in their
9 packet, we can just continue.

10 MR. BURNS: That's up to the vice-chair.

11 VICE-CHAIRMAN LEE: Continue.

12 MS. MOORE: Continue. Okay.

13 Fences which are painted shall be painted
14 in only one color. Fences painted originally, must
15 be maintained. Testimony should be provided as to
16 whether the wall will be painted.

17 MR. MOENCH: The wall will not be
18 painted. We're actually adding color to our concrete
19 mix with a darker gray for the purpose of
20 longterm maintenance versus continued painting.

21 MS. MOORE: Okay.

22 Every fence shall be maintained in a
23 safe, sound, upright condition and in accordance with
24 the approved plan on file with the Zoning
25 Office/Administrative Officer. Testimony should be

1 provided. So confirming testimony should be
2 provided. You're aware of this?

3 MR. MOENCH: We are and we feel the
4 concrete fence will provide the on-going safe, sound,
5 upright condition due to the construction of it.

6 MS. MOORE: All fences shall be erected
7 within the property line. The plans should be
8 revised to show the Right-of-Way lines. You'll add
9 that to the plans?

10 MR. MOENCH: We have already revised the
11 drawings.

12 MS. MOORE: Well, you've revised it but
13 you haven't submitted it yet to our office, right?

14 MR. MOENCH: That is correct. Pending
15 tonight's discussion, we will resubmit accordingly.

16 MS. MOORE: A fence not more than six
17 feet in height is permitted along the rear lot line
18 along the side lot line to the front building line.
19 A fence not more than four feet tall is permitted
20 along the side lot line from the front building line
21 to the front lot line and along the front lot line.
22 And 8-foot tall concrete wall is proposed in the side
23 yard. A variance is necessary. So we mentioned
24 you'll provide that testimony at the end.

25 MR. MOENCH: Correct.

1 MS. MOORE: Fences and walls shall be
2 required to compliment the structural style, color
3 and design of the principal building. Testimony
4 should provided.

5 MR. MOENCH: Yes. Thank you. Obviously,
6 this is an additional part of the City of Camden.
7 Primarily, the buildings in this area are metal
8 siding or metal tin, if you will. Our fence is being
9 constructed of concrete primarily for three reasons,
10 for the purpose of security. Obviously, a metal
11 fence is not secure for the environment that we
12 maintain in our industrial operations. It's also an
13 opaque fencing being made of concrete. Therefore,
14 the screening that is resultant of the concrete fence
15 compared to metal. And lastly, we do have an
16 industrial operation. We feel that the concrete
17 fencing will provide some sound-proofing or some
18 sound attenuation away from our mobile equipment
19 operating on our property.

20 MS. MOORE: Fences and walls are more
21 appropriately used adjacent to or attached to
22 buildings as architectural extensions and careful
23 consideration shall be given to coordination with the
24 lines, materials and color of any principal
25 structure. Testimony should be provided.

1 So that's similar to the testimony you
2 just provided. Right?

3 MR. MOENCH: Absolutely. As testified
4 under Item H.

5 MS. MOORE: Plantings shall be considered
6 as part of any fencing or wall plan. The applicant
7 proposes 156 Green Giant Arborvitae evergreen trees
8 spaced 5 feet on center. Green Giant Arborvitae has
9 a mature spread of 12 to 20 feet and a mature height
10 of 50 to 70 feet. Plans should be revised to
11 increase spacing between trees. In addition, to
12 reduce the potential spread of plant pests and
13 diseases resulting from a monoculture, additional
14 plant species should be specified.

15 So you'll go back and revise the
16 landscaping being specified to diversify it and space
17 it, correct?

18 MR. MOENCH: Yes.

19 MS. MOORE: The use of plant screens
20 instead of fences is encouraged along property
21 lines. Testimony should be provided as to why a
22 concrete wall is necessary.

23 MR. MOENCH: As mentioned, one of the
24 primary reasons for the concrete wall is security and
25 the opaqueness allowed to screen our operations as

1 well as the sound-dissipating characteristics of
2 concrete. The vegetation wall would not allow those
3 items to happen.

4 MS. MOORE: Sound attenuation walls shall
5 not be used unless they are required by the Planning
6 Board for mitigation of unacceptable noise levels and
7 no other alternative is available. In determining
8 the design of sound attenuation walls, the Board
9 shall consider the sound source to located the height
10 and setback of proposed walls. Landscaping shall be
11 included with the wall design. Testimony should be
12 provided.

13 MR. MOENCH: Yes. As mentioned,
14 obviously, we do not feel that our noise is
15 excessive, however, we are conscious of the community
16 and wanting to be good neighbor to the community.
17 We're proposing, at an added expense, this concrete
18 wall to help dissipate the noise. Likewise, we have
19 added additional landscaping to help screen that wall
20 and to help bring some additional break-up of that
21 wall along Ferry Avenue.

22 MS. MOORE: All walls, fences and hedges
23 shall be maintained in a safe, sound and upright
24 condition by the property owner, and all hedges shall
25 be neatly maintained and trimmed in appearance and

1 kept at a height not greater than prescribed in this
2 article. Testimony should be provided.

3 MR. MOENCH: We are aware of this
4 requirement and we'll adhere to maintenance of the
5 vegetations.

6 MS. MOORE: Okay.

7 Hedges shall be subject to the same
8 provisions as regular fencing; provided, however,
9 that they shall not be placed nearer than 4 feet to
10 any sidewalk or any prospective sidewalk. Plans
11 should be revised to dimension the distance from the
12 plantings to the sidewalk. You'll add that to the
13 plans?

14 MR. MOENCH: Yes. The drawings have been
15 revised and will be resubmitted.

16 MS. MOORE: No fence, hedge or wall of
17 any type shall be erected or maintained if it is
18 deemed a safety hazard in obstructing the view of
19 motorists. Sight triangle areas shall be required at
20 intersections and driveways entering streets, in
21 addition to the specified Right-of-Way widths, in
22 which no grading, planting or structure shall be
23 erected or maintained more than 30 inches above the
24 street center line, except for utility poles, street
25 signs, fire hydrants and light standards. Plans

1 should be revised or a variance requested.

2 You'll revise the plans?

3 MR. MOENCH: That's correct, Dena. The
4 plans have been revised and will be resubmitted.

5 MS. MOORE: All walls and fences shall be
6 constructed and maintained in accordance with the
7 following design standards. If the fence is of
8 masonry construction, a finished surface must be
9 provided on the exterior side. Testimony should be
10 provided.

11 MR. MOENCH: Due to the height of the
12 wall that we're proposing, we feel that a
13 smooth-faced finished will be more than appropriate
14 as a finish of this versus some kind of an exterior
15 facade or some kind of implant into the concrete.

16 MS. MOORE: Permits and Fees.

17 A permit shall be obtained from the
18 Zoning Officer/Administrative Officer for the
19 erection, alteration or reconstruction of any fence,
20 including temporary fences, as defined in this
21 article. No separate permit shall be required for
22 new fences as a part of development where site plan
23 review is required. However, all requirements in
24 this section shall be observed as a part of a site
25 plan review. You acknowledge that?

1 MR. MOENCH: Understood.

2 MS. MOORE: The fee for such a new fence
3 permit shall be \$40. No fee shall be required for
4 the alteration or reconstruction of any existing
5 fence.

6 MR. MOENCH: Understood.

7 MS. MOORE: Each application for a fence
8 permit shall be filed in duplicate on forms furnished
9 by the Zoning Officer/Administrative Officer and
10 shall be accompanied by a sketch indicating the
11 proposed location and dimensions of the fence, as
12 well as the materials to be used. Acknowledged?

13 MR. MOENCH: Understood.

14 MS. MOORE: Temporary fences shall be
15 permitted for the duration of construction or the
16 event held. The permit must contain the length of
17 time of construction or the event.

18 MR. MOENCH: We are not proposing any
19 temporary fences so this comment is also understood.

20 MS. MOORE: Okay. I'll just put, not
21 applicable; no temporary fence.

22 MR. MOENCH: Agreed.

23 MS. MOORE: Approval of all fence
24 material shall be subject to Uniform Construction
25 Code Conformance.

1 MR. MOENCH: Understood.

2 MS. MOORE: And upon the issuance of a
3 fence permit, the Zoning Officer/Administrative
4 Officer, shall inspect the premises upon which a
5 permit was issued to determine whether the fence
6 meets all Ordinance provisions.

7 MR. MOENCH: Understood.

8 MS. MOORE: The Exceptions were not
9 applicable.

10 And a fence as so herein provided may be
11 permitted to encroach on the City Right-of-Way no
12 more than 4 feet or to the sidewalk, whichever is
13 less, provided that proof of insurance liability is
14 submitted to the Zoning Officer/Administrative
15 Officer. The liability insurance shall not be
16 canceled unless written approval from the Zoning
17 Officer/Administrative Officer is obtained. Proof of
18 insurance shall be submitted to the Zoning
19 Officer/Administrative Officer each year after a
20 permit is issued for fences that encroach on a City
21 Right-of-Way.

22 MR. MOENCH: Understood.

23 MS. MOORE: The Zoning
24 Office/Administrative Officer shall have the power to
25 enforce these regulations. If the Zoning

1 Officer/Administrative Officer, upon inspection,
2 determines that any fence or portion of any fence is
3 not being maintained in a safe, sound, upright
4 condition, he or she shall notify the owner of such
5 fence in writing of his findings and state briefly
6 the reasons for such findings and order such fence or
7 portion of fence repaired or removed within 15 days
8 of the date of such written notice.

9 You acknowledge that?

10 MR. MOENCH: Understood.

11 MS. MOORE: Landscape plan notes shall be
12 provided in accordance with Section 870-245 and shall
13 include a two-year planting guarantee.

14 MR. MOENCH: Understood. And that note
15 has been added to the drawings.

16 MS. MOORE: The block and lot numbers
17 should be indicated on the plans. Street names
18 should also be provided on the overall site plan.
19 Ferry Avenue is an existing two-way roadway. There
20 are no improvements proposed for this roadway. If a
21 street opening is necessary for Ferry Avenue, this
22 application will be subject to the Street Opening
23 Permit Ordinance of the City. And the City
24 Engineer should be contacted concerning the
25 application and fees involved.

1 So you'll add the block and lot numbers
2 and you acknowledge the statement regarding the
3 Street Opening Permit, correct?

4 MR. MOENCH: The statement is understood
5 and the drawings have been revised.

6 MS. MOORE: Structural calculations,
7 signed and sealed by a New Jersey licensed
8 professional engineer should be provided for review
9 of the concrete wall.

10 MR. MOENCH: That's understood and we
11 will provide those calculations.

12 MS. MOORE: The width of the gate and the
13 length of the wall should be noted at all locations?

14 MR. MOENCH: Yes. The drawings have been
15 revised.

16 MS. MOORE: New curbing should be
17 indicated along the property's frontage in accordance
18 with the City of Camden details.

19 MR. MOENCH: Yes. The drawings have been
20 revised to show that.

21 MS. MOORE: The ADA ramp should include
22 truncated domes, which should be shown on the detail?

23 MR. MOENCH: Yes. The drawings have been
24 revised.

25 MS. MOORE: The concrete sidewalk details

1 should be replaced with the City of Camden detail
2 stating a maximum slope of 2 percent.

3 MR. MOENCH: Yes, the drawings have been
4 revised.

5 MS. MOORE: The plans should note that
6 all site work construction and details must
7 conform to the standards of the City of Camden?

8 MR. MOENCH: Yes, the drawings have been
9 revised.

10 MS. MOORE: Spot grades should be shown
11 at various wall locations, the proposed sidewalk and
12 curb and at the ADA ramps.

13 MR. MOENCH: Yes, the drawings have been
14 revised.

15 MS. MOORE: The applicant should indicate
16 the existing and proposed impervious and green areas
17 to confirm that the project is not considered a major
18 development for stormwater management.

19 MR. MOENCH: We will provide those
20 calculations.

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

1 MR. MOENCH: Yes, this is understood and
2 we will be provided.

3 MS. MOORE: The project must be approved
4 by the City Engineer and the City Fire Chief with
5 written verification provided to our office prior to
6 final signatures on the plans.

7 MR. MOENCH: Understood.

8 MS. MOORE: You acknowledge that?

9 MR. MOENCH: Yes.

10 MS. MOORE: The plans should note that
11 the applicant will comply with the City's "Ordinance
12 Establishing Standards for the Submission of Maps and
13 Other Documents in a Digital Format."

14 MR. MOENCH: Understood.

15 MS. MOORE: The applicant and owner are
16 reminded that site safety is their responsibility.
17 The plan should note that "The owner or his
18 representative, is to designate an individual
19 responsible for construction site safety during the
20 course of site improvements pursuant to N.J.A.C.
21 5:23-2.21(e) of the N.J. Uniform Construction Code
22 and CFR 1926.32(f) the (OSHA Competent Person)".

23 MR. MOENCH: That note has been added to
24 the drawings and will be resubmitted.

25 MS. MOORE: Okay. Now, the Summary of

1 Variances and Waivers, I have no waivers. And
2 variances, both from Section 870-108.C, that's wall
3 in the front yard and wall height in the side yard.

4 MR. MOENCH: Yes, we will be filing those
5 variances.

6 MR. BURNS: Dena, do you want to hear
7 testimony on that now or you just want to finish the
8 letter?

9 MS. MOORE: I just wanted to finish the
10 letter real quickly and then we'll get the testimony,
11 if that's okay?

12 MR. BURNS: Okay.

13 MS. MOORE: So you're aware of the
14 Approval Process as listed on pages 7 and 8. If you
15 have any questions, you can contact our office.

16 MR. MOENCH: Yes, we're aware of those.
17 I do not see a reason to contact you. We're aware of
18 them.

19 MS. MOORE: All right. And Outside
20 Agency Approvals, I have Camden County Planning
21 Board, Camden County Soil Conservation District. Any
22 others that may be necessary that you're aware of?

23 MR. MOENCH: We're not aware of any. And
24 we have made contact.

25 MS. MOORE: Okay. That concludes my

1 review of the project. So if we can now get that
2 testimony regarding the two variances that you're
3 requesting, wall in the front yard and wall height in
4 the side yard.

5 MR. MOENCH: Yes, it's our intention to
6 file variances for those two items mentioned. Those
7 variances and paperwork will be filed accordingly
8 following this discussion.

9 MR. BURNS: Just if you could, just give
10 us -- you got to at least provide some testimony as
11 to the Positive and Negative Criteria to support
12 those variances; that there's no substantial
13 detriments to the public good; that it will impair
14 the intent and purpose of the Zone Plan.

15 If you could just provide some testimony
16 as to the -- and I think that can be supported by the
17 need for the wall and the requirements for security.
18 But if you can just provide that information so the
19 Board can make the determination that the Positive
20 and Negative Criteria have been met.

21 MR. MOENCH: If I may speak to both those
22 at the same time because they are hand-in-hand, if
23 you will?

24 MR. BURNS: Yes.

25 MR. MOENCH: The wall's obvious location

1 is parallel to Ferry Avenue. It does provide
2 screening of our operations that are adjacent to
3 Ferry Avenue. We feel that the wall location is very
4 pertinent for three reasons. Obviously, the
5 screening as recently mentioned. Security from the
6 public Right-of-Way. We do have some valuables on
7 our property that we would like to maintain
8 security to keep from being stolen so on and so
9 forth. Then the wall location will help dissipate
10 noise from our daily operations.

11 Regarding the wall height, we feel the
12 height of the wall is important from the standpoint
13 of the noise dissipation. We want it high enough to
14 where it does mask the noise being generated from our
15 mobile equipment during back-ups or daily our
16 operations. Likewise, we feel the wall height being
17 at eight feet is sufficient height to provide the
18 security that we need. So the location of the wall
19 is important as well as the height of the wall is
20 important for the purpose of screening, for the
21 purpose of security and for the purpose of sound
22 dissipation.

23 MR. BURNS: Thank you, Mr. Moench.
24 Counsel, is there any other testimony that will be
25 provided?

1 VICE-CHAIRMAN LEE: Hearing none, I guess
2 we'll move forward and ask the Board if there are any
3 questions that they would like to ask of the
4 applicant.

5 MR. BURNS: Yes, sir.

6 VICE-CHAIRMAN LEE: Board, do you have
7 any questions? If not, we will move on to the public
8 portion.

9 MR. BURNS: We need a motion to open the
10 public portion.

11 MR. THOMAS: Motion to move to public
12 portion.

13 MR. BURNS: Thank you, Mr. Thomas. Do we
14 have a second?

15 MR. LEONARD: Second.

16 MR. BURNS: Thank you, Mr. Leonard.
17 All in favor in opening to the public?

18 THE BOARD: Yays.

19 MR. BURNS: We're now in public session.
20 Is there anybody from the public that would like to
21 make any comment as it relates to this application?

22 MS. HELMES: I have a question. Are there
23 any renderings of the proposed fence that the
24 community could see?

25 MR. BURNS: Absolutely. That's a good

1 question. If you could just identify yourself. I
2 will swear you in quickly.

3 MS. HELMES: I'm Donna Helmes and I'm
4 with the Heart of Camden.

5 MR. BURNS: Thank you, Donna.

6 - - -

7 DONNA HELMES, having first been duly
8 sworn/affirmed, was examined and testified as
9 follows:

10 - - -

11 MR. BURNS: Mr. Moench, can you pull up
12 the rendering of the site?

13 MR. MOENCH: Bear with me for one second
14 here as I get this drawing pulling up electronically.

15 So if you may, this is a section of the
16 wall that shows the relationship to the sidewalk.
17 This particular section since it focuses on the wall
18 itself, does not show the landscaping but it does
19 show the green area. It does show the smooth face of
20 the wall; the height of the wall accordingly and the
21 width of the wall.

22 When we look at Plan View of this
23 particular location, that wall will be located along
24 Ferry Avenue. This is some of the vegetation that we
25 provided in front of the wall to help break up the

1 height as well as the appearance of the wall itself.
2 You heard the testimony regarding the different
3 species to help break up the modernist of the
4 vegetation itself. So that is, in essence, what the
5 wall is.

6 MR. BURNS: Thank you. Any other
7 questions, Donna?

8 MS. HELMS: What was the height of the
9 wall?

10 MR. MOENCH: The wall height is eight
11 feet.

12 MS. HELMS: Thank you.

13 MR. BURNS: Thank you, Donna. Anybody
14 else in the public that would like to comment on the
15 application? Ed, is there anybody out there that's
16 raised their hands? I can't see.

17 DR. WILLIAMS: No.

18 MR. BURNS: Very good. With that, Mr.
19 Chair, you can ask for a motion to close the public
20 portion.

21 VICE-CHAIRMAN LEE: Is there a motion?

22 DIRECTOR WALKER: Motion.

23 MR. BURNS: Thank you, Director Walker.

24 MR. THOMAS: Second.

25 MR. BURNS: Mr. Thomas seconded it. All

1 in favor to close the public portion?

2 THE BOARD: Yays.

3 MR. BURNS: Very good. It's back to the
4 Board. The applicant is before you tonight
5 requesting approval associated with the installation
6 of a fence along the subject property. You've heard
7 testimony tonight. The applicant is requesting
8 preliminary and final site plan approval for an
9 8-foot tall concrete wall along the frontage of their
10 site.

11 You've heard testimony tonight from the
12 applicant's engineer that the applicant will comply
13 with the comments contained in our engineer's review
14 letter dated September 2nd, 2022. I think you've
15 also heard testimony tonight to support to the
16 requested variances related to this application.
17 Those variances are for having a wall in the front
18 yard and wall height in the side yard. So we would
19 just need a motion to either approve or deny the
20 application as submitted.

21 VICE-CHAIRMAN LEE: So moved.

22 MR. BURNS: Move to approve. Do we have
23 a second?

24 MR. LEONARD: Second.

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

1 have a motion by Mr. Lee and seconded by Mr. Leonard.

2 And, Angela, if you could do a roll call.

3 MS. MILLER: Steven Lee.

4 VICE-CHAIRMAN LEE: Yes.

5 MS. MILLER: Director Walker.

6 DIRECTOR WALKER: Yes.

7 MS. MILLER: Mr. Leonard.

8 MR. LEONARD: Yes.

9 MS. MILLER: Councilwoman Reyes-Morton.

10 COUNCILWOMAN REYES-MORTON: Yes.

11 MS. MILLER: Mr. Thomas.

12 MR. THOMAS: Yes.

13 MS. MILLER: Mr. Humphrey.

14 MR. HUMPHREY: Yes.

15 MS. MILLER: Motion carried to approve.

16 Thank you and have a good night.

17 MR. MOENCH: Thank you very much.

18 MR. GROSS: Thank you.

19 MS. MOORE: Mr. Vice-Chair, at this time

20 I was going to head out also. Thank you.

21 VICE-CHAIRMAN LEE: Okay.

22 MR. BURNS: Have a very happy birthday.

23 MS. MOORE: Thanks. Have a good night.

24 DR. WILLIAMS: Mr. Vice-Chair.

25 VICE-CHAIRMAN LEE: Yes.

1 DR. WILLIAMS: We do have the applicant
2 for 1428 Broadway on the call. That's Item A under
3 Old Business.

4 VICE-CHAIRMAN LEE: Got you. The
5 applicant is requesting a sign variance, right, for
6 installation of a 97.6 square foot awning. Ma'am, do
7 you want to state your name?

8 MS. RAMOS: I'm translating for him. My
9 name is Ms. Ramos.

10 MR. BURNS: Thank you, Ms. Ramos.

11 MS. RAMOS: No problem.

12 MR. BURNS: If the applicant can just
13 state his full name for the record.

14 MR. MOSLEH: Anas Mosleh.

15 MR. BURNS: Thank you, sir. And you are
16 here tonight seeking a sign variance for the property
17 at 1617 Mt. Ephraim Avenue, correct, sir?

18 MR. MOENCH: Yes.

19 MR. BURNS: And you're proposing an
20 awning sign of 97.6 square feet, correct?

21 MR. MOSLEH: Yes.

22 MR. BURNS: You're requesting a variance
23 because it's above the 24-square foot minimum
24 requirement under the Ordinance, correct?

25 MR. MOSLEH: Yes.

1 MR. BURNS: And you submitted with your
2 application renderings of the proposed sign, awning
3 sign?

4 MR. MOSLEH: Yes.

5 MR. BURNS: And is the sign in keeping
6 with other signs that are located in the vicinity of
7 your business?

8 MR. MOSLEH: Yes.

9 MS. RAMOS: Excuse me. Say that again?

10 MR. BURNS: Is the sign in keeping in
11 size with other signs that are in your area?

12 MR. MOSLEH: Yes.

13 MR. BURNS: Very good.

14 MS. RAMOS: In other words, is he
15 matching the other signs in the area?

16 MR. BURNS: Yes. It's similar to other
17 signs?

18 MS. RAMOS: Yes.

19 MR. BURNS: So you're asking the Board to
20 grant you a variance tonight for an awning sign of
21 97.6 square feet where 24 square feet is permitted,
22 correct?

23 MR. MOSLEH: Yes.

24 MR. BURNS: Dr. Williams, do you have any
25 recommendations as it relates to this application?

1 DR. WILLIAMS: I have no reservations for
2 the approval of said sign at 1428 Broadway.

3 MR. BURNS: And provided, of course, that
4 it will be only one sign, correct?

5 DR. WILLIAMS: One sign only.

6 MR. BURNS: Do you understand that, sir,
7 one sign only?

8 MR. MOSLEH: Yes.

9 MR. BURNS: Mr. Chairman, I bring it back
10 to you and to the Board for any questions.

11 VICE-CHAIRMAN LEE: Any questions from
12 the Board?

13 MR. BURNS: I need to swear in both of
14 you. That's my fault. I apologize, Steve. If you
15 could sir, raise your right hand.

16 - - -

17 ANAS MOSLEH, MS. RAMOS, having first been
18 duly sworn/affirmed, was examined and testified as
19 follows:

20 - - -

21 MR. BURNS: Mr. Chairman, at this time,
22 you can open it to the public.

23 VICE-CHAIRMAN LEE: At this time, we want
24 to open it to the public. We need a motion, right?

25 MR. BURNS: Yes, a motion to open.

1 VICE-CHAIRMAN LEE: Motion to open.

2 MR. THOMAS: Motion to open.

3 MR. LEONARD: Second.

4 MR. BURNS: All in favor.

5 THE BOARD: Yays.

6 MR. BURNS: Is there anybody from the
7 public that would like to comment on this
8 application. Ed, is there anybody with their hand
9 raised? I can't tell.

10 DR. WILLIAMS: No hands raised.

11 MR. BURNS: Seeing no one from the
12 public, Mr. Chairman, it would just be a motion to
13 close the public portion.

14 MR. LEONARD: So moved to close.

15 MR. BURNS: Thank you, Ian.

16 VICE-CHAIRMAN LEE: Second.

17 MR. BURNS: Thank you, Vice-Chair Lee.
18 All in favor?

19 THE BOARD: Yays.

20 MR. BURNS: And we just need a motion on
21 the application. Is there a motion to approve or
22 deny the application?

23 VICE-CHAIRMAN LEE: So moved.

24 MR. LEONARD: Second.

25 MR. BURNS: Motion made by Vice-Chair Lee

1 and seconded by Mr. Leonard. Roll-call vote, please.

2 MS. MILLER: Steven Lee.

3 VICE-CHAIRMAN LEE: Yes.

4 MS. MILLER: Director Walker.

5 DIRECTOR WALKER: Yes.

6 MS. MILLER: Mr. Leonard.

7 MR. LEONARD: Yes.

8 MS. MILLER: Councilwoman Reyes-Morton.

9 COUNCILWOMAN REYES-MORTON: Yes.

10 MS. MILLER: Mr. Thomas.

11 MR. THOMAS: Yes.

12 MS. MILLER: Mr. Humphrey.

13 MR. HUMPHREY: Yes.

14 MS. MILLER: Motion carried to approve.

15 Thank you.

16 MR. BURNS: Congratulations.

17 MR. MOSLEH: Thank you.

18 VICE-CHAIRMAN LEE: Item F: Review and
19 recommendation of the North Camden Neighborhood Plan
20 as an Amendment to the Future Camden Master Plan.

21 MR. BURNS: Is anybody here representing
22 the applicant, North Camden Neighborhood Plan?

23 DR. ALLEN: My name is Gregory J. Allen.

24 MR. BURNS: Thank you, Mr. Allen. I'm
25 going to swear you in. I should say Dr. Allen. Dr.

1 Allen, I'm going to swear you in, sir.

2 - - -

3 DR. GREGORY J. ALLEN, having first been
4 duly sworn/affirmed, was examined and testified as
5 follows:

6 - - -

7 MR. BURNS: Is there anybody else that's
8 going to be presenting for you, Doctor, tonight?

9 DR. ALLEN: Yes. Ben Bryant and Missy
10 will also be saying a few words.

11 MR. BURNS: I'm going to swear both of
12 you in, Ben and Missy, if you could raise your right
13 hands.

14 - - -

15 BEN BRYANT, MISSY FRANKIL, JOSEPH MYERS,
16 having first been duly sworn/affirmed, was examined
17 and testified as follows:

18 - - -

19 MR. BURNS: Dr. Allen, I turn it back
20 over to you if you want to start your presentation.

21 DR. ALLEN: Yes, sir. Thank you.

22 So Chair, Planning Board Members, Dr.
23 Williams, Councilwoman Reyes-Morton, Ms. Miller and
24 friends, it is good to see you all. I'm grateful for
25 the opportunity to speak to you tonight. Thank you

1 for considering our North Camden Neighborhood Plan to
2 be incorporated into the City of Camden Master Plan.
3 All of us have worked really hard on this document so
4 that it represents the stakeholders of North Camden,
5 including our neighbors and residents, business
6 owners, state leaders, educators, nonprofit
7 organizations and everyone who calls North Camden
8 home.

9 As you said, my name is Dr. Gregory J.
10 Allen and I have the honor of representing Camden
11 Lutheran Housing, Incorporated as the interim
12 executive director while our executive director,
13 Randy Johnson, is away on Family Leave. I've worked
14 in Camden off and on since 1999 and know many of the
15 people here and am proud to be a part of this
16 presentation.

17 Since 1986 CHLI has been a nonprofit
18 dedicated to community and economic development in
19 the North Camden neighborhood. Our work brings
20 people together to physically, socially and
21 economically rebuild North Camden through housing
22 development, job creation, urban beautification and
23 economic development. We are dedicated to hiring
24 local residents to make a difference in our
25 community.

1 Our staff is largely comprised of Camden
2 residents. For the North Camden Neighborhood Plan,
3 we, especially me, are humbled to present this
4 document as a follow-up to the work of so many of our
5 North Camden family and ancestors, including Rod
6 Sadler, the Sadler Family and Save Our Waterfront,
7 Father Jeff Puthoff and Hopeworks in Camden now led
8 by our current family, Dan Rhoton, Respond, Inc. and
9 Dr. and Mrs. Mitchell, now led by Vance Lofton,
10 Sister Helen Cole and Lourdes Sherby who led CASA and
11 Gaudalupe Family Services and, of course, our own
12 Betsy Clifford, CHLI's founding executive director,
13 Tameeka Mason, our board president, and other CHLI
14 board and staff.

15 It is on their shoulders and the
16 shoulders of so many of the other North Camden family
17 like Jean Kehner, Lillian Santiago, Tom Knoche and
18 Dr. Jean Mouch. It is this North Camden strong
19 commitment to family and community that keeps us
20 focused and moving forward.

21 We are pleased to announce that the New
22 Jersey Department of Community Affairs' NRTC Review
23 Committee, Neighborhood Revitalization Tax Credit
24 Review Committee, has approved the North Camden
25 Neighborhood Plan. And we are well on our way to

1 submitting our 2023 NJDCA NRTC Grant Application.
2 With your approval and NJDCA support, the future of
3 North Camden is bright.

4 Of course, this work is not possible
5 without many good partners and some of whom I have
6 mentioned here. One of our strongest partnerships is
7 with Camden Community Partnership including Joe Myers
8 and Missy Frankil. And I have asked Missy Frankil to
9 say a few words after which Ben Bryant of Interface
10 Studios will provide the bulk of our presentation on
11 the North Camden Neighborhood Plan. And we will all
12 be available to answer any questions you may have.
13 Missy?

14 MS. FRANKIL: Thank you so much. I'm
15 going to pass it to our COO, Joe Myers of Camden
16 Community Partnership. You are a very proud and
17 strong partner of CHLI.

18 MR. MYERS: Thank you, Missy. In the
19 interest of time, it's always hard to follow Dr.
20 Allen. But I just wanted to recognize the
21 collaborative process of this Neighborhood Plan stems
22 back over three decades. As Dr. Allen said, there's
23 many, many people to thank but I think it's
24 appropriate to acknowledge Mr. Sadler who was
25 formerly a Chair of this planning board for many,

1 many years.

2 And I just feel like it's important to
3 acknowledge him and all of his colleagues because the
4 Neighborhood Plan North Camden in the '90's, for
5 those that remember kind of mobilized after the first
6 prison was built and there was talks of a second
7 prison. And the North Camden Community mobilized
8 around Mr. Sadler and Save Our Waterfront. And those
9 kind of footsteps eventually or those seeds kind of
10 created numerous iterations and updates to the
11 Neighborhood Plan, including 2008 and a few years
12 thereafter.

13 On behalf of Camden Community
14 Partnership, we're thrilled to be part of the team
15 following kind of in the footsteps of Dr. Allen and
16 others at Camden Lutheran Housing, including Betsy
17 Clifford and, I believe, I saw Jess Franzini on here
18 too, but I think we're just thrilled to be part of
19 the team. And what you'll hear from the consultant,
20 Mr. Bryant, from Interface Studios, is just some of
21 the technical components. But just please keep in
22 mind that the root of all of this has been strong
23 community engagement that was done during a pandemic
24 and still kind of using some innovative efforts to
25 make sure we're engaging the community. So with

1 that, Dr. Allen, if it's okay, I'm going to hand the
2 baton off to Mr. Bryant.

3 DR. ALLEN: Please.

4 MR. BRYANT: Can everyone see my screen?

5 MR. BURNS: Yes, sir.

6 MR. BRYANT: I will try to keep this
7 brief in the interest of time. Can everyone hear me
8 okay still?

9 MR. BURNS: Yes, sir.

10 MR. BRYANT: So the planning process -- I
11 will go over a little bit of the planning process of
12 community engagement and vision goals and
13 recommendations and we'll then open it up for
14 questions.

15 As Joe kind of alluded to, this happened
16 during the midst of the Pandemic. The process went
17 through about Spring of 2021 to Spring of 2022. It
18 included research and analysis in the beginning. The
19 heart of it was really public engagement that went
20 through most of 2021 and to the fall and winter, at
21 which point we worked to develop vision and
22 recommendations and tested those out with the
23 community and went back to the community and then
24 created a draft and final plan. Back earlier this
25 spring is when we wrapped that up and submitted it to

1 the DCA.

2 As Joe and Greg also alluded to, this
3 plan stands on the shoulders of a long legacy of
4 planning and doing in North Camden. Joe mentioned
5 the earliest iteration of this in 1993 and that was
6 led by the community of Rod Sadler and Save Our
7 Waterfront response to the Riverfront Prison. And
8 Community has really been planning and implementing
9 every since. There was another Neighborhood Plan in
10 2008 that this built on. A lot was accomplished in
11 that plan. So when we were preparing this plan in
12 2022, we were taking a hard look at all the
13 accomplishments that have happened over the years and
14 how to build on them. And how the community wanted
15 to see the future of the neighborhood going forward.

16 And this map of investments, one of the
17 first things that we worked on showed the major
18 projects completed since the 2008 Neighborhood Plan.
19 It doesn't even show some of the smaller still
20 impactful things that you can see. There was a lot
21 of implementation going on. There were a lot of
22 great capital projects that the plan had called for
23 and the community members wanted that's been
24 implemented. And so this is kind of an assessment to
25 understand where we were starting from and how to

1 build off of the good work that already been done.

2 In terms of community outreach, we held
3 three steering committee meetings of about 30 members
4 on that steering committee from neighborhood
5 residents to involved organizations, to City
6 representatives. We held one large Community Open
7 House in person in late June 2021 at the lot at 5th
8 and Erie. Also, in that spring-summer period we had
9 a Neighborhood Watch Short Survey that had over 100
10 respondents. We did a series of one-on-one
11 stakeholder interviews, mostly through Zoom in the
12 summer of 2021 with about 20 different folks. We
13 held four focus groups also through Zoom covering
14 some key topics that had emerged back in August and
15 September.

16 And then we created a recommendation
17 survey. So based on the recommendations and the
18 goals and the vision that had been developed, we
19 brought that back to the community in the winter of
20 2022 to see if we heard them correctly and if the
21 plan was reflecting what they wanted in the future of
22 their neighborhood. See, there is just a few images
23 of some of the community outreach that we did.

24 The North Camden Neighborhood Plan, it's
25 always been anchored by four principles. Kind of

1 starting in 1993, which were about no displacement,
2 community control, employ local residents and
3 increase homeownership. So one of the things we did
4 was ask people if those were still relevant and if
5 those principles should be carried forward.

6 At the community open house, we took the
7 opportunity to gather in person to do a number of
8 different fun, engaging, qualitative and quantitative
9 activities to get people's feedback. This is our
10 Emoji Mood Board where we ask people to respond to
11 the prompt once they've spun the wheel. Those are
12 some of the results that you see there.

13 We also wanted to engage the community as
14 promptly as we could and play off of the neighborhood
15 pride that many of the muralists artists who are
16 working in the neighborhood had been working toward.
17 So one of the activities was a painting activity that
18 was based off of the north mural that North Camden
19 Artist Roberto Morales and Angel Fernandez had led.
20 So the painting activity where everybody gets to take
21 home a version of their mural as a souvenir.

22 As I mentioned, we did a short
23 neighborhood survey that we distributed to over 100
24 people in Spanish and English. We helped focus
25 groups around four topics, housing and

1 infrastructure, public safety, environment, open
2 space and land use and community vibrancy with each
3 focus group having about 20 or so participants each.

4 We held a -- as I mentioned, we tested
5 the recommendations with residents once we had
6 developed a draft that was distributed as our Big
7 Idea Survey. This was during the winter of 2021.
8 If you remember, that's when the Omicron Variant was
9 heating up so we were not able to gather in person as
10 we had originally intended so we had a translated
11 version of this and we posted it online.

12 We had paper copies that were
13 distributed. It was advertised through our partners
14 through the steering committee through Social Media.
15 So even though we didn't get together as much as we
16 wanted, we still had a great reach in terms of
17 getting this out just to check the temperature with
18 the residents.

19 And as we have been mentioning, this work
20 is building on a legacy of planning doing. So one of
21 the things that I thought was interesting about this
22 planning process, is that we are building on the
23 goals of where we wanted to be in the future back in
24 2008, many of which had been accomplished and
25 figuring out what the next step in that process was.

1 So in 2008 for example, the community was
2 saying, we need more parks. In the past ten years or
3 so new waterfront parks have been developed; existing
4 parks like Pyne Point, Northgate had been revitalized
5 so the conversation had switched to: Now with all of
6 these new parks, how do we maintain our parks and
7 green spaces? In the interest of time, I won't go
8 through the other examples but that was a consistency
9 throughout.

10 The plan is organized in four main
11 sections. A summary of the neighborhood's progress
12 in the last decade. A summary of the vision for the
13 next ten years which included the Community
14 Engagement Summary. The recommendations which are
15 called the 15 Big Ideas for the future. And then an
16 implementation section. In terms of the guiding
17 principles I mentioned before, the community thought
18 that all four should be carried forward and were
19 still relevant. However, from discussions with
20 community members, I felt it was necessary to add a
21 fifth principle going forward for a healthy
22 environment. And this was added to address
23 environmental justice issues, climate-change issues
24 that had become very important to the community that
25 weren't as much as the forefront back in 1993.

1 There were six goals that were developed
2 that kind of formed a vision of the plan moving
3 forward, build community capacity, educate and
4 empower residents, make North Camden home which from
5 the name implies, is really focused on
6 homeownership and good quality housing, protect and
7 restore the environment, foster a vibrant and
8 connected community and provide access to
9 opportunity.

10 And in terms of the recommendations,
11 there were 15 main ones with a number of different
12 action steps and recommended action below. These
13 also linked back to how they relate to the 2008
14 plan. If you look through the Neighborhood Plan's
15 pages, there were 15 main ones. It spread the word
16 about what's going on in the community. I'll
17 paraphrase a little bit. And the time to help
18 residents of all ages grow and thrive; to build
19 community through artistic and cultural activities;
20 to strengthen community partnerships; to address
21 safety concerns; to use place-base investment to
22 improve public safety and quality of life.

23 Next is to empower residents to guide
24 future development. Grow and protect quality
25 homeownership and rental opportunity. To hire local

1 residents to build and care for their community. To
2 grow a thriving small business environment in North
3 Camden and to continue to develop high-quality parks
4 and public spaces. And lastly, to plan for the
5 longterm maintenance, funding and stewardship of
6 parks and public spaces; improve pedestrian and
7 advisable new transit connections; continue to
8 strategically upgrade street infrastructure; engage
9 the community in advocating for a just healthy
10 environment. And lastly, to increase North Camden's
11 resiliency to climate change and extreme weather.

12 That's it. I think we'll open it up for
13 questions.

14 VICE-CHAIRMAN LEE: Thank you for your
15 presentation. At this time I guess we'll ask, are
16 there any questions from the Board?

17 Dr. WILLIAMS: To the Vice-Chair.

18 VICE-CHAIRMAN LEE: Yes.

19 DR. WILLIAMS: This is Dr. Williams. On
20 behalf of the Planning Division and the Department
21 Planning and Development, we've been fortunate if not
22 blessed, to work with the North Camden Organization
23 and its numerous consultants during this process. I
24 was happy to be a part of the process that allowed me
25 ample opportunities to review and make comments to

1 the Plan which I see in the actual final report.

2 I think just the willingness of the
3 residents of North Camden anchored by so many leaders
4 with Councilwoman Reyes on the meeting call as well,
5 and all the -- I call them community mavericks that
6 are on the call tonight of those before us and those
7 that are leading the charge. And I see Dr. Allen up
8 there. It's been a while since I've talked to you,
9 sir. But overall, this is a grassroots process, a
10 grassroots product.

11 And I'm very proud to say that this is a
12 very acceptable process and plan. And as they move
13 forward with tax credits and other initiatives, we
14 are proud to continue and support the efforts of
15 North Camden, Camden Lutheran Housing and all these
16 stakeholders that made this plan what it is. And to
17 Joe Myers who spoke briefly not too long ago. Thanks
18 to Camden Community Partnership and their
19 partnershiping with these groups in this area. So
20 those are my comments, Mr. Vice-Chair.

21 VICE-CHAIRMAN LEE: Thank you, Dr.
22 Williams. Any more questions from our Board? If
23 not, we will move --

24 COUNCILWOMAN REYES MORTON: I'm sorry. I
25 have a comment. I also just wanted to thank everyone

1 on the call that took part in the planning process.
2 And Director Ed Williams, thank you for your kind
3 comments and Camden Community Partnership for all the
4 hard work. And Brian for all the community
5 engagement. I'm looking forward to continue to
6 working on the Plan with the community. And its been
7 amazing to be able to see the evolution of the
8 Neighborhood Plan and I really do. Not just because
9 I'm councilperson to the 4th Ward, but that this plan
10 could really serve as a framework for other
11 neighborhood planning in the City and to also help
12 fill the gaps between what's needed, what the
13 challenges and the needs are in the community and
14 what government services and resources and the
15 allocations should look like to further assist in the
16 implementation efforts. So thank you.

17 VICE-CHAIRMAN LEE: Thank you,
18 Councilwoman. If there are no more questions from
19 the Board, we'll take this time to open up the public
20 portion. Is there a motion to do so?

21 MR. THOMAS: Motion.

22 COUNCILWOMAN REYES MORTON: Second.

23 MR. BURNS: Motion by Mr. Thomas and I
24 don't know who seconded it. I think it might have
25 been councilwoman.

1 MS. MILLER: It was. Thank you.

2 VICE-CHAIRMAN LEE: All in favor?

3 THE BOARD: Yays.

4 VICE-CHAIRMAN LEE: Public portion is
5 open. Anyone in the public that would like to be
6 heard on this matter?

7 DR. WILLIAMS: No one, Mr. Vice-Chair.

8 MR. BURNS: This is hand raised, sir, up
9 at the corner.

10 MS. MILLER: Camden Redevelopment Agency
11 has their hand up.

12 MS. SIMPSON: Good evening, Planning
13 Board, as well as the members of the Planning Board
14 and members of the public as well. I just wanted to
15 express and support.

16 MS. MILLER: Excuse me. Does she need to
17 be sworn in?

18 MR. BURNS: Yes. If you could identify
19 yourself so we can swear you in?

20 MS. SIMPSON: I'm Olivette Simpson. I am
21 interim executive director of the Camden
22 Redevelopment Agency.

23 MR. BURNS: I'll swear you in, Olivette.

24 - - -

25 OLIVETTE SIMPSON, having first been duly

1 sworn/affirmed, was examined and testified as
2 follows:

3 - - -

4 MS. SIMPSON: I don't have prepared
5 comments this evening but I did want to voice my own
6 support for the process that was engaged by the
7 community and the how it could be replicated in other
8 areas of the City. It was just amazing the number of
9 neighborhood plans that were produced during the
10 Pandemic and how wonderful the process it was and to
11 be a participating member. Just from the side of the
12 hearing from the community and its aspirations and
13 goals and how supportive so many of these
14 stakeholders were.

15 Doctor Allen, I have not had the
16 privilege of meeting you, but your reputation
17 precedes you, as well as Dr. Williams. Yes, I can
18 support all of what you said with respect to this
19 process. The only thing I can say is, and you'll
20 forgive me for saying this, that it was an extremely
21 impressive process particularly around how such
22 challenging issues, flood mitigation, as well
23 environmental issues were presented to the community
24 and how they were received and became part of this
25 process. I thought it was amazing.

1 MR. BURNS: Thank you.

2 VICE-CHAIRMAN LEE: Thank you so much.

3 At this time --

4 MR. BURNS: We have one more comment, Mr.
5 Chairman. There's a gentleman, Mr. Rhoton from
6 Hopeworks Camden. I'm going to swear you in, sir.

7 - - -

8 DANIEL RHOTON, having first been duly
9 sworn/affirmed, was examined and testified as
10 follows:

11 - - -

12 MR. BURNS: State your full name for the
13 record?

14 MR. RHOTON: My name is Dan Rhoton. I'm
15 executive director at Hopeworks Camden.

16 MR. BURNS: Thank you. Go ahead, sir.

17 MR. RHOTON: Just to be very brief, I
18 wanted to express Hopeworks' full support of this pan
19 in theory but also as an organization that watches
20 young adults from Camden get these really high-waged
21 jobs. And more and more and year and after year, our
22 young adults from North Camden's primary concern is
23 how they can stay in their neighborhood and buy a
24 house there. And if that's not attributed to the
25 work that has been done and is continuing to be done,

1 I don't know what is. And just really excited to
2 have been part of the process. That's all I have to
3 offer. Thank's for the opportunity.

4 VICE-CHAIRMAN LEE: Thank you. At this
5 time we're going to entertain a motion --

6 DR. ALLEN: Just one more please, sir.

7 VICE-CHAIRMAN LEE: You have one more?
8 I'm sorry. Okay.

9 DR. ALLEN: I just want to say that
10 everything that everyone has said about the plan, I
11 was not a part of. I feel like I've missed out in
12 such an opportunity. But I knew all of those
13 ancestors I mentioned. I'm friends with Annie and
14 Mr. and Dr. Mitchell. And Dr. Mock was a close
15 friend of mine. So to come back to North Camden and
16 to then lead this process is really overwhelming for
17 you to say such glowing things about me and my
18 process. I would be remiss if we did not say thank
19 you to Councilwoman Reyes, her leadership of this
20 process. I'm told that without her leadership, this
21 process would have been so much more complicated.
22 So, Councilwoman, we salute you as North Camden
23 Strong and thank you for all that you do for CHLI and
24 for North Camden.

25 MR. BURNS: Very nice. She's our

1 councilwoman for this Board so we know how great she
2 is so you're preaching to the choir here. But it's
3 appreciated certainly. The Board understands her
4 importance and wonderful she is.

5 Mr. Chairman, I don't believe there's any
6 other comments so we just need a motion to close the
7 public portion.

8 VICE-CHAIRMAN LEE: So moved.

9 MR. BURNS: Do we have a second?

10 COUNCILWOMAN REYES MORTON: Second.

11 MR. BURNS: All in favor?

12 THE BOARD: Yays.

13 MR. BURNS: But Mr. Chairman, to bring
14 this back. The motion that would be made by the
15 Board is a rather straight-forward one. The motion
16 would be for a finding that the North Camden
17 Neighborhood Plan is consistent with the City of
18 Camden Master Plan. And that the Board recommends
19 adoption of the Plan that has been presented to you
20 tonight. Do we have that motion?

21 VICE-CHAIRMAN LEE: Motion as stated.

22 MR. BURNS: Moved by Vice-Chair Lee. Do
23 we have a second?

24 MR. THOMAS: Second.

25 MR. BURNS: Thank you, Mr. Thomas. Roll

1 call.

2 MS. MILLER: Steven Lee.

3 VICE-CHAIRMAN LEE: Yes.

4 MS. MILLER: Director Walker.

5 DIRECTOR WALKER: Yes.

6 MS. MILLER: Mr. Leonard.

7 MR. LEONARD: Yes.

8 MS. MILLER: Councilwoman Reyes-Morton.

9 COUNCILWOMAN REYES-MORTON: Yes.

10 MS. MILLER: Mr. Thomas.

11 MR. THOMAS: Yes.

12 MS. MILLER: Mr. Humphrey.

13 MR. HUMPHREY: Yes.

14 MS. MILLER: Motion carried to approve.

15 Thank you.

16 MR. BURNS: Congratulations Dr. Allen.

17 DR. ALLEN: Thank you, sir. Thank you
18 everyone.

19 VICE-CHAIRMAN LEE: Review and
20 Recommendation of the Waterfront South Neighborhood
21 Plan as an Amendment to the Future Camden Master
22 Plan. Anyone here with respect to this matter.

23 MR. MORALES: Yes. My name is Carlos
24 Morales. I'm the executive director of the Heart of
25 Camden. We also have Claudia Bitran from Kitchen

1 & Associates so she will do the presentation
2 tonight. But also I just want to -- so we'll be
3 doing the presentation tonight but we have other
4 members here will be speak during the public portion
5 of the meeting

6 MR. BURNS: Very good. I'm going to
7 swear you in and your team. So who else will be
8 testifying tonight? Okay. If you all could raise
9 your right hands.

10 - - -

11 CARLOS MORALES, BEN HILL, CLAUDIA BITRAN,
12 P.P., A.C.I.P, having first been duly sworn/affirmed,
13 was examined and testified as follows:

14 - - -

15 MR. BURNS: I'm going to turn over back
16 to you, sir.

17 MR. MORALES: Thank you very much.
18 I want to thank the Planning Board; I want to thank
19 Dr. Williams for pretty much, I mean, walking
20 step-in-step with us throughout this process and
21 guiding us. So I just want to acknowledge, you know,
22 the community members, the institutional
23 stakeholders, the nonprofit partners that are here
24 tonight, the industry of Waterfront South that is
25 here tonight to support this effort.

1 The Heart of Camden is a nonprofit that
2 was established in 1984 by our very own Monsignor
3 Doyle, Michael Doyle. So he is a legend in his own.
4 He is a legend and we are thankful to still have him
5 with us. And so since 1984, the Heart of Camden has
6 built over 250 homes; has built six cultural arts and
7 community centers. So just to name a few, The South
8 Camden Theater, the Fire House, the Writers House,
9 the Michael J. Doyle Field House, just to name a
10 few. They're the ones that stick in my mind right
11 now.

12 I just want to say that what you're going
13 to hear tonight are two years' worth of hard work,
14 hard work during some of the most challenging times
15 that I could remember. We literally lost community
16 members during the Pandemic. We lost a board member
17 because of the Pandemic. And sometimes it's very
18 easy to kind have short-term memory and forget how
19 challenging this effort was for all of us, for North
20 Camden, for Waterfront South, for every community.
21 And so I just want to acknowledge those residents
22 that are not here tonight to be able to support these
23 efforts, but that put in the work, that have been
24 here that entire time that we lost to the Pandemic.

25 So what you're going to hear tonight are

1 also their vision and dreams for Waterfront South.
2 So we had to kind of adapt throughout the process.
3 We have to adapt to the conditions that were facing
4 us so we had virtual, a lot of virtual meetings.
5 You're going to hear about everything that we did,
6 but we were able to engage over 200 individual
7 stakeholders. And so that was virtual. That was
8 outside walk-and-talk; that was outside events. It
9 was a mixture of some virtual; some in-person.

10 So it was a challenging effort but we're
11 proud to say that between surveys, between one-on-one
12 meetings, we have such great input. We have such
13 great support. There's been such positive dialogue
14 between businesses, residents, industry and the
15 public sector. I just want to thank everyone. I
16 just want to acknowledge that.

17 And finally because for the sake of time,
18 I know that I'm losing -- I don't want to lose any of
19 our supporters here tonight. I just want to say that
20 we hit the ground running. The Heart of Camden right
21 upon completing the plan, we were announced and we
22 were -- we did get the approval from the New Jersey
23 DCA as a part of the NRC Program. So I want to
24 congratulate both North Camden and Waterfront South
25 for achieving that. I mean, that's a major hurdle.

1 And on top of that, we've already
2 established a housing strategy that we are going to
3 be meeting with the municipal leadership on. We
4 started off to bring back the Broadway Campaign which
5 kicked off in the summer. We had over 20-plus
6 events; over 150 residents involved.

7 We also received NRTC funding for the
8 Makers Space. It's called the Mill. It is an old
9 warehouse that we have that we're going to convert
10 into a Makers Space. So artists are going to be able
11 to build things with their hands; to make art as well
12 as youth. They have the opportunity to build things
13 and make things there, as well as top-training for
14 the construction industry. So we are working very
15 hard. It's a project that was just funded.

16 And we're also renovating our community
17 gym, the Michael J. Doyle Field House. So these are
18 just some of the things that we've already hit the
19 ground running and we have funding for it and are out
20 of the gate. So with that, I want to hand it off to
21 Ben. Ben, I don't know if you want to say one or two
22 words and then we can give it to Claudia because I
23 know that we're limited in time.

24 MR. HILL: Yes. Thank you, Carlos. And
25 thank you everybody for allowing us this time this

1 evening.

2 We are long-time stakeholders in the
3 Waterfront South area of Camden. And, of course, as
4 Carlos has stated, our previous plan was totally
5 implemented and six or seven major properties were
6 developed, along with 300 houses or so were rehabbed.
7 But we're looking forward into the future here now to
8 provide a number of things for the residents there,
9 including lower cost housing. There seems to be a
10 tendency right now for big developers that want to
11 come in and jack up housing prices and rentals. So
12 we're trying to combat that with more housing for the
13 citizens in Waterfront South.

14 And we also want to develop some of
15 these properties and get some retail going along
16 Broadway there and the Broadway stretch from about
17 Atlantic Avenue up to Morgan Boulevard. So I just
18 want to say that briefly that we are and as Carlos
19 said, have our feet on the ground running. And we
20 are very, very pleased and honored to get the NRTC
21 this year and the growing process the way it has
22 been. We've got the momentum now and we need to keep
23 going. Thank you.

24 MR. MORALES: Claudia Bitran.

25 MS. BITRAN: I will just put my screen up

1 there. Is the screen visible to everyone?

2 MR. BURNS: Yes, it is.

3 MS. BITRAN: I want to first thank
4 everyone for the opportunity to present the
5 Waterfront South Neighborhood Plan this evening.
6 This is a great moment I think for this planning
7 process because as it was mentioned before by Carlos
8 and Ben, it was a challenging process in terms of
9 community engagement. Community engagement was
10 priority number one for this process. And so,
11 figuring out ways to get the message out to the
12 residents into the process through different channels
13 and different approaches, was something that we
14 worked really hard to make sure what happened. And I
15 hope that this is reflected as we present the plan to
16 you this evening.

17 Just to confirm, the boundaries of the
18 Waterfront South for reference, this is a
19 neighborhood located on the southwestern part of the
20 City. And the boundaries are defined by Atlantic
21 Avenue, Route 676, Newton Creek to the south and the
22 Delaware River. It's an area of about .8 miles,
23 square miles. And the boundaries of the plan
24 coincide with the census tract 6108. This is a
25 requirement that was established for the planning

1 process by DCA and it's also very helpful to be able
2 to work with the demographic information that
3 pertains to that area.

4 The planning process start back in the
5 summer of 2021. It was a 12-month effort. And in
6 this period of 12 months, we really had the
7 opportunity to have different levels of engagement
8 with residents, with community stakeholders and with
9 overall, a community that really stepped in and
10 stepped up to participate in this process as much as
11 possible. So here you see a list of about 200
12 residents who participated along with community
13 stakeholders who joined the effort to do interviews.
14 We had community serving in a lot of different
15 activities that are kind of summarized here. We
16 started in the fall with a fall festival that was an
17 open house, bringing participants from all around the
18 neighborhood.

19 It was a beautiful fall afternoon with a
20 lot of activities bringing families, kids. And at
21 the same time, we brought our planning tent on
22 Broadway really to start getting the conversations
23 going about community priorities, about what
24 residents wanted to see happening and address a
25 vision for the future. That was followed by a

1 neighborhood walk with a small group of residents
2 that was really informative for the planning team,
3 for Heart of Camden to hear the different voices and
4 different concerns about what is happening on a
5 day-to-day of neighborhood life that should really
6 form the planning process.

7 And between the fall and winter, we
8 conducted six sessions with approximately 50 to 60
9 participants. Those sessions were done online
10 through Zoom. That was really a moment of the
11 Pandemic that prevented us from meeting people in
12 person, although some of the sessions actually
13 happened in person. I think one or two of them we
14 managed to conduct in person.

15 We followed with stakeholder interviews.
16 We had 16 interviews with county and city agencies.
17 We had interviews with residents, with community
18 organizations, local businesses and industrial uses.
19 And the goal of the interviews was really to bring
20 different perspectives to the table to understand
21 priorities from all points of the community;
22 understanding that the Waterfront South is home to
23 1,100 residents; is home to a number of community
24 organizations to arts and cultural organizations that
25 are really important for the City of Camden. And

1 home also to industrial businesses and a number of
2 commercial activities. So that notion of bringing
3 the prospective from the different stakeholders in
4 the community was really very important in this
5 process.

6 We conducted community surveys. And when
7 we completed the draft of the plan, we came back to
8 the community. That was back in the spring so at
9 that time, we could actually be meeting in person
10 again. And we had the opportunity to present the
11 Plan, to present the recommendations and ask for the
12 community to establish priorities for implementation.
13 So once the plan was completed, the community not
14 only had the chance to review the document, provide
15 comments and comments that were later incorporated
16 into the final plan.

17 But we also had the chance to ask what we
18 thought was, you know, the one last but very
19 important question that was, okay, we have
20 recommendations and we understand the vision of the
21 community now. Now, what do we want to start working
22 on in terms of implementation on the immediate level,
23 short-term and long-term? That set of questions was
24 really important to help finalize the plan and
25 establish directions for the Heart of Camden and

1 partners to start working on implementation steps.

2 The structure of the plan is based on
3 three parts. We looked at a lot of the background
4 information that is necessary to understand not only
5 what we have today, but what the historic heritage
6 of the neighborhood. In this case, it's important to
7 remember that we have a historic district in the
8 Waterfront South that comprises about 25 residential
9 blocks. And that is a very important asset in the
10 community that we wanted to make sure that it would
11 come into the conversation about future
12 opportunities.

13 We looked at the neighborhood history.
14 We looked at recent investments; planning initiatives
15 and trends in the market, in the housing market,
16 trends in the region in terms of development. The
17 second portion of the Plan addresses priorities and
18 recommendations, including a vision and principles
19 guiding the Plan, including goals, priorities and
20 strategies that you will see are organized in
21 thematic structure.

22 And finally, the last part of the plan
23 really focuses on how to get done. And so that
24 really addresses the roles and responsibilities, the
25 kinds partnerships that need to be in place. And

1 opportunities for funding sources to bring the plan
2 to fruition, and to realize the goals of the Plan.

3 So I will walk you very quickly through
4 vision, goals and recommendations. And I think it's
5 really important to pay attention to the vision that
6 the community built because it's very comprehensive,
7 but it addresses really key ideas that inform the
8 plan.

9 A place where residents in -- in ten
10 years the Waterfront South will be a neighborhood of
11 choice. A place where residents are fully empowered
12 to have an active role in their community. Where
13 economic growth walks hand-in-hand with quality of
14 life and where businesses are environmentally and
15 socially responsible. A place where history, arts
16 and culture reflect and strengthen neighborhood
17 identity and character. And where small businesses
18 and entrepreneurship can flourish and thrive. A
19 clean, safe and walkable neighborhood where housing
20 choices are available across incomes and household
21 needs and where quality services and amenities can be
22 found within walking distance from people's homes.

23 I want to say that this vision statement
24 got a lot of attention and we really work to reflect
25 a lot of the comments received. And make sure that

1 it was as comprehensive as residents wanted it to be.
2 And so there are four principles that drive the
3 recommendations you will hear tonight, diversity,
4 inclusion, equity, social and environmental justice.
5 So those are principles that permeate the plan and
6 inform and help us check the validity of the
7 recommendations in achieving those goals.

8 This slide basically summarizes the
9 content of the plan. So if we stop here, you would
10 know that you have three key goals for the Plan: To
11 strengthen the core of the residential community; to
12 connect the neighborhood with other parts of the
13 City. And to expand the capacity of local
14 organizations to be able to implement those goals and
15 to further develop the opportunities associated with
16 the neighborhood.

17 The plan is organized in ten sets of
18 priorities. And I will go very quickly through them.
19 You see them listed here. Physically they are
20 expressed into three key areas. So the blue area you
21 see here, this is the core of the Waterfront South.
22 This is the core of the residential community; about
23 25 residential blocks where most residents live.
24 This is the area that is also the Historic District.
25 And it's an area where it was established as a

1 primary goal to improve quality of life in general in
2 that area through healthy and clean environment,
3 green infrastructure, improved connections, improved
4 housing choices, safe and clean streets, economic
5 growth and community amenities.

6 Then we're going to be focusing on
7 connections to the City. This is the northern part
8 of the Historic District and it's the area around
9 Atlantic City that serves as a corridor, an access
10 corridor to industrial areas. This is an area that
11 has also a great potential as a City Gateway. And so
12 we are looking here as key goals, having Atlantic
13 Avenue become a City Gateway with improved
14 connections, new services and amenities, a mixed of
15 land uses that go beyond just industrial uses, an
16 anchor development that can help attract different
17 types of businesses and new types of businesses into
18 the neighborhood.

19 We are also looking at the Waterfront
20 that is primarily an industrial zone. And the
21 opportunity and the need to connect to the economic
22 zone with an improved public realm. And the
23 application you heard tonight from EMR is a good
24 example of the type of recommendations that we wanted
25 to discuss and was discussed with the community. In

1 terms of having industrial uses, it's really
2 improving their properties, securing their properties
3 and adding to the streetscape, safety and quality so
4 that the connection with the residential community
5 could be insured.

6 We also talk about addressing eye sore
7 areas, signage and way-finding and green
8 infrastructure. So with that in mind, with that
9 framework, you will see that of the ten priorities
10 that were described on the plan, Priorities 1 through
11 6, really focus on the core and strengthening the
12 core of the community. So we start with a healthy
13 and clean environment where we have priorities
14 associated with monitoring and enforcing standards
15 for improved air quality, for improved water quality
16 and really connecting the community to the
17 regulations and the state regulations that help
18 reinforce the importance of this co-existence between
19 residential uses and industrial uses in a way that we
20 can have a respectful co-existence between the two
21 sites.

22 So we want to also focus on Brownfield's
23 sites. This is a community that has a good number of
24 legacy industrial sites that now provide an
25 opportunity for redevelopment. The community

1 identified priority sites for future redevelopment.
2 And under healthy and clean environment, we are also
3 looking at green infrastructure; something that is
4 informed heavily by the greening Waterfront South
5 plan that was done back in 2020 for the community.

6 Priority 2 is focused on neighborhood
7 connections and this is really important because we
8 are talking here about an area that has a conflicting
9 set of standards in terms of truck traffic, in terms
10 of pedestrian safety. And the primary goal is to
11 make sure that mobility, circulation can be done in a
12 safe way by groups of users in the community. And
13 ensure that through close attention to intersections,
14 to parts of the City where truck traffic is
15 happening, that we can think about re-routing,
16 steering truck traffic away from areas where you have
17 a higher concentration of residents.

18 And looking at other strategies to help
19 create green and complete streets, to reconfigure
20 certain streets in terms of circulation for safety,
21 pedestrian safety and circulation in general. And
22 re-imagining some of the underpasses that exist in
23 the neighborhood. There are several of them as key
24 neighborhood gateways. So circulation addresses a
25 number of topics that are really important for the

1 community. We heard from residents that this is
2 really is the priority that I think the plan
3 addresses in a detailed way.

4 We moved into housing choices. And that
5 is really focusing on strengthening the residential
6 blocks and rebuilding blocks that are really marked
7 by vacancy, building vacancy, vacant homes or vacant
8 lots. So there is a strategy behind as one slide
9 that really covers a lot of that conversation. This
10 is really a focus for the Heart of Camden in terms of
11 investment and housing really focusing on these
12 topics specifically.

13 Safe and clean streets were also
14 highlighted by residents as a priority. We break the
15 strategies into ones that requires the partnership
16 with the Camden County Police Department. Other
17 strategies that can really be addressed directly by
18 residents in the community like clean-up programs and
19 opportunities to work with private owners to
20 maintain and secure vacant lots.

21 We also talk about economic growth and
22 opportunity really with the focus on leveraging arts
23 and culture, which is a tremendous asset in this
24 community; as an opportunity to attract visitors, to
25 attract businesses into the Waterfront South. So

1 that includes re-imagining Broadway as a thriving
2 mixed-use corridor and opportunities for local jobs
3 and small businesses to be part of that area.

4 Under Priority 6 here, we are also
5 focusing still in that core with community amenities
6 and services and strengthening the role of a lot of
7 the organizations that exist in the community to
8 provide and expand opportunities for recreation for
9 family services in the neighborhood.

10 Now, Priority 7 shifts the focus a little
11 bit from the core and brings us to the waterfront.
12 Connection to the waterfront is a key priority for
13 residents. The connection that already exists
14 through Phoneix Park, through the fishing pier, is
15 one that can be enhanced. So through Priority 6 we
16 are talking about types of strategies that can help
17 expand and improve those connections so the
18 waterfront in the Waterfront South, can actually be
19 accessed not only by the residents in the
20 neighborhood but by the City. And it really follows
21 a vision that the City of Camden has been
22 establishing for the last several years of a
23 reconnection to the waterfront. This is happening in
24 North Camden. This is happening in Cramer Hill. And
25 there is a great opportunity to see it happening also

1 in the Waterfront South.

2 So reclaiming the waterfront as a public
3 amenity is seen as a key goal for the plan. Looking
4 at opportunities to establish new connections from
5 the neighborhood to the waterfront, addressing
6 industrial areas, improving signage, way-finding,
7 identifying opportunities for green infrastructure,
8 those are key goals to really bring the waterfront,
9 especially one section of the waterfront back
10 into use by the broader Camden community.

11 Priorities 8 and 9 are really focused on
12 the economic zone. The understanding that there is a
13 very important role for the existing and potentially
14 future industrial uses in the neighborhood. And
15 understanding how this can evolve over time.
16 Transitioning slowly into uses that are recognizing
17 the environmental importance of the community in
18 general and transitioning into green industrial uses
19 and socially equitable business practices. It's
20 really the focus of this Strategy 8, environmental
21 standards and social equity. And 9, focusing
22 primarily on Atlantic Avenue as a gateway to the
23 City.

24 So Priorities 1 through 9 are really
25 focusing on a number of improvements, physical

1 improvements, economic improvements, investments.
2 Priority 10, that is the last priority of the plan,
3 focuses on building capacity. As mentioned before,
4 the neighborhood has already a number of very strong
5 and solid organizations. But to bring the level of
6 investment, to attract a level of investment and the
7 kind of work that the community would like to see
8 happening, there is also the need to coordinate
9 efforts together.

10 And so we talk about building capacity
11 for civic engagement through strengthening the
12 resident groups, establishing block ambassador
13 programs, environmental justice task force, building
14 organizational capacity for each one of the key
15 organizations in the neighborhood. And establishing
16 partnerships.

17 There's a discussion about establishing
18 the Waterfront South collaborative, regular
19 communication between partners and the Camden
20 Waterfront Coalition which is an idea that came
21 through several of the discussions of bringing
22 several waterfront communities together to reconnect
23 to the waterfront as a key amenity in the City of
24 Camden.

25 So this is a quick summary of the plan.

1 There is a lot in each one of those recommendations.
2 And the completion of the Plan relates to the
3 implementation strategy that really describes ways,
4 roles and responsibilities for each one of the lead
5 key partners in the community to bring together their
6 resources, their assets to help move planning
7 recommendations into action, into projects and into
8 implementation. So I just wanted to thank everyone
9 for your time on this. I'm sure there will be
10 questions and I think we can open --

11 VICE-CHAIRMAN LEE: Thank you for your
12 presentation. Very comprehensive. At this time, I
13 will ask the Board, are there any questions that
14 you'd like to pose to the Waterfront South
15 Neighborhood Plan?

16 DR. WILLIAMS: Mr. Vice-Chair.

17 VICE-CHAIRMAN LEE: Yes.

18 DR. WILLIAMS: This is Dr. Williams.
19 Just a comment; not a question. I just want to
20 comment on the fact that the Waterfront South
21 community has been aggressively moving forward with
22 its neighborhood planning efforts being spear-headed
23 by a number of stakeholders in the community, Carlos
24 Morales, Donna Helmes, two people who have worked
25 with 25-plus years; to Claudia who I have worked with

1 in some capacity as well. And to many of the other
2 stakeholders in the Waterfront South community.

3 It's one of Camden's best secrets and I'm
4 proud to have been a part of the process. I've met
5 with them on a number of occasions, yes, via Zoom, to
6 go through their drafts, offer comments, and have
7 seen the evidence of a community-driven process.
8 Their councilperson of that Ward, Councilperson
9 Boucher is also in support of the process. And once,
10 again, another example of a grassroots
11 community-driven process, plan and product and look
12 forward to them moving forward with their tax credit
13 award and rebuilding Waterfront South as a cohesive
14 community.

15 VICE-CHAIRMAN LEE: Thank you, Doctor. I
16 appreciate it. Anybody else have any comments or
17 questions from the board?

18 COUNCILWOMAN REYES MORTON: I have a
19 comment, Chairman.

20 VICE-CHAIRMAN LEE: Sure.

21 COUNCILWOMAN REYES MORTON: I just want
22 to give my extended thanks to Jessica Franzini who I
23 see is on the call who was executive director and
24 former CHLI North Camden Neighborhood Plan and also
25 worked along with Sacred Heart's Neighborhood

1 Waterfront South Plan. Thank you, Jess. We love
2 you.

3 VICE-CHAIRMAN LEE: At this time, we're
4 opening it up the meeting to the public. We need
5 motion, right?

6 MR. BURNS: Yes, sir.

7 COUNCILWOMAN REYES MORTON: Motion to
8 open it to the public.

9 MR. THOMAS: Second.

10 VICE-CHAIRMAN LEE: All in favor?

11 THE BOARD: Yays.

12 VICE-CHAIRMAN LEE: Is there anyone from
13 the public that would like to be heard on this matter
14 at this time? Dr. Williams, do you see anybody out
15 there?

16 DR. WILLIAMS: No, sir.

17 MR. BURNS: We have --

18 DR. WILLIAMS: Camden Redevelopment
19 Agency.

20 MR. BURNS: Yes and Ms. Kurtz too.

21 MS. SIMPSON: Mr. Burns. Am I to be
22 re-sworn?

23 MR. BURNS: No. You've been sworn, Ms.
24 Simpson. We appreciate it. So please proceed.

25 MS. SIMPSON: Thank you.

1 am the executive director for Camden FireWorkss.

2 I just wanted to briefly state my full
3 support of this Neighborhood Plan. I have been the
4 director of FireWorkss for just about two years,
5 which would have been during the duration of this
6 plan being put together. Working as an arts
7 organization, grassroots on the ground in a
8 residential neighborhood, I see directly the impact
9 that the arts have on the community. And rather than
10 focus on the deficits of Waterfront South, I see this
11 Neighborhood Plan as a way to leverage our assets.
12 So I give my full support to it and I commend Carlos
13 and team for their work on it. Thank you.

14 VICE-CHAIRMAN LEE: Thank you.

15 MR. BURNS: Mr. Chairman, we also have
16 Ms. Stacey Pierce that would like to speak. Ms.
17 Pierce, I'm going to swear you in.

18 - - -

19 STACEY PIERCE, having first been duly
20 sworn/affirmed, was examined and testified as
21 follows:

22 - - -

23 MR. BURNS: If you could, just state your
24 name and your affiliation or address for the record.

25 MS. PIERCE: My name is Stacey Pierce,

1 I'm the director of community outreach and engagement
2 for EMR and I'm also a resident of the Parkside
3 neighborhood in Camden.

4 So I want to say thank you to Heart of
5 Camden and Carlos for the invitation to the
6 planning table. And that was very important for EMR
7 as we are a part of that community of the Waterfront
8 South Community. Going into it, we were fully aware
9 of the importance of engaging and the necessary and
10 sometimes difficult and uncomfortable conversations.
11 But we sat at the table. We were always invited and
12 we were always included and our voices were always
13 heard.

14 And Carlos and I worked very closely
15 together when we were in North Camden. And we worked
16 with some dynamic grassroots organizers. I knew that
17 part of Camden and Waterfront South was in good hands
18 with Carlos at the helm, as well as Donna and
19 Jessica. So salute.

20 EMR will continue to maintain an open
21 dialogue and relationship with Heart of Camden and
22 the Waterfront South community and the implementation
23 of this plan. We are in constant conversation and
24 I know I am and my partner, Will Davis, with both
25 the Councilwoman Boucher. And I have regular contact

1 and meetings with Carlos just so that EMR, anything
2 that we're doing or we're considering putting our
3 efforts and our resources behind, that Heart of
4 Camden is fully aware.

5 And that at any time if they need us,
6 they know that if we can we will. And if we can't,
7 we will find a way to make things happen. So salute
8 to your efforts. And, again, EMR plans on
9 maintaining their seat at the table as long as we
10 have an invite. So thank you and good luck.

11 MR. BURNS: Thank you, ma'am. And
12 lastly, we have a hand up from Donna Helmes. Donna,
13 you've already been sworn from the last application.

14 MS. HELMES: Great. I just quickly
15 wanted to thank Director Olivette Simpson and thanks
16 Director Ed Williams for all the guidance and support
17 for taking sometimes our phone calls; can we do this;
18 our community is talking about that can we change
19 this. So I really appreciate their patience.

20 I'm old enough to remember when
21 Waterfront South was referred to as the dead zone.
22 But it is a place of life and vibrancy and hope and
23 aspiration. And the community came out and told that
24 story. And I was really proud to be a part of it.
25 I'm really encouraged for the future. I thank you

1 all again for hearing our plan and for all your
2 support going forward. I also want to thank Angela
3 Miller for also taking some of my questions and phone
4 calls like, do I send this here; how do I do this.
5 So I want to thank her as well for all her hard work.

6 VICE-CHAIRMAN LEE: Thank you. Anybody
7 else from the public? At this time, we'll entertain
8 a motion to close the public portion.

9 DIRECTOR WALKER: Motion.

10 COUNCILWOMAN REYES MORTON: Second.

11 VICE-CHAIRMAN LEE: All in favor?

12 THE BOARD: Yays.

13 MR. BURNS: Mr. Chairman, now that it's
14 back to the Board, if the Board is so inclined, the
15 appropriate motion will be to have a motion finding
16 that the Waterfront South Neighborhood Plan is
17 consistent with the City of Camden Master Plan and
18 recommend its adoption. That would be the motion if
19 the Board is inclined to approve.

20 VICE-CHAIRMAN LEE: So moved.

21 COUNCILWOMAN REYES MORTON: I have a
22 specific question. I'm sorry Chairman.

23 VICE-CHAIRMAN LEE: Go ahead.

24 COUNCILWOMAN REYES MORTON: Is there a
25 reason why it says for the future Master Plan on our

1 paperwork?

2 DR. WILLIAMS: Through the Board
3 Vice-Chair to Councilperson Reyes, that was the
4 actual official name of the 2002 Master Plan.

5 COUNCILWOMAN REYES MORTON: Oh, it is.
6 You're right. Thank you.

7 DR. WILLIAMS: Yes, ma'am.

8 MR. BURNS: Good question. Did somebody
9 second the motion that was made by Chairman Lee?

10 COUNCILWOMAN REYES MORTON: Second.

11 MR. BURNS: Thank you Councilwoman. Roll
12 call.

13 MS. MILLER: Mr. Lee.

14 VICE-CHAIRMAN LEE: Yes.

15 MS. MILLER: Director Walker.

16 DIRECTOR WALKER: Yes.

17 MS. MILLER: Mr. Leonard.

18 MR. LEONARD: Yes.

19 MS. MILLER: Councilwoman Reyes-Morton.

20 COUNCILWOMAN REYES-MORTON: Yes.

21 MS. MILLER: Mr. Thomas.

22 MR. THOMAS: Yes.

23 MS. MILLER: Mr. Humphrey.

24 MR. HUMPHREY: Yes.

25 MS. MILLER: Motion carried to approve.

1 Thank you.

2 MR. BURNS: Congratulations. Well
3 done.

4 COUNCILWOMAN REYES MORTON: Great work
5 everybody. Congratulations Waterfront South.

6 VICE-CHAIRMAN LEE: We now move to the
7 adoption portion of the meeting, Adoption of the
8 Following Resolutions.

9 MR. BURNS: Mr. Vice-Chair, if I can
10 interrupt you there. The only Resolutions that we're
11 adopting tonight are the Certificates of
12 Appropriateness, all of them. And the Resolution to
13 Establishment and Control of Recreational Cannabis
14 Licenses in the City of Camden. And the reason being
15 is, you heard the sign application tonight for Anas
16 Mosleh. Camden Charter School, I did not have time
17 to complete that Resolution, so that will be at the
18 next meeting. And EMR Eastern, LLC was heard
19 tonight.

20 So it's just the Certificates of
21 Appropriateness and the Cannabis Resolution.

22 VICE-CHAIRMAN LEE: It looks like we have
23 Samuel Serrano, 1060 Collings Road. Jonathan Gabay,
24 421 Chambers Avenue. The Phoenix Development Group,
25 LLC, 3103 E. Ironside Road. Franklin Geptris,

1 2759 N. Constitution Road. Here is says, denied;
2 what is that? A Certificate of Appropriateness is
3 denied.

4 MR. BURNS: That was denied by the Board
5 so that will be adopted as well.

6 VICE-CHAIRMAN LEE: So you have Michael
7 Araujo, 1530 Minnesota. Is that it for Certificates
8 of Appropriateness?

9 MR. BURNS: Yes, sir.

10 VICE-CHAIRMAN LEE: So now we move down
11 to Review and Consideration of Ordinance Amending
12 MC-5317, adopted on February 8, 2022, governing the
13 Establishment and Control of Recreational Cannabis
14 licenses in the City of Camden.

15 MR. BURNS: Those are the Resolutions.
16 So we need a motion to adopt all of those
17 Resolutions.

18 VICE-CHAIRMAN LEE: So moved.

19 MR. LEONARD: Second.

20 MR. BURNS: Thank you, Ian. Roll call.

21 MS. MILLER: Mr. Lee.

22 VICE-CHAIRMAN LEE: Yes.

23 MS. MILLER: Director Walker.

24 DIRECTOR WALKER: Yes.

25 MS. MILLER: Mr. Leonard.

1 MR. LEONARD: Yes.

2 MS. MILLER: Councilwoman Reyes-Morton.

3 COUNCILWOMAN REYES-MORTON: Yes.

4 MS. MILLER: Mr. Thomas.

5 MR. THOMAS: Yes.

6 MS. MILLER: Mr. Humphrey.

7 MR. HUMPHREY: Yes.

8 MS. MILLER: Motion carried to approve.

9 Thank you.

10 VICE-CHAIRMAN LEE: Motion to adjourn.

11 COUNCILWOMAN REYES MORTON: Motion to
12 adjourn.

13 MR. BURNS: Thank you, Councilwoman.

14 MR. THOMAS: Second.

15 MS. MILLER: Roll call. Mr. Lee.

16 VICE-CHAIRMAN LEE: Yes.

17 MS. MILLER: Director Walker.

18 DIRECTOR WALKER: Yes.

19 MS. MILLER: Mr. Leonard.

20 MR. LEONARD: Yes.

21 MS. MILLER: Councilwoman Reyes-Morton.

22 COUNCILWOMAN REYES-MORTON: Yes.

23 MS. MILLER: Mr. Thomas.

24 MR. THOMAS: Yes.

25 MS. MILLER: Mr. Humphrey.

1 MR. HUMPHREY: Yes.

2 MS. MILLER: Motion carried to adjourn.

3 Thank you and have a good evening.

4 MR. BURNS: See everyone at the next
5 meeting, live and in person. Thank you.

6 - - -

7 (*Meeting concluded at 8:04 p.m.*)

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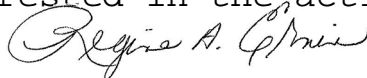
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