

In The Matter Of:
CITY OF CAMDEN
PLANNING BOARD

Transcript of Meeting
February 9, 2023

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PLANNING BOARD
CITY OF CAMDEN

- - - -

Thursday, February 9, 2023

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

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

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

- - - -

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

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1 VICE-CHAIRMAN LEE: By the direction of
2 the Planning Board Chairman, Jose DeJesus, Jr., the
3 City of Camden, there will be a regularly scheduled
4 meeting to be held on Thursday, February 9, 2023 at
5 6:00 p.m.

6 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 regularly scheduled meeting will be conducted as a
10 virtual meeting via a remote conferencing platform,
11 ZOOM. Instructions on accessing this virtual
12 regularly scheduled meeting can be found on the City
13 of Camden's website. Reading of the Opening
14 Statement, Angela.

15 MS. MILLER: Good evening. Adequate
16 notice of this meeting has been provided in
17 accordance with the Open Public Meeting Act. The
18 Camden City Planning Board adopted a Resolution
19 approving the schedule of regular meetings to be held
20 during the year of 2023 by, one, posting a copy
21 thereof on the bulletin boards reserved for such
22 purpose in the Office of City Clerk, City Hall, first
23 floor, Camden, New Jersey; two, transmitting a copy
24 thereof to the Courier Post and to the Philadelphia
25 Inquirer. These newspapers have been designated by

1 this Board to receive same, and filing a copy thereof
2 with the City Clerk, City of Camden, New Jersey. The
3 subject meeting was publicized on February 3, 2023
4 and amended on February 7, 2023.

5 VICE-CHAIRMAN LEE: Roll call, please.

6 MS. MILLER: Jose DeJesus. Steven Lee.

7 VICE-CHAIRMAN LEE: Here.

8 MS. MILLER: Mayor Victor Carstarphen.

9 Director Walker. Ian Leonard.

10 MR. LEONARD: Here.

11 MS. MILLER: Councilwoman Reyes-Morton.

12 COUNCILWOMAN REYES-MORTON: Here.

13 MS. MILLER: Aaron Stephens. Is Aaron
14 Stephens on with us?

15 DR. WILLIAMS: No.

16 MS. MILLER: Omari Thomas.

17 MR. THOMAS: Here.

18 MS. MILLER: Mr. Rashid Humphrey.

19 MR. HUMPHREY: Present.

20 MS. MILLER: Brenda Fraction. Thank you.

21 VICE-CHAIRMAN LEE: Thank you. Approval
22 of Planning Board Public Hearing Minutes, December 8,
23 2022.

24 MS. MILLER: That should be corrected to
25 say, January the 12th, 2023:

1 VICE-CHAIRMAN LEE: Okay. Sorry.

2 MS. MILLER: No, that's my fault. Thank
3 you. Can we get motions?

4 VICE-CHAIRMAN LEE: So moved.

5 MR. LEONARD: Second.

6 VICE-CHAIRMAN LEE: Roll call, please.

7 MS. MILLER: Mr. Lee.

8 VICE-CHAIRMAN LEE: Yes.

9 MS. MILLER: Mr. Leonard.

10 MR. LEONARD: Abstain.

11 MS. MILLER: Councilwoman Reyes-Morton.

12 COUNCILWOMAN REYES-MORTON: Yes.

13 MS. MILLER: Mr. Thomas.

14 MR. THOMAS: Yes.

15 MS. MILLER: Rashid Humphrey.

16 MR. HUMPHREY: Abstain.

17 MS. MILLER: Thank you.

18 VICE-CHAIRMAN LEE: At this time we have
19 the swearing in of professionals and planning staff.

20 MR. EINGORN: Please raise your right
21 hand.

22 - - -

23 DENA MOORE JOHNSON, P.E., C.M.E., having
24 first been duly sworn, was examined and testified as
25 follows:

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MR. EINGORN: Very good.

VICE-CHAIRMAN LEE: I've been informed that Dr. Williams will not be giving us a Director's Report so we'll just move on from here.

New Business: Certificate of Appropriateness, Alex Ramos, 2857 Yorkship Square. The applicant is proposing the installation of a roof in the Fairview Historic District.

Are there any interested parties with us this evening on this matter?

MR. NGUYEN: I'm on 1172. I'm also doing a roof but it's 1172 Collings Road.

MR. EINGORN: You're next on the agenda, sir.

MR. NGUYEN: Okay.

VICE-CHAIRMAN LEE: So what about the item that we're on now, anybody here with respect to this item?

DR. WILLIAMS: Mr. Chair, could we move to the next one?

VICE-CHAIRMAN LEE: Okay.

Certificate of Appropriateness, Yen Nguyen, 1172 Collings Road. The applicant is proposing the installation of a roof in the Fairview

1 Historic District. Is anyone here regarding this
2 matter?

3 MR. NGUYEN: Yes.

4 VICE-CHAIRMAN LEE: Did somebody say,
5 yes? Who is the person?

6 MR. NGUYEN: I'm here.

7 VICE-CHAIRMAN LEE: You need to be sworn
8 in, correct?

9 MR. EINGORN: He's not been sworn. Raise
10 your right hand, please?

11 - - -

12 ALLAN NGUYEN, having first been duly
13 sworn, was examined and testified as follows:

14 - - -

15 MR. EINGORN: Will you state your name
16 and address for the record?

17 MR. NGUYEN: Allan Nguyen on behalf of my
18 mother, Yen Nguyen at 1172 Collings Road, Camden, New
19 Jersey 08104.

20 DR. WILLIAMS: Mr. Chair, the Certificate
21 of Appropriateness was approved by the HPC at its
22 January meeting. And as the secretary member of the
23 Commission, I have no issues with the approval of the
24 Board tonight of this matter.

25 VICE-CHAIRMAN LEE: Okay. Thank you,

1 Dr. Williams. So, therefore, I assume you can move
2 forward with a motion.

3 DR. WILLIAMS: Open to the public, sir.

4 VICE-CHAIRMAN LEE: That's right.

5 Is there anyone from the public that
6 would like to comment on this application? We need
7 to open the floor to the public.

8 DR. WILLIAMS: Yes.

9 MR. THOMAS: I move to open to the
10 public.

11 VICE-CHAIRMAN LEE: I second it. Roll
12 call, please.

13 MS. MILLER: Mr. Lee.

14 VICE-CHAIRMAN LEE: Yes.

15 MS. MILLER: Ian Leonard.

16 MR. LEONARD: Yes.

17 MS. MILLER: Councilwoman Reyes-Morton.

18 COUNCILWOMAN REYES-MORTON: Yes.

19 MS. MILLER: Mr. Thomas.

20 MR. THOMAS: Yes.

21 MS. MILLER: Mr. Humphrey.

22 MR. HUMPHREY: Yes.

23 MS. MILLER: Motion carried to approve.

24 Thank you.

25 VICE-CHAIRMAN LEE: Was that to approve

1 or to open the floor to the public?

2 DR. WILLIAMS: If I may, let's get some
3 order here. Through the Vice-Chair and I have
4 counsel on call, let's not open to the public by a
5 vote. Just ask through the Chair, if there's anyone
6 from the public that wish to be heard on this matter
7 so we could move forward.

8 VICE-CHAIRMAN LEE: That's right. Did
9 initially. I'll do it again. Is there anyone in the
10 public or from the public that would like to be heard
11 on this matter?

12 DR. WILLIAMS: Mr. Vice-Chair, there's no
13 one on the call that wishes to be heard.

14 VICE-CHAIRMAN LEE: So at this time,
15 the motion that we just approved, I assume that was
16 not for the public?

17 DR. WILLIAMS: That was for the public.
18 What I'm asking the secretary to do through the
19 Vice-Chair, is to redo the roll call authorizing the
20 approval if that's the Board's wish.

21 VICE-CHAIRMAN LEE: Okay.

22 MS. MILLER: Going back to reading off
23 the first and second in the roll call again?

24 DR. WILLIAMS: You're going through the
25 roll call because that was for public, opening for

1 the public. What you want to do is, you want to
2 reconvene the roll call for the record based on the
3 motions and then redo the roll call authorizing the
4 approval if that's the Board's wish.

5 MS. MILLER: Okay. Can I have a motion?

6 VICE-CHAIRMAN LEE: So moved.

7 MR. HUMPHREY: Second.

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

9 VICE-CHAIRMAN LEE: Yes.

10 MS. MILLER: Mr. Leonard.

11 MR. LEONARD: Yes.

12 MS. MILLER: Councilwoman Reyes-Morton.

13 COUNCILWOMAN REYES-MORTON: Yes.

14 MS. MILLER: Mr. Thomas.

15 MR. THOMAS: Yes.

16 MS. MILLER: Mr. Humphrey.

17 MR. HUMPHREY: Yes.

18 MS. MILLER: Motion carried to approve.

19 Thank you. Sorry for the confusion.

20 VICE-CHAIRMAN LEE: Okay. Moving on to
21 the next item. Amended Final Site Plan, Virtua Our
22 Lady of Lourdes Hospital, Inc. --

23 MS. MILLER: Mr. Lee, you missed one
24 which is 'C,' Certificate of Appropriateness.

25 VICE-CHAIRMAN LEE: Certificate of

1 Appropriateness, Hong Zhang, 317 N. 2nd Street. The
2 applicant is proposing exterior work in the Fairview
3 Historic District.

4 Is there anyone here with respect to this
5 matter regarding this matter?

6 DR. WILLIAMS: Mr. Vice-Chair, if I may
7 as well as the Board, as we've done in the past
8 meetings with the C of A which is pretty much
9 administrative, I will recommend that the Planning
10 Board approve this C of A so that the owner can move
11 forward with the emergency work for this property. I
12 did talk to the owner about this and I'm very
13 comfortable with the proposed work for this
14 property. And would recommend to the Planning Board
15 to approve the same.

16 VICE-CHAIRMAN LEE: Okay. Fine. Thank
17 you. Is there a motion?

18 DR. WILLIAMS: Open to the public.
19 Anybody from the public that wishes to be heard,
20 Mr. Vice-Chair.

21 VICE-CHAIRMAN LEE: At this time, we
22 would like to open the floor to the public. Is there
23 a motion to do that?

24 DR. WILLIAMS: No motion required.
25 Anybody in the public that wishes to be heard.

1 VICE-CHAIRMAN LEE: Anybody from the
2 public wish to be heard on this matter?

3 DR. WILLIAMS: Again, there's no hands up
4 for this matter.

5 VICE-CHAIRMAN LEE: At this time, we'll
6 go to the motion.

7 MR. HUMPHREY: I make a motion.

8 DR. WILLIAMS: Motion by Mr. Humphrey.

9 MS. MILLER: Can I get a second?

10 MR. THOMAS: Second.

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

12 VICE-CHAIRMAN LEE: Yes.

13 MS. MILLER: Mr. Leonard.

14 MR. LEONARD: Yes.

15 MS. MILLER: Councilwoman Reyes-Morton.

16 COUNCILWOMAN REYES-MORTON: Yes.

17 MS. MILLER: Mr. Thomas.

18 MR. THOMAS: Yes.

19 MS. MILLER: Mr. Humphrey.

20 MR. HUMPHREY: Yes.

21 MS. MILLER: Motion carried to approve.

22 Thank you.

23 VICE-CHAIRMAN LEE: Amended Final Site
24 Plan, Virtua Our Lady of Lourdes Hospital, Inc., 1600
25 Haddon Avenue, Block 1301, Lot(s) 1 & 2. The

1 applicant is proposing to remove two ADA parking
2 spaces and install a cardboard recycling compactor
3 and a trash compactor.

4 MS. MILLER: Mr. Vice-Chair, Amended
5 Final Site Plan for Virtua Our Lady Lourdes Hospital
6 will not be heard this evening. It will be coming in
7 March. They have to renotice.

8 VICE-CHAIRMAN LEE: Same thing for the
9 Capital Courtesy Review, right, same thing?

10 MS. MILLER: Also. Capital Courtesy
11 Review for New Jersey Economic Development Authority
12 for Cooper's Poynt Waterfront Park & Roads Project
13 Delaware Avenue & State Street will be heard in
14 March. That meeting is March 9th.

15 VICE-CHAIRMAN LEE: The next item is,
16 Extension of Time - Minor Subdivision --

17 DR. WILLIAMS: Mr. Vice-Chair, we'll take
18 them one at a time. For Item D on the agenda, we
19 want the Board to continue the matter to the next
20 meeting by a show of a vote and a motion. Okay?

21 MS. MILLER: Doctor, we don't need that
22 one to be continued because they didn't notice
23 properly.

24 DR. WILLIAMS: Okay. Number E, the same?

25 MS. MILLER: They didn't get a chance to

1 notice, I don't believe, but I think we should do 'E'
2 anyway just in case.

3 DR. WILLIAMS: Okay.

4 MS. MILLER: A motion is in order for
5 Item E.

6 MR. EINGORN: I would suggest that the
7 motion be to the extent that the applicant properly
8 noticed, the Board would then grant an extension from
9 that basis to the following month.

10 DR. WILLIAMS: What is the call,
11 Counselor?

12 MR. EINGORN: Since there's some
13 confusion as to whether or not there's proper notice,
14 I would just say that the motion should state, that
15 to the extent that there is proper notice, the motion
16 will be carried. If there's not, then the applicant
17 obviously would have to complete notice as required
18 by state law.

19 DR. WILLIAMS: Which item is that, sir?

20 MR. EINGORN: That's 'E.'

21 VICE-CHAIRMAN LEE: Okay. Is there a
22 motion pertaining to the Extension of Time - Minor
23 Subdivision that counsel just articulated?

24 MS. MILLER: For Item E, we need a
25 motion, please.

1 MR. LEONARD: So moved.

2 VICE-CHAIRMAN LEE: Second.

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

4 VICE-CHAIRMAN LEE: Yes.

5 MS. MILLER: Mr. Leonard.

6 MR. LEONARD: Yes.

7 MS. MILLER: Councilwoman Reyes-Morton.

8 COUNCILWOMAN REYES-MORTON: Yes.

9 MS. MILLER: Mr. Thomas.

10 MR. THOMAS: Yes.

11 MS. MILLER: Mr. Humphrey.

12 MR. HUMPHREY: Yes.

13 MS. MILLER: Motion carried to continue
14 to next month. Thank you.

15 VICE-CHAIRMAN LEE: Item F, Extension of
16 Time - Minor Subdivision, CCIA Athletic Fields: The
17 request for the Planning Board to grant a six-month
18 extension of time to record Subdivision so that all
19 signatures can be obtained and the Deed is recorded
20 within the time required by MLUL.

21 MR. SHEEHAN: Good evening

22 Mr. Vice-Chair, my name is Kevin Sheehan. I'm an
23 attorney with Parker McKay. We're the attorneys for
24 the applicant, Camden County Improvement Authority
25 and we had made this request. This Board had granted

1 minor subdivision approval for the property that was
2 formerly the Campbells Field and is currently the new
3 Rutgers athletic fields at Delaware Avenue and Front
4 Street along the Waterfront. This minor subdivision
5 was approved on August 11th. The Resolution was
6 adopted. The MLUL requires minor subdivision to be
7 recorded within 190 days. That time expires on
8 February 17th which is a week from Monday.

9 The deeds have been -- the plans have
10 been revised to address Ms. Johnson's concerns.
11 There have been some back and forth between Dena and
12 the surveyor. The plans had been revised; the deed
13 has been prepared and submitted and approved by Dena.
14 It has been sent to Dr. Williams' office for
15 signature by the Board Secretary and the Board Chair.
16 I believe we should be getting that back signed
17 shortly. I then need to get the signature of the
18 property owner and then get it recorded at the County
19 Clerk's office.

20 I'm asking for the extension of time
21 because by the time I get it back and get it signed
22 and get it over to the County, I don't want to be
23 beyond the 190 days and then have to come back later
24 to the Board. So I'm asking the Board to grant the
25 extension to provide time to complete the signatures

1 from the City Planning Board so that we can get this
2 recorded.

3 VICE-CHAIRMAN LEE: Okay. Do we need to
4 open this up to the public?

5 DR. WILLIAMS: It wouldn't hurt to ask
6 anyone if anyone from the public has any comments.

7 VICE-CHAIRMAN LEE: Does anyone from the
8 public have any comments with respect to this
9 request?

10 DR. WILLIAMS: There's no one on the call
11 that I see with a hand raised. We can move forward.

12 COUNCILWOMAN REYES-MORTON: I have
13 question. Can I get a copy of the application?

14 DR. WILLIAMS: I can forward you over a
15 copy of the request, Ma'am.

16 COUNCILWOMAN REYES-MORTON: Thank you.

17 VICE-CHAIRMAN LEE: At this time, we want
18 to entertain a motion for the extension.

19 COUNCILWOMAN REYES-MORTON: Motion to an
20 extension.

21 MR. THOMAS: Second.

22 DR. WILLIAMS: Mr. Thomas seconded it.

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

24 VICE-CHAIRMAN LEE: 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 MR. SHEEHAN: Thank you very much.

11 MS. MILLER: Adoption of the Following
12 Resolutions is next, Mr. Lee.

13 DR. WILLIAMS: Mr. Vice-Chair, please
14 unmute yourself.

15 VICE-CHAIRMAN LEE: Did they call me yet
16 for my vote?

17 DR. WILLIAMS: No. This is for the
18 Resolutions. Do you want the secretary to --

19 VICE-CHAIRMAN LEE: Yes because I lost
20 you guys for a second. I couldn't hear.

21 Adoption of the Following Resolutions,
22 January 2023.

23 APPOINTMENTS APPROVED:

24 Planning Board Attorney - Dembo, Brown &
25 Burns, LLP

1 Planning Board Conflict Attorney - Eric
2 Bernstein & Associates, LLC.

3 Planning Board Engineer - Remington &
4 Vernick Engineers.

5 Planning Board Conflict Engineer - Alaimo
6 Group Consulting Engineers.

7 REORGANIZATION APPROVED:

8 Election of Chairman - Jose DeJesus, Jr.

9 Election of Vice-Chair - Steven Lee.

10 Election of Secretary - Angela Miller.

11 Appointment of Planning Board Attorney,
12 Dembo, Brown & Burns LLP.

13 Appointment of Conflict Attorney, Eric
14 Bernstein & Associates, LLC.

15 Appointment of Board Engineer, Remington
16 & Vernick Engineers.

17 Appointment of Conflict Engineer, The
18 Alaimo Group.

19 CERTIFICATE OF APPROPRIATENESS APPROVED:

20 Rutgers - The State University of New
21 Jersey, 413-421 Cooper Street & 418-428 Lawrence
22 Street: A Resolution referring a proposed amendment
23 to the City of Camden Code Section 870-38, Restricted
24 Uses, to the City of Camden Planning Board for a
25 report as provided for by N.J.S.A.40:55D-26.

1 Approved. That's it.

2 MS. MILLER: Can I get a motion, please?

3 Mr. Lee.

4 MR. HUMPHREY: Motion.

5 VICE-CHAIRMAN LEE: Second.

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

7 VICE-CHAIRMAN LEE: Yes.

8 MS. MILLER: Mr. Leonard.

9 MR. LEONARD: Yes.

10 MS. MILLER: Councilwoman Reyes-Morton.

11 COUNCILWOMAN REYES-MORTON: Yes.

12 MS. MILLER: Mr. Thomas.

13 MR. THOMAS: Yes.

14 MS. MILLER: Mr. Humphrey.

15 MR. HUMPHREY: Yes.

16 MS. MILLER: Motion carried to approve.

17 Thank you.

18 VICE-CHAIRMAN LEE: At this time, we

19 can --

20 MS. MILLER: Need a motion to adjourn.

21 MR. LEONARD: Motion.

22 VICE-CHAIRMAN LEE: Second.

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

24 VICE-CHAIRMAN LEE: 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 adjourn.

9 Thank you.

10 VICE-CHAIRMAN LEE: Good night.

11 MR. EINGORN: Good night everyone.

12 - - -

13 (**Meeting concluded at 6:30 p.m.**)

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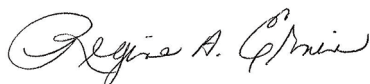
1 CERTIFICATION

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3
4 I HEREBY CERTIFY that I am a Certified Court
5 Reporter and Notary Public.

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

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

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

18 

19 _____
20 Regine A. Ervin, CCR
21 Certified Court Reporter
22 License #30XI000222200

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24 does not apply to any reproduction of the same by any
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