

In The Matter Of:
CITY OF CAMDEN v.
PLANNING BOARD

TRANSCRIPT OF MEETING
March 9, 2023

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PLANNING BOARD
CITY OF CAMDEN

- - - -

Thursday, March 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

JOSE DeJESUS, CHAIRMAN
STEVEN LEE, VICE-CHAIRMAN
COUNCILWOMAN FELISHA REYES-MORTON
DIRECTOR KEITH WALKER
IAN LEONARD
AARON STEPHENS

- - - -

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

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1 CHAIRMAN DeJESUS: Good evening. We'll
2 call this meeting to order. 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 held on Thursday, March 9, 2023 at 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 closed. 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 can be found on the City of
13 Camden's website, www.ci.camden.nj.us. Reading of
14 the Opening 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 March 6, 2023.

4 CHAIRMAN DeJESUS: Roll call.

5 MS. MILLER: Jose DeJesus.

6 CHAIRMAN DEJESUS: Present.

7 MS. MILLER: Steven Lee.

8 VICE-CHAIRMAN LEE: Here.

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

11 DIRECTOR WALKER: Present.

12 MS. MILLER: Ian Leonard.

13 MR. LEONARD: Here.

14 MS. MILLER: Councilwoman Reyes Morton.
15 Aaron Stephens.

16 MR. STEPHENS: Present.

17 MS. MILLER: Omari Thomas. Raschid
18 Humphrey. Brenda Fraction. Thank you.

19 CHAIRMAN DEJESUS: Approval of the
20 Planning Board Public Hearing Minutes dated February
21 9, 2023. Can I have a motion to approve those
22 minutes.

23 DIRECTOR WALKER: Motion to approve those
24 minutes.

25 MR. STEPHENS: Second.

1 CHAIRMAN DEJESUS: Roll call.
2 MS. MILLER: Jose DeJesus.
3 CHAIRMAN DEJESUS: Abstain.
4 MS. MILLER: Steven Lee.
5 VICE-CHAIRMAN LEE: Yes.
6 MS. MILLER: Director Walker.
7 DIRECTOR WALKER: Yes.
8 MS. MILLER: Ian Leonard.
9 MR. LEONARD: Yes.
10 MS. MILLER: Mr. Stephens.
11 MR. STEPHENS: Yes.
12 COUNCILWOMAN REYES MORTON: Councilwoman
13 Reyes is here.
14 MS. MILLER: Councilwoman Reyes Morton.
15 COUNCILWOMAN REYES MORTON: I'm here.
16 MS. MILLER: I'm saying, are you
17 approving the minutes, the hearing minutes from
18 February?
19 COUNCILWOMAN REYES-MORTON: Yes.
20 MS. MILLER: Mr. Humphrey. I'm sorry.
21 Mr. Humphrey is not on. Sorry.
22 MS. MILLER: Motion carried to approve.
23 Thank you.
24 CHAIRMAN DEJESUS: Swearing in of all
25 professional and Planning board staff.

1 MR. BURNS: Very good. For our
2 professionals, if you could raise your right hands,
3 please.

4 - - -

5 DR. EDWARD C. WILLIAMS, PP, ASIP, CSI,
6 AHP, CZO; DENA MOORE JOHNSON, PE, CME, having first
7 been duly sworn/affirmed, was examined and testified
8 as follows:

9 - - -

10 CHAIRMAN DEJESUS: Planning Board
11 Director's Report.

12 DR. WILLIAMS: There's no report this
13 evening, Mr. Chair.

14 CHAIRMAN DEJESUS: None. Incredible.
15 I'm just joking. It's just that I'm overwhelmed with
16 taxes and you don't have anything. That's cool.

17 CHAIRMAN DEJESUS: New Business:
18 Certificate of Appropriateness. Do you want to go
19 through them, Doctor?

20 DR. WILLIAMS: Yes, Mr. Chair and Members
21 of the Planning Board. We have two C of A's this
22 evening. One is for Hai D. Nguyen, 2965 N. Congress
23 Road. And we have the other one for Terica Lynn
24 Swangin, 433-435 Chambers Avenue. I think at least
25 one of them is on, Ms. Swangin is on. But we can go

1 to Item A on the agenda, sir, to see if the applicant
2 is here.

3 CHAIRMAN DEJESUS: Is Hai Nguyen here,
4 present?

5 MS. NGUYEN: Yes.

6 CHAIRMAN DEJESUS: Jim, would you swear
7 her in so if there's any questions, we can ask?

8 MR. BURNS: Very good. Ma'am, I'm going
9 to swear you in.

10 - - -

11 HAI D. NGUYEN, having first been duly
12 sworn, was examined and testified as follows:

13 - - -

14 CHAIRMAN DEJESUS: According to your
15 application, it's stating that the fact that you're
16 trying to install a new roof on your property?

17 MS. NGUYEN: Yes.

18 CHAIRMAN DEJESUS: And did the Historic
19 Review Committee give you any documentation to state
20 that they approved the method that you're using?

21 DR. WILLIAMS: Through the Chair, we do
22 have a C of A approval for this location. The
23 recommendation was permit the installation of a
24 roof. Because of how the property is attached, she
25 has improved one-third of the roof that faces a

1 public right-of-way. And I have received photos on
2 today from the contractor of work completed. So we
3 do make the recommendation.

4 CHAIRMAN DEJESUS: Okay. I need a motion
5 to approve?

6 DR. WILLIAMS: You need to open to the
7 public, sir.

8 CHAIRMAN DEJESUS: Oh, yes, open to the
9 public. Having done this for a while so I'm
10 slipping here. Open to the public. Anybody have any
11 response to this application at 2965 N. Congress
12 Road? Hearing one and you don't have any, Doctor, on
13 the phone?

14 DR. WILLIAMS: I don't see any hands up
15 on the call, sir.

16 CHAIRMAN DEJESUS: Closing. So,
17 therefore, I need a motion from the Board, please.

18 MR. LEONARD: So moved.

19 COUNCILWOMAN REYES MORTON: Second.

20 CHAIRMAN DEJESUS: Roll call.

21 MS. MILLER: Jose DeJesus.

22 CHAIRMAN DeJESUS: Yes.

23 MS. MILLER: Mr. Lee.

24 VICE-CHAIRMAN LEE: Yes.

25 MS. MILLER: Director Walker.

1 DIRECTOR WALKER: Yes.

2 MS. MILLER: Mr. Leonard.

3 MR. LEONARD: Yes.

4 MS. MILLER: Councilwoman Reyes.

5 COUNCILWOMAN REYES MORTON: Yes.

6 MS. MILLER: Mr. Stephens.

7 MR. STEPHENS: Yes.

8 MS. MILLER: Motion carried to approve.

9 Thank you.

10 CHAIRMAN DEJESUS: Certificate of
11 Appropriateness for Terica Lynn Swangin, 433-435
12 Chambers Avenue. The applicant is proposing exterior
13 work which is given in response from the Cooper Plaza
14 Historic District. Anyone. Doctor, do you have
15 anything to that?

16 DR. WILLIAMS: I do, sir. I think the
17 applicant is here. Ms. Swangin, are you on?

18 MS. SWANGIN: Yes, I'm here.

19 MR. BURNS: Ms. Swangin, I'm going to
20 swear you in.

21 - - -

22 TERICA LYNN SWANGIN, having first been
23 duly sworn/affirmed, was examined and testified as
24 follows:

25 - - -

1 MR. BURNS: Very good.

2 CHAIRMAN DEJESUS: Ms. Swangin, could you
3 explain what your exterior work is being done at your
4 property?

5 MS. SWANGIN: Yes. I need a new roof
6 installed on the top flat roof and back roof. And we
7 have to remediate the porch because the porch is
8 sinking. So we're going to try to save as much as of
9 the original wood as possible. But the floor of the
10 porch does need to be replaced so they are going to
11 have rebuild the floor and the foundation.

12 And then we're going to try to keep the
13 spindles and the columns if we can and try to repair
14 the roofing damage as to the part of the roof in the
15 front as the part of the roof in the front is caving
16 as well.

17 CHAIRMAN DEJESUS: Doctor, do you have
18 anything that relates to the Cooper Plaza Historic
19 Committee?

20 DR. WILLIAMS: Yes, sir. The HPC has
21 recommended the approval of this C of A application.
22 I think the applicant in this case took great care in
23 putting together a proposal for the exterior
24 improvements to the porch to the porch roof, the flat
25 roof, as well as the porch floor. The materials

1 she's using is impeccable and we recommend approval.

2 CHAIRMAN DEJESUS: Okay. All right.

3 Anybody from the Board have any questions in
4 reference to this matter? Hearing none, I open it to
5 the public. Anybody in the public have any questions
6 in reference to this application for 433-435 Chambers
7 Avenue in relationship to the exterior work to her
8 property?

9 DR. WILLIAMS: Mr. Chair, I'm scrolling
10 the folks in attendance. I don't see any hands up.

11 CHAIRMAN DEJESUS: Closing it to the
12 public and, therefore, I need a motion to approve or
13 disapprove this application.

14 VICE-CHAIRMAN LEE: So moved.

15 COUNCILWOMAN REYES MORTON: Second.

16 CHAIRMAN DeJESUS: Roll call.

17 MS. MILLER: Jose DeJesus.

18 CHAIRMAN DeJESUS: Yes.

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 COUNCILWOMAN REYES MORTON: Yes.

2 MS. MILLER: Mr. Stephens.

3 MR. STEPHENS: Yes.

4 MS. MILLER: Motion carried to approve.

5 Thank you.

6 MR. BURNS: Mr. Chairman, can I make an
7 announcement just because I see there's a lot of
8 people on. If there's anybody here for the
9 Preliminary & Final Site Plan application for Urban
10 Development Partners, LLC, that will not be heard
11 tonight. The applicant did not notice for the
12 application. That is going to be carried to the
13 April 13th meeting. So if you're on tonight to
14 participate in Urban Development Partners, LLC,
15 Lanning Square Court, that has been moved to the
16 April meeting date.

17 I'm also told that the Courtesy Review
18 for New Jersey Economic Development Authority
19 Cooper's Poynt Waterfront Park & Roads Project
20 Delaware Avenue & State Street, is also carried. So
21 I don't know if anybody can confirm that. That was a
22 message that I received from the applicant's engineer
23 for that Courtesy Review. So is there anybody here
24 for that that can confirm that that, in fact, has
25 been adjourned?

1 Seeing none, Mr. Chairman, I assume
2 that's been adjourned. It's down on the agenda after
3 Virtua. So after Virtua, we can call it one more
4 time. But I just wanted to make the announcement for
5 that. And the Council Referral for Resolution Flood
6 Management Plan has also been adjourned until April.
7 So that leaves tonight, Virtua Our Lady Of Lourdes
8 Hospital, Inc. which is the next applicant and a
9 Capital Courtesy Review for John Lawrie
10 Tubulars/South Jersey Port Cooperation.

11 CHAIRMAN DEJESUS: Therefore, let's go to
12 Our Lady of Lourdes and what we have.

13 MR. HYLAND: Mr. Chairman, good evening.
14 My name is William Hyland. I represent Virtua in
15 this application. I have with me several
16 representatives from the hospital system as well as
17 our engineer and project manager.

18 This is an application which affects the
19 rear portion of the hospital where trash and refuse
20 is handled coming from the hospital. The application
21 is proposing to eliminate open containers that have
22 been used for trash which has been somewhat annoying
23 to the neighbors near by because of trash escaping
24 from those containers. And to replace them with two
25 compactors which are enclosed. And, of course,

1 compact both trash and recycling cardboard with two
2 separate recycling compactors to be installed.

3 There are several ADA parking spaces.
4 There's actually a lot of them back in that area.
5 Several of them will be removed to enable this to
6 take place. But I emphasize to you, this is not an
7 area that is open to the public for parking or for
8 any other purpose. It's that necessary part in every
9 building where things such as refuse, containment and
10 management has to take place.

11 There are two technical variances
12 involved. One involves the amount of parking. We
13 are required under the Ordinance, to have 1,278
14 spaces. There are only 1,076 there. As the Board is
15 well aware, we have been in on a number of
16 applications in the past months to increase
17 substantially the amount of parking at the hospital,
18 a new parking lot adjacent to it which has been
19 constructed. And then across the street there will
20 be several buildings demolished and additional
21 parking will be constructed over there.

22 The other variance is to allow the
23 compactors to be located where we are proposing them.
24 And despite the fact that this is at the rear of the
25 hospital, under your Ordinance, that area is

1 considered to be a front yard. And, therefore, we
2 need a variance to allow us to place these structures
3 in the front yard.

4 I have, Jim, four witnesses to be sworn.
5 Several of them are here as resource persons. But we
6 will provide a quick presentation in terms of what we
7 are doing. We have had the opportunity to review the
8 letter from Dena Johnson. We will address that in
9 our testimony. And I think otherwise, we're ready
10 to proceed. So if you can swear everybody in, Jim,
11 we'll start.

12 MR. BURNS: Very good. Thank you,
13 Counsel. For those that will be testifying on the
14 this application, if you could please raise your
15 right hands. I see one, two, three, four.

16 MR. HYLAND: Correct.

17 - - -

18 MICHAEL CITERONE, P.E.; MARK NESSEL,
19 JULIE HERB, DAVID CRANSTON, having first been duly
20 sworn/affirmed, was examined and testified as
21 follows:

22 - - -

23 MR. BURNS: When counsel calls you or if
24 you want to provide testimony, just let counsel know
25 and then we will introduce you and you can just give

1 brief qualifications. It looks like some of you have
2 already appeared before us on the numerous
3 applications we've had for Virtua. If you have, if
4 you can just let the Chair know that so the Chair can
5 accept you without the need for going through your
6 credentials. And Mr. Chairman, I turn it back over
7 to you. I don't know if you want to go directly to
8 Dena's letter.

9 CHAIRMAN DEJESUS: I'd like to go through
10 Dena's letter first. Dena, are you ready?

11 MS. MOORE: I'm ready.

12 Mr. Chairman, I'm referring to Remington
13 & Vernick's letter dated December 8, 2022. Starting
14 on page 2 with the Area and Bulk Requirements. There
15 are some items that we have To Be Determined (TBD).
16 So it was noted by the applicant's counsel that the
17 accessory building setback for the front yard, what's
18 required is prohibited. And they are proposing a
19 structure in the front yard. And they would need a
20 variance for that, in addition to the parking
21 variance that was mentioned.

22 The accessory building, the setback,
23 combined side yard setback, what's required is 750
24 square feet. To Be Determined (TBD) we have for the
25 proposed and also buffers. So would the applicant

1 be able to provide that information to confirm
2 whether or not you would need a variance for those
3 items?

4 MR. HYLAND: Mike Citerone. Mr. Citerone
5 is the one witness who needs to be qualified. He is
6 a professional engineer. He has testified before
7 this Board previously on our applications and you've
8 deemed him as an expert before and I would ask that
9 you extend that courtesy again to him this evening.

10 MR. BURNS: Mr. Chairman.

11 CHAIRMAN DEJESUS: Yes. There's no
12 problem. Continue, please.

13 MR. HYLAND: Thank you.

14 MR. CITERONE: Mike.

15 Just a quick overview. We're looking at
16 our site plan. This area here and here are where the
17 proposed compactors are going. This is in the rear
18 of the hospital. This is Ormond Street or Ormond
19 Avenue. And this is that existing basin that is out
20 there right now. So that's just an overview of where
21 we're proposing our compactors.

22 MS. MOORE: Okay. So do you have a value
23 for the combined side yard and for the buffers? The
24 combined side yard, that's more than 750. It says
25 square feet but... Yes. Would you need a variance

1 for those two items? Combined side yard, 750 feet.
2 Because that's what we need to determine. So if
3 you're fine with the fact that you're more 750 feet
4 and you're than 10 feet for the buffers, I can just
5 say more than at this point and then -- that you will
6 not need a variance. But if you need a variance,
7 we'd like to clear that up this evening.

8 MR. CITERONE: I'm just looking at our
9 distance. Side yard measured along Ormond to Euclid,
10 I'd probably have about 500 feet.

11 MS. MOORE: Okay.

12 MR. CITERONE: And then in the other
13 direction toward Vesper, I probably have about 150
14 feet. So I would I'd estimate it about 650 feet if I
15 was going from one edge of the compactor to the other
16 edge.

17 MS. MOORE: Okay. So your combined
18 side yard is less than the 750?

19 MR. CITERONE: It appears that way based
20 on other locations of our compactors.

21 MS. MOORE: So then you would need a
22 variance, correct?

23 MR. CITERONE: Yes.

24 MR. HYLAND: And I would simply point out
25 in response to that, that this is an area that is

1 pre-existing. I don't believe there's any way, Mike,
2 correct me if I'm wrong, to mitigate the side yards
3 that are established by the two public streets on
4 either side?

5 MR. CITERONE: That's correct.

6 MS. MOORE: Okay. And then the buffers.
7 Ten feet we have required. You have at least 10
8 feet?

9 MR. CITERONE: So the compactor and the
10 pad for the compactor is essentially to the property
11 line.

12 MS. MOORE: Okay.

13 MR. CITERONE: I would say, if we're
14 going property line to compactor, we're about five
15 feet.

16 MS. MOORE: All right. So once again,
17 you're less than 10 feet.

18 MR. HYLAND: Excuse me, Dena. But in
19 mitigation as far as that variance is concerned,
20 there is a six and a half foot continuous solid fence
21 along Ormond which is used as screening obviously.

22 MS. MOORE: I just wanted to add those
23 two variances in the back of the letter. So the
24 first one is the combined side yard and the second.
25 And then, Mike, if you can provide the actual numbers

1 should this project be approved, if you could provide
2 that with the Resolution Compliance Review --

3 MR. CITERONE: Yes.

4 MS. MOORE: -- Submission.

5 MR. CITERONE: Yes.

6 MS. MOORE: So I added both the combined
7 side yard and the buffer. And I specified the
8 sections 870-89.C for the combined side yard and
9 189.G for the buffer.

10 Moving on, Performance Standards:
11 Parking. Per Section 870-230.F, a total of 1,278
12 off-street parking spaces are required, whereas,
13 1,076 parking spaces are provided. The applicant
14 requests a variance which was mentioned previously.
15 I did correct that section number in the back for the
16 summary.

17 And if the requested parking variance is
18 granted, the applicant shall then make a cash
19 contribution to the City for each required parking
20 space not provided Per Section 870-230.R. The
21 contribution shall be in an amount equal to the cost
22 of providing the required minimum number of parking
23 spaces to be calculated by the City Engineer. So
24 right now it looks like you have a deficiency of 202
25 parking spaces.

1 MR. HYLAND: And I think that that is in
2 the total aggregate parking including what we call
3 the southern parking lot on the opposite side of
4 Haddon Avenue.

5 MS. MOORE: Okay.

6 MR. HYLAND: And the only comment I would
7 make there, Dena, I certainly am aware of the
8 requirements for the parking contributions. We would
9 like the opportunity to see whether any of that may
10 have been assessed and already paid in conjunction
11 with the site plan applications that took place on
12 the southern side there.

13 MS. MOORE: Okay. That would -- yes.
14 We'd have to coordinate that with the planning office
15 and the City Engineer's office.

16 MR. HYLAND: Right. And I have no idea
17 whether any of that was assessed at that time but I
18 just want to make sure that they're not paying
19 double. That's all.

20 MR. BURNS: Fair request.

21 MS. MOORE: Accessible parking spaces
22 should be provided in conformance with federal
23 requirements. Calculations and testimony should be
24 provided. You'll add the appropriate ADA parking
25 spaces?

1 MR. CITERONE: Yes. If you look in this
2 rear area again, there are seven striped ADA spaces
3 currently. Five of those will have to be removed in
4 order to accommodate the compactors. And then we
5 will be restriping two new spaces back there. So
6 it'll be a loss of those five spaces.

7 MS. MOORE: But will you have enough
8 overall for your total requirement, your federal
9 requirements?

10 MR. CITERONE: Yes.

11 MS. MOORE: That's what we wanted you to
12 check to make sure that you do -- that it's the
13 appropriate amount per the guidelines.

14 MR. CITERONE: Correct.

15 MS. MOORE: So I'll note that you'll
16 review that for conformance.

17 MR. HYLAND: Yes.

18 MS. MOORE: Electric charging facilities
19 should be provided in accordance with the Municipal
20 Land Use Law requirements and the DCA model ordinance
21 requirements. You'll add those EV spaces?

22 MR. HYLAND: I think we have to make --
23 they have to be make-ready at this point?

24 MR. BURNS: Correct.

25 MS. MOORE: Yes. And you do get credit.

1 I guess for each space you get twice as many --

2 MR. HYLAND: Two spaces.

3 MS. MOORE: Two spaces, yes, for the
4 calculation.

5 MR. BURNS: That helps the parking --

6 MS. MOORE: Right.

7 MS. HERB: This is Julie from Virtua,
8 Julie Herb. I have testified before this Board as a
9 vice-president of our real estate and development
10 department at Virtua.

11 The question for you, if this is an
12 underutilized area and we are already putting
13 charging stations in the other lot that we had
14 approval for that we built, as well as the ones on
15 the south portion where we're creating 78 additional
16 parking spaces, would that still be required here in
17 this circumstance, in this rear service area?

18 MR. HYLAND: Again, if I may,
19 Mr. Chairman, as we've indicated, this is an area
20 that is not open to the public for parking, the
21 enclosed area in the back. To the extent that we
22 would be putting in any charging stations beyond what
23 we've already been required to do, they would be in
24 the areas that are open to the public, which would be
25 more appropriate.

1 CHAIRMAN DEJESUS: Who parks back there
2 any way in the first place?

3 MS. HERB: Not very many people at all.

4 CHAIRMAN DEJESUS: Not employees?

5 MS. HERB: On occasion we would have some
6 service people, elevator service folks, technicians,
7 things like that, that will park there, come in
8 through the loading dock. It is not an area that is
9 highly utilized at this juncture. And there are no
10 patients or staff really parking back there. We have
11 other designated space for physicians and staff
12 parking as well.

13 MS. MOORE: Mr. Burns, I think at this
14 point that may be more of a legal question with
15 conformance. I'm not quite sure of the answer to
16 that with the EV parking spaces.

17 MR. BURNS: We can -- Bill and I can talk
18 about it and see what we can do. I mean, obviously,
19 you have to comply but where they are and the number,
20 I think we can determine the number, right? It's
21 just location.

22 MS. MOORE: Right.

23 MR. BURNS: So maybe a consultation,
24 Dena, with their engineer. You can pick an area that
25 might be better suited. It sounds to me like that

1 area back there nobody -- if you put them in, you
2 make them ready, nobody is going to use them.

3 MS. HERB: I appreciate that. That's
4 exactly what my thought is. For the south lot when
5 we received approval for that, we actually put in,
6 I believe, one more station knowing it would be
7 utilized because that's where patients park and staff
8 park and the public is accessing it. I have no
9 objection to them, you know, as a service. I just
10 want to make sure that we're wise and where we're
11 placing them so that they will be utilized.

12 MR. BURNS: That's fair. How many do you
13 need there, Dena? How many would be required? Do we
14 know?

15 MS. MOORE: I don't have that calculation
16 with the -- no. With the DCA model ordinance, no. I
17 don't offhand.

18 MR. BURNS: Bill, we'll ask that your
19 client just put together what they believe would be a
20 suitable location and will help establish that
21 number. And I'm sure we can work it out.

22 MS. MOORE: It may just have to
23 coordinated with the other project since they're both
24 pretty much at the same time.

25 MS. HERB: Yes.

1 MR. BURNS: Yes. That may be the best
2 way to do it.

3 MS. MOORE: And that's fine. I'll just
4 mention coordination with the other project.

5 MS. HERB: That's fine. Thank you.

6 CHAIRMAN DEJESUS: Dena, also make note
7 that the two attorneys would work out a solution to
8 the matter.

9 MR. BURNS: I think, Mr. Chairman, if
10 it's -- we're doing it in conjunction with the other
11 project. I think that can be done through the
12 analysis and the reviews for that other project. And
13 we can address it through a separate letter through
14 Dena's office once we know what this is.

15 MR. CHAIRMAN: That's fine.

16 MS. MOORE: Right. And I can just have
17 them add the extra one or two that may be required
18 for that area to the other project.

19 MR. HYLAND: That's fine.

20 MS. MOORE: Since they're still in the
21 resolution compliance phase now. They haven't gone
22 to construction.

23 A circulation plan should be provided to
24 illustrate that emergency vehicles and waste haulers
25 can navigate the site. You'll add a circulation --

1 MR. CITERONE: We can provide that.

2 MS. MOORE: On to Grading, Utilities,
3 Stormwater Collection and Management System:

4 A stormwater fee is to be calculated for
5 the site as outlined in Appendix XVIII of the City
6 Ordinance. The calculation will be reviewed by our
7 office. The fees must be paid by the applicant prior
8 to final signature of the plan. You'll do that
9 calculation?

10 MR. CITERONE: Yes.

11 MR. HYLAND: Yes. My only comment is, I
12 don't think anything changes. I don't think we're
13 trading off or creating any additional impervious
14 surface, so I'm not sure there's any modification.
15 But I guess we have to go through that calculation.

16 MS. MOORE: Right. The plan doesn't --
17 the calculation doesn't specify any modification. It
18 just specifics what's there for the project. So it's
19 not as if you're modifying from impervious to
20 pervious -- or from pervious or impervious.

21 MR. HYLAND: Or vice-versa, yes.

22 MS. MOORE: Or vice-versa, right.

23 MR. HYLAND: So, Mike, if you'll make a
24 note to just show what addition or subtraction would
25 be taking place with impervious.

1 MR. CITERONE: Yes, we can do that.

2 MS. MOORE: Well, it's the actual
3 calculation for the fee. And just note that the fee
4 is a lump sum and not monthly as indicated in the
5 Appendix. Okay?

6 MR. HYLAND: Okay.

7 MS. MOORE: The project must be approved
8 by the City Engineer prior to final approval with
9 written verification provided to our office prior to
10 final signatures on the plan. And then the existing
11 encroachments within Ormond Avenue must be reviewed.

12 MR. HYLAND: Okay. Mike, do we know what
13 the encroachments are? Personally, I don't.

14 MR. CITERONE: I'm not --

15 MS. MOORE: Your encroachments within the
16 right-of-way on Ormond.

17 MR. HYLAND: Okay. We'll review that
18 with, I guess, Orion, right?

19 MS. MOORE: Yes.

20 MR. CITERONE: It looks like there's --
21 yes.

22 MS. MOORE: I just noted that for him.
23 So you'll need his approval but I just noted that
24 there are the encroachments that I saw at least
25 within the right-of-way that need to be taken care

1 of.

2 MR. HYLAND: Okay.

3 MS. MOORE: The project must be approved
4 by the City Fire Chief prior to final approval with
5 written verification provided to our office Prior to
6 final signatures on the plan. You agree?

7 MR. HYLAND: Yes. Nobody ever says no to
8 the Fire Chief.

9 MS. MOORE: The compactor details on
10 Sheet 2 should be revised to include dimensions,
11 materials and colors. You'll add that?

12 MR. CITERONE: Yes.

13 MS. MOORE: The plans should note that
14 all site work construction and details must conform
15 to the standards of the City of Camden.

16 MR. CITERONE: We'll note that, yes.

17 MS. MOORE: It appears that no
18 landscaping is proposed. A landscape plan should be
19 provided in accordance with Section 870-224.B(7) or a
20 waiver should be requested.

21 MR. CITERONE: I think we're requesting a
22 waiver as there is really no area to plant in.

23 MS. MOORE: Per Section 870-224.B(1)(e),
24 the visual impact of large surface parking lots
25 located along street frontages shall be minimized

1 with landscaping. A masonry wall exists for a
2 portion of the frontage.

3 MR. HYLAND: Again, we've asked for a
4 waiver there.

5 MS. MOORE: Okay.

6 MR. HYLAND: It's an area where trucks
7 and vehicles and the like are going. Obstacles are
8 to be avoided within that parking area for that
9 reason. So landscape islands would simply create
10 another hazard to trucks and so on operating back
11 there.

12 MS. MOORE: So I'm assuming that would be
13 the same for a No. 3: Parking areas shall be
14 subdivided with planting islands --

15 MR. HYLAND: Yes.

16 MS. MOORE: -- containing trees and other
17 landscape materials? So you're also requesting a
18 waiver there?

19 MR. HYLAND: That's correct.

20 MS. MOORE: Trash Enclosure shall be
21 landscaped such that a year-round screen is provided
22 per Section 870-224.B(14). Plans should be revised
23 or a waiver requested.

24 MR. HYLAND: Yes.

25 MS. MOORE: In addition, testimony should

1 be provided regarding hours of trash hauling to
2 determine the impact on adjacent residences. So
3 you're requesting a waiver. And then what are --
4 do you know the hours of trash hauling?

5 MR. HYLAND: Julie.

6 MS. HERB: The hours of trash hauling,
7 what we have is, we expect two to three times a week
8 for this and they would be during normal business
9 hours. They're telling us it would be during the day
10 when the trash companies are out picking up. And
11 certainly we would abide by any noise ordinances that
12 are already in place because we do that as it stands
13 now.

14 MS. MOORE: So it would be pretty much
15 whatever the hours are now for the trash hauling in
16 the area, correct?

17 MS. HERB: Yes.

18 MR. HYLAND: Actually no. Dena, if we
19 could interrupt for one second. Julie, could you
20 just indicated how trash is handled now and the
21 frequency of it and what will change as far as the
22 use of the compactors is concerned?

23 MS. HERB: Yes, Bill, I was just going to
24 get to that so thank you. So Dena and team, so
25 basically what's happening now is, we have these open

1 top containers in the rear. We have box trucks that
2 are carting the trash across Haddon Avenue to a site
3 that we own across Haddon Avenue; four compactors
4 there to put the material in. And, again, this is
5 just trash.

6 It's regular trash and cardboard that's
7 coming out into these open-top containers. We make
8 multiple trips during the day to unload these
9 open-top containers to take them over -- take the
10 trash over to the compactors. And then, of course,
11 it's compacted and that to pick up over on the other
12 side of the street over on the other side of Haddon
13 Avenue on the south end of the property.

14 What we're proposing with this is, in
15 putting these compactors back there, we'll actually
16 have less trips and less truck traffic coming into
17 the back of this facility. They will go into the
18 containers. Obviously, they will be self-contained
19 so we will not have the issue with trash flying down
20 the street on a windy day, that sort of thing.

21 And then the hope then is with this, that
22 we will be eliminating the truck traffic that we
23 currently experience hauling back and forth several
24 times a day. The pick-ups will then occur just
25 directly from the trash, like a waste management or

1 the trash service provider. And they expect to pick
2 it up two to three times a week.

3 MS. MOORE: Thank you for clarifying
4 that.

5 MS. HERB: You're welcome.

6 MS. MOORE All electrical and mechanical
7 equipment should be screened from view per Section
8 870-224.B(19). You agree with that?

9 MR. CITERONE: I was just going to say,
10 the electrical equipment necessary for the compactors
11 will be adjacent to the compactors in that same
12 vicinity. So as far as screening, there's just the
13 existing fence along the rear.

14 MS. MOORE: There's no other additional
15 screening?

16 MR. CITERONE: No.

17 MS. MOORE: Okay. So you would need a
18 waiver for that also then.

19 MR. HYLAND: Yes.

20 MS. MOORE: And I think we have that
21 noted as landscaping around trash enclosures. In the
22 back it's actual screening, equipment screening. And
23 I'll note that waiver.

24 The next one, 870-244.D, street trees are
25 required long both frontages and shall be spaced

1 every 40 feet. Plans should be revised or a waiver
2 requested. Waiver requested?

3 MR. CITERONE: I think we're requesting a
4 waiver given the same situation that there's no area
5 to really plant in.

6 MS. MOORE: Per Section 870-244.E(3)(a)
7 where residential and nonresidential uses abut, a
8 landscape strip of at least 25 feet is required.
9 Plant material shall be planted in such a fashion
10 that a year-round screen at least 8 feet in height
11 shall be produced within three growing seasons. The
12 buffer, that buffer is, you're asking for a waiver of
13 that buffer?

14 MR. HYLAND: Yes. To install 25 feet as
15 required, there's no room to do that and no room can
16 be acquired to do that.

17 MS. MOORE: Per Section 870-244.F(1),
18 there shall be no more than 10 parking spaces in a
19 row without a landscaped island. A waiver is
20 necessary. You're requesting that waiver?

21 MR. HYLAND: That's correct for the
22 reasons of creating of additional obstacles for
23 vehicles in that area.

24 MS. MOORE: The same for the next comment
25 with interior parking area shall be landscaped at 5

1 percent, that's a waiver?

2 MR. HYLAND: Yes.

3 MS. MOORE: And curbed islands with a
4 minimum radius should be installed in the parking
5 lot. Plans should be revised or a waiver requested.
6 That's also a waiver, correct?

7 MR. HYLAND: Yes.

8 MS. MOORE: That's 244.F(4).

9 MR. HYLAND: F(4).

10 MS. MOORE: And then the final one, a
11 year-round buffer shall be provided around the trash
12 enclosure with evergreen and shrubs. And that would
13 also be a waiver requested?

14 MR. HYLAND: Yes.

15 MS. MOORE: Lighting.

16 The applicant proposes to use existing
17 light fixtures. Testimony should be provided that
18 existing light levels are sufficient. Lighting
19 levels shall comply with Section 870-243.D(2) or a
20 variance requested. So what's permitted, the minimum
21 lighting levels is 0.25 footcandles. Average
22 lighting is between 0.5 and 2 footcandles. And the
23 maximum lighting level is 3 footcandles unless you're
24 directly under a fixture in which 5 footcandles is
25 permitted.

1 So are you aware if you meet these
2 lighting levels because lighting, that section here,
3 the Section 870-243.D(2), that would be a variance
4 for lighting. So have you done an analysis in which
5 you're aware of the existing lighting levels?

6 MR. CITERONE: We have not but we could
7 do a light test, a meter test.

8 MS. MOORE: Okay. Because if you don't
9 meet what's here then you would need a variance.

10 MR. HYLAND: Okay.

11 MR. BURNS: Do you think it's worth
12 requesting the variance? Might be easier if you
13 request the variance because --

14 MR. HYLAND: That's what I'm thinking,
15 yeah.

16 MR. CITERONE: I concur.

17 MS. MOORE: To meet it to the most extent
18 possible?

19 MR. BURNS: You'll attempt to meet it to
20 the fullest extent possible. We understand that if
21 you can't, in which case the variance can be
22 granted. But you'll agree to meet it to the fullest
23 extent possible with the understanding you may need a
24 variance.

25 MR. HYLAND: Yes. I think that the

1 lighting standards, I'm assuming, Dena, correct me if
2 I'm wrong, but I'm assuming that they are probably
3 lighting levels for public parking.

4 MS. MOORE: Yes.

5 MR. HYLAND: Again, this is an area where
6 there is no public parking. And we would like to,
7 the offset, of course, is to not make it any brighter
8 than necessary for our operations for what that area
9 is used for so that it doesn't become an annoyance to
10 the neighbors.

11 MS. MOORE: Right. This is just to the
12 general lighting levels for the town. That's for
13 everything.

14 MR. BURNS: My sense is, Bill, you
15 probably need a variance if that's your client's
16 position to try to keep it as low-level obviously
17 with security in mind.

18 MR. HYLAND: Sure.

19 MR. BURNS: It's not a heavily traversed
20 area so you're likely going to need the variance
21 because I think the settings are as Dena said,
22 throughout the City in general level, you're probably
23 going to be below that. And I think you met the
24 proofs by indicating that, you know, the reason is
25 that it's not an area that is designed to be heavily

1 lit, serves no purpose.

2 MR. HYLAND: Yes.

3 MS. MOORE: Okay.

4 MR. HYLAND: On a flexible sea, we don't
5 want to create a problem. We need to light it
6 obviously, but the balancing of the equities
7 considering that there are neighbors near by.

8 MS. MOORE: We understand that. We're
9 also just looking for site safety too.

10 MR. CITERONE: I understand. We'll
11 provide the numbers.

12 MS. MOORE: And I did add that for the
13 variance. So right now I'm on page 5. For the
14 Summary of Variances, we have the accessory structure
15 in the front yard, number of parking spaces, combined
16 side yard, buffer and lighting levels. So that's the
17 five variances.

18 And Waivers, we have parking lot
19 buffering, parking lot islands, landscape plan,
20 landscape around trash enclosures. I changed the
21 next one to equipment screening. Street trees,
22 buffer, parking lot islands, percentage of interior
23 parking lot landscaped, parking island landscaping
24 and year-round buffer around trash enclosure are the
25 waivers which are all pretty much landscaping.

1 So you're aware of the Approval Process
2 as listed on page 5?

3 MR. HYLAND: Yes.

4 MS. MOORE: And I have noted for Outside
5 Agency Approvals: Camden County Planning Board and
6 Camden County Soil Conservation District.

7 MR. HYLAND: We have applied for a waiver
8 from the County Planning Board that this application
9 is there. I think they hold that in abeyance until
10 this is finished. But I do know that we had
11 submitted; that Angela signed off on it and it has
12 been filed.

13 The Soil Conservation District, that
14 certification if it's required, will be filed by
15 Taylor Wiseman & Taylor directly with the Soil
16 Conservation District.

17 MS. MOORE: Okay. Mr. Chairman, that
18 concludes our review.

19 CHAIRMAN DEJESUS: Thank you, Dena.
20 Anybody from the Board have any questions in
21 reference to this project?

22 DIRECTOR WALKER: I have one question.
23 Being there's going to be instead of open dumpsters,
24 they're going to be compactors, and it's on the rear
25 side where it's residential, will that create any

1 noise nuisances?

2 MS. HERB: We will have to run the
3 compactors. But what I would say to that is, that
4 the noise of all the trucks and having to unload the
5 current open-top containers, we will have less noise
6 overall in that loading area. We have had complaints
7 from neighbors previously about the noise back
8 there.

9 What we're trying to do is eliminate some
10 of that noise in all of the trips that are
11 currently -- all the box trucks that are coming back
12 and forth. I keep getting muted, I guess. Somebody
13 keeps muting me. So what we're trying to do is
14 eliminate the noise. Yes, there will be noise from
15 compactors running, but there won't be noise from as
16 many trucks coming through.

17 CHAIRMAN DEJESUS: Do you know when the
18 compactors are going to run?

19 MS. HERB: I do not know that but they
20 would be running during normal hours. I mean, we
21 wouldn't want to be running them at all times of
22 night or anything of this nature. We also have
23 patients in the rooms -- in the tower right there
24 that we would not be wanting to run this and
25 certainly disturb folks in the neighborhood either.

1 DIRECTOR WALKER: Okay. I got you.

2 Thank you.

3 MS. HERB: You're welcome. Thank you.

4 CHAIRMAN DEJESUS: Anyone else from the
5 Board that has questions that relates to this
6 project? Hearing none, I open it up to the public.
7 Anyone in the public has any comments or opinions in
8 reference to this project?

9 MS. MORTON: Yes. This is Ms. Morton.

10 CHAIRMAN DEJESUS: Give us one second,
11 Ms. Morton. Hang on, please. Jim, would you swear
12 her in, please?

13 MR. BURNS: Yes. Ms. Morton, I'm going
14 to swear you in.

15 - - -

16 EVELYN MORTON, having first been duly
17 sworn/affirmed, was examined and testified as
18 follows:

19 - - -

20 MR. BURNS: Please state your full name.

21 MS. MORTON: Evelyn Morton.

22 MR. BURNS: Where do you reside?

23 MS. MORTON: 1562 Ormond Avenue. I've
24 been here for 60 years.

25 MR. BURNS: Thank you, ma'am. Please

1 proceed.

2 MS. MORTON: Well, first of all, it was
3 very nice being contacted on this. I just received
4 my letter. And I had no idea what your plans were.
5 But I do want to say several things. You guys are
6 only considering yourself at this point. You're not
7 considering the taxpayers of the City of Camden and
8 that's what we are; very high taxpayers for the City
9 of Camden.

10 Now, you're going to put this in my front
11 door; right at my front door. I'm at the old
12 emergency gate. And we're suppose to just accept
13 everything that makes it convenient for you guys.
14 What about the neighbors? What about the
15 neighborhood? Can anybody answer that for me?

16 MR. BURNS: I don't know if the applicant
17 wants to address it.

18 MS. HERB: Bill, I could certainly
19 address it as best as I can. We honestly are -- what
20 we're attempting to do here is try and solve some of
21 the complaints that we've received before about trash
22 coming from these open-top containers, noise levels.
23 And the noise is because of these box trucks that are
24 moving the trash around; the trash blowing down the
25 street ending up in neighbors' yards down the

1 street --

2 MS. MORTON: I agree with that.

3 MS. HERB: That's what we're trying to do
4 here is to try and make it better. I understanding
5 where you're coming from. I'm not saying I don't.
6 That's really our intention here. We're not trying
7 to upset anyone or offend anyone. We're trying to
8 make a situation better based on complaints that we
9 had received.

10 MS. MORTON: Oh boy, oh boy, oh boy. So
11 we're just going to accept whatever you guys make it
12 convenient for you guys. Sixty years I've been back
13 here and a taxpayer in the City of Camden and a very
14 high taxpayer. And you decided to come in all the
15 time and telling us what's going to be in
16 neighborhood. And I can't take it. I really can't
17 and that will be right in my front door almost. The
18 gate divides my house and that's where you're going
19 to place those compactors and all. I don't
20 understand our City's workers for even not
21 considering not doing this for the taxpayers. I just
22 don't understand it.

23 MS. HERB: I would also note for the
24 Board as well because I don't think that we touched
25 on it in the testimony, that there is a

1 six-and-a half foot high fence in this area as well.
2 We certainly would be open to trying to adjust that
3 in some form or fashion to make it more pleasing if
4 that would be helpful at all. We did plant when we
5 did the parking lot job and we built the parking lot
6 to the west of the hospital.

7 We plant additional trees along that,
8 along Ormond as requested by some of the neighbors
9 because certainly we want to try and be good
10 neighbors. And we understood there was some
11 affection for some of the trees there that we had
12 taken out. So we'd certainly be open to doing some
13 things like that to make us as any degree better. I
14 mean, we certainly are -- our intention here is not
15 to upset or offend any neighbors. We try to be good
16 neighbors, the best that we can be.

17 MS. MORTON: Now, you mentioned and I was
18 listening earlier, you were saying there's no parking
19 back here? The parking, every day it's packed; cars
20 are back here. You guys -- I watch it every day.

21 MS. HERB: It's not heavily utilized and
22 it's not utilized by the general public. It's a
23 maintenance person.

24 MS. MORTON: I check my front door and
25 see it every day. You can't tell me that I don't

1 see.

2 MS. HERB: I'm saying to you that there
3 are maintenance folks that are coming and going. We
4 have lot of vendors that come.

5 MS. MORTON: You got workers that park
6 right back here. Not over in your lot, in the
7 convent lot. They park right there at the gate every
8 single day, cars after cars. It's packed every day.
9 So your information you're getting, I don't know
10 where you're getting it from, but I live with it
11 every day.

12 MR. HYLAND: Ms. Morton, excuse me. I
13 don't think we're denying the fact that there are
14 cars parking back there. What we said is, it's not a
15 public --

16 MS. MORTON: Well, that's what you said
17 earlier.

18 MR. HYLAND: No. What I think I said
19 was, that it's not a public parking area. In other
20 words, there are people back there.

21 MS. MORTON: You said there are a very
22 few cars. You said --

23 MR. BURNS: Ma'am, we don't want to argue
24 with him. Let the gentleman speak and then you can
25 respond. Okay? We can't hear when two people are

1 speaking at once.

2 MR. HYLAND: All I'm saying to you is,
3 it's not an area that's opened up to the public,
4 patients, visitors, doctors, staff, do not park back
5 there. There are workers that park back there and
6 come and go. That's true. But those are people that
7 are suppose to be back there. They are the ones that
8 are operating the maintenance vehicles. They're the
9 ones that are attending to the trash and things like
10 that. Those people will park back there.

11 MS. MORTON: And it's packed every day
12 back there with cars, every single day.

13 MR. HYLAND: There are cars back there
14 and there are trucks back there every single day. We
15 don't deny that. They're suppose to be there.

16 MS. MORTON: And the noise factor.
17 I've talked to several people on these things that
18 you're going to install. They're noisy. How much
19 noise are we expected to get; to tolerate?

20 MR. HYLAND: Mr. Chairman, I don't know
21 what further can be said. Virtua tries wherever
22 possible to be a good neighbor. It is a hospital and
23 it has people that have to do work back there. And
24 we try to minimize that during the evening and
25 overnight. During the day there are activities that

1 take place here. No one is denying that.

2 MS. MORTON: I'm saying, I've been here
3 60 years and I've served every administrator in that
4 hospital. I've served on boards over there. I have
5 been a good neighbor. We have been good neighbors to
6 Our Lady of Lourdes Hospital starting back from when
7 Sister Clevette and that goes back in the early 60's,
8 late 50's. So don't say that we're not considering
9 anything that you have. We want to convene for
10 ourselves.

11 Now, I've asked you on the noise factor.
12 I've asked you on several things and I haven't gotten
13 an answer. And I have been committee woman in
14 Parkside for the last 45 years, 50 years. Okay?
15 So I'm not only speaking for this block. I'm
16 speaking for several blocks back here.

17 MR. BURNS: Dena, do you want to address
18 something you had to say for Ms. Morton?

19 MS. MOORE: I was going to say, would the
20 applicant agree to provide the analysis for the
21 anticipated noise levels for conformance with state
22 levels? Can you provide that noise analysis as a
23 condition of any type of approval to make sure that
24 you meet -- that you conform to any state noise
25 requirements or allowances?

1 MS. HERB: Mike, I don't know if you want
2 to weigh in on that. I have no line of sight on what
3 the state ordinances are. I know what the noise
4 levels are of the compactors but I do not know what
5 the requirements are.

6 MR. BURNS: It's 65 decibels, right,
7 Dena?

8 MS. MOORE: I don't know offhand. I
9 can't confirm offhand.

10 MR. CITERONE: I think we can -- we know
11 what the compactors produce --

12 MS. HERB: Yes.

13 MR. CITERONE: -- and we can compare that
14 with what the allowable state regulations are.

15 CHAIRMAN DEJESUS: Can you muffle that
16 specific area with some form of cover or some other
17 form of trees or something that may help absorb the
18 sound that comes from that specific area?

19 MS. MORTON: Have you considered which we
20 have, you purchased the convent. There's plenty of
21 land that's not being used as parking. There's trees
22 and what have you. Have you considered doing any of
23 these projects over there instead of at our front
24 door?

25 MS. HERB: We do have some other projects

1 that we are looking at for that particular area. The
2 adjacency is really what we're trying to achieve
3 here, as well as I said, to satisfy complaints that
4 we received on this loading area. The trash has to
5 come out the back of that hospital. That's where
6 it's all routed to come out there.

7 MS. MORTON: Well, can't you re-route it?
8 Can't it be re-routed?

9 MS. HERB: That's what we're doing right
10 now and we're hauling it across the street and we're
11 trying to eliminate having to haul it across the
12 street and also to eliminate the noise and the
13 complaints of the trash coming out of this area
14 blowing down the street. It doesn't do us any good
15 to move it to another area over to Haddon Avenue
16 because then we'd still have to cart all of the trash
17 over there. And then we still have trash flying down
18 the street in the back of that loading area.

19 MS. MORTON: But the residents don't live
20 over there, Sweetheart. That's all land. All around
21 it. You commented that the only spot that there's
22 property owners in the back, back, back.

23 MS. HERB: I understand. I'm just trying
24 to address what we're having at the loading dock
25 because that's where the loading dock is located. I

1 can't move the loading dock.

2 MS. MORTON: Boy oh boy. We're in a
3 non-listening situation it looks like back here.
4 Ms. Miller, that's one of our representatives from
5 the City. Ms. Miller?

6 MS. MILLER: Excuse me.

7 CHAIRMAN DEJESUS: Hello.

8 MR. BURNS: I think it's a different
9 Ms. Miller.

10 MS. MORTON: I would hope our City would
11 think about the taxpayers back here. We have no
12 rentals. Everybody pays taxes and I've been paying
13 them for 60 years. But you would consider the
14 residents over what their plan is for us when they go
15 back to the suburban area and live where there's no
16 noise, no nothing. I would hope that you would
17 consider the residents back here and the taxpayers.

18 COUNCILWOMAN REYES MORTON: Chairman.

19 MR. BURNS: Thank you, Ms. Morton. I
20 think the councilwoman has her hand up, Mr. Chairman.

21 CHAIRMAN DEJESUS: Okay. Councilwoman,
22 would you like to speak?

23 COUNCILWOMAN REYES MORTON: Yes, thank
24 you, Mr. Chairman. Ms. Morton, thank you for coming
25 to the meeting today.

1 MS. MORTON: Who am I speaking to?

2 MR. BURNS: The councilwoman is
3 addressing the Board, ma'am.

4 MS. MORTON: Who is the councilwoman?
5 Which councilwoman?

6 MR. BURNS: Reyes-Morton. Councilwoman
7 Reyes.

8 MS. MORTON: I think she's from North
9 Camden. Go ahead.

10 COUNCILWOMAN REYES MORTON: Hello,
11 Ms. Morton, how are you?

12 MS. MORTON: I'm fine. Thank you.

13 COUNCILWOMAN REYES MORTON: So I'm
14 hearing you out and I have understood also that you
15 received the notice today?

16 MS. MORTON: No. I got it a couple days
17 ago.

18 MR. BURNS: The notice is acceptable,
19 Councilwoman. There's no issue with the notice.

20 COUNCILWOMAN REYES MORTON: So, you know,
21 understanding and knowing the Parkside Community
22 because I was raised there. And you're right, there
23 are homeowners there and it's a tight-knit
24 suburban-like community. You know, I was wondering,
25 have there been any community meetings held or if one

1 can be held to kind of --

2 MS. MORTON: Not since it has been
3 Virtua. Not since COVID and not since it has been
4 Virtua. With Lourdes, we met very often with Our
5 Lady of Lourdes. But not since Virtua has taken over
6 now.

7 COUNCILWOMAN REYES MORTON: Director, is
8 that something that we put together and I can help
9 out also with the councilperson just to make sure
10 that, you know, there's some communication between
11 Lady of Lourdes in that community neighborhood?

12 MS. MORTON: We're just asking our City
13 not to sell us out, the taxpayers by the outsiders.
14 That's all we're asking.

15 COUNCILWOMAN REYES MORTON: I just want
16 to make sure there's a process in place so that we're
17 all on the same page and that we can communicate
18 effectively back and forth and not wait until the
19 meeting like today to discuss some of these issues
20 and challenges. So is that something that can be
21 organized as we continue along with the project?

22 MR. BURNS: I think that's a question for
23 Virtua to see if they can set up a meeting.
24 Ms. Herb, I --

25 MS. HERB: I would also -- I have

1 Mark Nessel who is with us as president at the
2 hospital. I don't have any objection but I also want
3 him to weigh in on this since he is the president of
4 this hospital and has been for many years.

5 MR. NESSEL: We would definitely be
6 willing to do that. We've been trying to
7 accommodate the things. And I agree with
8 Ms. Morton. From where our loading dock is, it is
9 very difficult for --

10 MR. BURNS: Go ahead, Mr. Nessel. You're
11 addressing Ms. Morton's concerns so I'm sure she
12 wants to hear what you have to say.

13 MR. NESSEL: Yes. Sure. I'm sorry. I
14 though somebody had a question.

15 MR. BURNS: The persons on ZOOM are
16 talking to each other phone so you can go ahead and
17 proceed, Mr. Nessel.

18 MS. MORTON: No. I have several
19 neighbors in the house listening also.

20 MR. BURNS: We're trying to help you,
21 ma'am, so I think it's important --

22 MS. MORTON: I understand.

23 MR. BURNS: -- that you listen to what he
24 says here. Go ahead, sir.

25 MR. NESSEL: We have had this issue.

1 We've been working on this trying to get these plans
2 together and get them obviously drawn up and
3 addressed and then going through this process.
4 Because this has been one of our problems. We take
5 all that trash across the street. And then because
6 of how we have to take it, we have other dumpsters
7 back there. And we're trying to accommodate that
8 with these two compactors. That's been a big issue
9 that we've gotten a lot of complaints about. So
10 that's one thing we're trying to work on.

11 We've had some issues with some of the
12 vendors we have, especially our oxygen vendor. We've
13 really tried to push on them because during COVID,
14 they would come at all hours. And I don't blame the
15 neighbors for being unhappy about that. We've gone
16 to the top of the company because it's not our truck
17 but some other trucks that have come in.

18 So I don't disagree that there have been
19 issues. And we could have a meeting. I'm not
20 adverse to that if we wanted to sit down and I guess
21 we would work through the Parkside Organization and
22 get the way we could organize that. We did have a
23 meeting. I think Ms. Morton might be referring when
24 we were Lourdes and we were thinking about
25 constructing the parking lot that we eventually did.

1 We did have community meetings about that. But we
2 would be willing to do that again.

3 MR. BURNS: I think it's important
4 because and I think a meeting is important because
5 obviously, there's issues. We all understand, as
6 members of the Board, that this is an existing
7 condition; it's there. But it sounds to me like it's
8 not working well. It's impacting the neighbors. As
9 clearly as Ms. Morton is indicating and she's there
10 with neighbors that live in that vicinity. These are
11 things the Board doesn't like to learn about at a
12 hearing.

13 Lot of it is things that need to be
14 addressed between you and the neighbors. It sounds
15 like you understand some of those issues and you're
16 working to make that happen but eliminating more
17 trucks going back there with the compactors and all
18 that. It's an issue. If you live there, I can
19 understand why Ms. Morton and the neighbors would be
20 concerned, particularly since nothing has been really
21 talked about since COVID and COVID has been a while.
22 It's something that I think you need to sit down with
23 them and address.

24 MS. MORTON: Nothing has been --

25 CHAIRMAN DEJESUS: Hold on, Ms. Morton.

1 Doctor Williams wants to make it work. Can we have
2 him say something, please.

3 DR. WILLIAMS: Through the Chair. I
4 think we should table this matter to allow Virtua to
5 meet with the residents on that block in that area
6 before the next meeting. I think it's important that
7 the community is able to weigh in and broker whatever
8 agreements that can be brokered with the hospital.

9 CHAIRMAN DEJESUS: I agree. I think one
10 of the most important things is that neighbors
11 should be able to work together as a unit regardless
12 if it's a commercial or a residential because it
13 impacts everybody. And I believe very strongly that
14 Virtua is trying to do their best and I'm sure the
15 neighbors are trying to cooperate to some great
16 degree. But it doesn't seem that they're
17 communicating together in a way that solves the
18 problem. So Virtua, are you ready to do this or
19 what? Mr. Nessel?

20 MR. NESSEL: We want to solve this
21 problem so whatever we need to do to move forward,
22 we're willing to do.

23 CHAIRMAN DEJESUS: Then I'm going
24 recommend that we table this matter until next
25 month's meeting so that we get a response from the

1 way you're going to react to what the neighbors
2 just explained. Julie, do you have a problem with
3 that? Hello.

4 MR. BURNS: Ms. Morton, can you just
5 state your phone number so somebody can reach out to
6 you, ma'am. We need to get a hold of you. Do you
7 have a phone number that is a number can be reached?

8 MS. MORTON: Phone number: 856-541-6273.

9 MR. BURNS: 856-541-6273.

10 MS. MORTON: Now, I just got out of the
11 hospital. I had surgery so I'm going to be kind
12 of -- and it's through Virtua. I can't come out yet
13 in other words.

14 MR. BURNS: They could set up a ZOOM call
15 with you. There's things that can be done, ma'am.
16 Obviously, you want to be part of this. Nobody wants
17 to exclude you.

18 MS. MORTON: Oh absolutely.

19 MR. BURNS: They could probably set
20 something up. We're virtual right now doing this
21 ZOOM meeting and you're participating beautifully, so
22 I think this is probably something that can be done
23 by ZOOM.

24 MS. MORTON: Yes.

25 COUNCILWOMAN REYES MORTON: Doctor

1 Edward.

2 MR. BURNS: Yes, Councilwoman.

3 COUNCILWOMAN REYES MORTON: Thank you,
4 guys. And if I can be provided with the ZOOM
5 information so I can attend.

6 MR. BURNS: We will get to you the ZOOM
7 information, Councilwoman. Thank you.

8 Now, it' keeps coming up, Judy's phone.
9 I don't want to call you Judy.

10 MS. FULTON: Because this is Judy's
11 phone.

12 MS. MORTON: I have several neighbors in
13 here with me --

14 MR. BURNS: That's a good thing.

15 MS. MORTON: -- that have been
16 listening. Thank you, ma'am.

17 CHAIRMAN DEJESUS: We appreciate your
18 comments.

19 MS. MORRIS: Hello. My name is Myrtle
20 Morris and I live at 1598 Ormand Avenue.

21 MR. BURNS: Myrtle, I'm going to swear
22 you in.

23 - - -

24 MYRTLE MORRIS, having first been duly
25 sworn, was examined and testified as follows:

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MS. MORRIS: I'm speaking in reference to the trash. I live at the corner of Vesper and Ormond Avenue. And the trash does go and the trash is all along the cemetery side of the Vesper Avenue and it blows along my house as well. As well as the patients from your hospital or the visitors -- no the patients -- the visitors from your hospital, they leave trash all up and down Vesper Avenue.

The grave yard said it's not theirs and they can't do anything about it. I've called your hospital and guys said you can't do anything about it. So I wonder, who can do something about all the trash that blows along the neighborhood? There's no one outside of the hospital cleaning the trash. And it's from your visitors. So I want to know how you can remedy that.

MS. HERB: I can address that and then certainly I can have Mark weigh in on that. I know Mark currently has recognized with his team at the hospital, that there are some issues with trash. And more specifically, what we have received the majority of the complaints about is along Ormond there since that's where the loading dock is.

And he is working to hire a team member

1 to the plant operations team that would function more
2 like a groundskeeper-type of function to that
3 position so that we can try and keep trash at bay
4 from the neighborhood and certainly on our property
5 as well as neighboring properties so that we do not
6 have that issue.

7 MS. MORRIS: So you're saying that along
8 Vesper Blvd. where the trash is where a lot of
9 visitors park that's going to your hospital, they
10 leave they trash there. I know you spoke about
11 Ormond but what about Vesper?

12 MS. HERB: The entire property around
13 Virtua Our Lady of Lourdes would be what that
14 responsibility of this position would be as a
15 groundskeeper in order to pick trash. So it would
16 not just be limited to Ormond. We just have -- the
17 predominance of the issue at Ormond because it blows
18 out of the dumpsters and that's why we were tonight
19 to try and fix that piece of it. But we are in the
20 process of adding that Virtua employee so that we can
21 make sure that the entirety of the property is
22 well-maintained and cleaned up from the trash.

23 MS. MORRIS: When will that Virtua
24 employee be added? Are you saying a week, two weeks?

25 MS. HERB: I do not know that yet. I

1 would need to see -- Mark would have to weigh in on
2 that since he is the hiring manager.

3 MR. NESSEL: This is Mark. So we have
4 that job posted and we have several applicants. The
5 fact that people wear masks and we make them wear
6 masks, they take them off outside and you're right,
7 it's a shame that people do that and they just let
8 it go and it goes out with the wind. And we do send
9 people out. It's just is very -- it's almost like we
10 have to send people out multiple times a day because
11 of the amount of trash, to your point, that people
12 that maybe aren't the employees but may be visitors
13 are doing.

14 So we want the same thing you do. We
15 want that cleaned up. It's not good for our property
16 and we don't want anybody to feel like the
17 neighborhood is impacted by us. Like Julie said,
18 we're going to have somebody that's just going to do
19 the grounds every day and that's going to be their
20 responsibility.

21 MS. MORRIS: And, Mark, may I have your
22 phone number? What happens if that doesn't happen?
23 Who can I reach out to? Because in the past, I've
24 reached out to people and no one responded saying
25 that they are going to do something and they don't

1 respond. And secondly, who will clean up the island?
2 If there's masks flow and they land into the islands,
3 will you take care of that? If the masks flow
4 against the graveyard fence, who is going to clean
5 that?

6 MR. NESSEL: We're going to do all that.
7 We have to do all that. In fact, if you noticed, we
8 used to get -- we've been trying to find some places
9 on the property where trash is gathering. We took
10 all the rose bushes out in front just this week
11 because a lot of trash would get caught up in there
12 and then blow across the street. We're trying to
13 change some parts of the property.

14 What I can do is, and I think that's what
15 we're going to try to do is, get communication to the
16 neighborhood, to the people that live along your
17 block. And then we could give you that information.
18 I want to make sure the right people give you the
19 right communication and how we're going to do this
20 going forward. I'm not prepared to tell you who to
21 call today. You have my name. You can call the
22 operator. It's Mark Nessel and you can ask for me.
23 Since I have a certain role, I would rather find the
24 right phone numbers and the people that can react a
25 lot differently than I can to do that.

1 The other thing I'd like to do is, once
2 we have that person, is kind of introduce them to
3 everybody and then that person will be the one that
4 will be outside every day working on our property.

5 MS. MORRIS: And this question is, and I
6 don't know but this may be for the City Council, but
7 I need to ask. Who actually --and I know you're
8 going to clean up the trash along the graveyard
9 side. Will it be trash cans there as well and will
10 they be picked up? If there are trash cans, will
11 they be picked up on a regular basis?

12 MR. NESSEL: That side of the street is
13 not ours so we're not going to put trash cans there.
14 We'll put trash cans on our property.

15 MS. MORRIS: So you'll just clean up any
16 trash or debris that blows against that fence?

17 MR. NESSEL: Yes.

18 MS. MORRIS: Thank you. I appreciate
19 that.

20 MR. BURNS: Thank you, Myrtle.

21 CHAIRMAN DEJESUS: Anyone else that wants
22 to have a comment? Doctor, do you have anyone else?

23 MS. FULTON: Yes. Judy Fulton.

24 MR. BURNS: Hi Judy. I don't I sworn you
25 in.

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JUDY FULTON, having first been duly sworn, was examined and testified as follows:

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MS. FULTON: My name is Judy Fulton. I live at 1560 Ormond Avenue. I've been here about, I would say, about 30 years, over 30 years. I don't want to keep going on with this if this part of the meeting is going to be tabled so we can further do it. But in listening, I'm wondering what all these other projects that we were talking about with electric chargers and things of that nature, I didn't have any knowledge of that. Is that something that's forthcoming is that something down the road?

MR. BURNS: The electric -- the state passed a law, Judy, that requires electric vehicle stations to be installed in parking lots to encourage people to get away from fossil fuels and use electric. So those electric vehicles need to be installed and they'll be -- rather than put them in the back where they're not going to be used along that area where the loading docks are, they'll be placed elsewhere on site so they won't be in that area where your homes are. But it's a state requirement that they have to install these

1 electrical vehicle stations. And they're make-ready
2 stations so they can put the infrastructure in but
3 they may not be utilized for some time.

4 MS. FULTON: Okay. Thank you very much
5 for that. In reference to some of these other
6 issues, I think that it would good to have a
7 community meeting here because there are quite a few
8 issues. And some of the comments that I heard
9 tonight, as a resident of this area, to me they're
10 not true. The fencing that's back here, the six
11 foot, six-and-a-half foot whatever you want to call
12 it fencing, it has a tendency of being either hit or
13 it falls down.

14 I see where there's construction going on
15 now where they're trying to put it back up. I've
16 even had the gate swinging off and I thought it was
17 going to hit my car. I had to call security one day
18 to tell them that half of the gate was hanging off.
19 And the emergency gates are always occupied with
20 vehicles. So if you ever had an emergency back here,
21 they couldn't even get the fire trucks or anything
22 through here. So there are a lot of issues back here
23 along with the trash issues.

24 MR. BURNS: I think you raised some
25 points that the applicant --

1 MS. FULTON: We need to discuss --

2 MR. BURNS: I think you've raised some
3 points that the applicant understands they have to
4 address and discuss. That's why I think a meeting
5 would be fruitful.

6 MS. FULTON: Yes, it would be.

7 MR. BURNS: The conditions that exist out
8 there now can remain out there, but for the fact that
9 they're looking to make improvements. So that's why
10 they're before us tonight to try to improve that area
11 and, you know, lessen some of the impacts that you
12 may be feeling. I think a conversation would be
13 good. And if you could just air-out some of the
14 issues and try to reach an agreement. But the Board
15 is charged with trying to address specifically what
16 they're requesting which they will do it at the April
17 meeting.

18 MS. FULTON: Thank you very much.

19 CHAIRMAN DEJESUS: And, Judy, I
20 appreciated tremendously if you do attend next
21 month's meeting so that you're guaranteed that what
22 was discussed in your meetings with the hospital
23 officials, is exactly what they're going to actually
24 execute because that's what we're here all about
25 trying to help both sides of the coin in this matter.

1 MS. FULTON: Thank you.

2 MS. MORTON: I'm back. This is
3 Ms. Morton. Just one question. What's the date
4 next month because I'll be in Florida next month? My
5 granddaughter is getting married.

6 MR. BURNS: Congratulations. It's April
7 13, ma'am.

8 MS. MORTON: Oh, I'll be in Florida. But
9 I can go on Zoom.

10 MR. BURNS: You'll be on Zoom. We'll be
11 on Zoom, Ms. Morton so you can participate by Zoom.
12 Hopefully it's not the wedding?

13 CHAIRMAN DEJESUS: You can go on the
14 website and you'll see the connections and get on
15 Zoom and you can attend the meeting as well.

16 MR. BURNS: That won't be the wedding
17 day, right?

18 MS. MORTON: No, no. It's on the 15th.
19 When's tax day?

20 CHAIRMAN DEJESUS: Tax day is the 18th.

21 MS. MORTON: She gets married the 18th.
22 That's when she gets married.

23 MR. BURNS: So we won't interfere with
24 your plans and congratulations.

25 MS. MORRIS: This is Myrtle Morris.

1 CHAIRMAN DEJESUS: Slow down, ladies,
2 we're trying to hear you.

3 MS. MORRIS: The question was, I know you
4 were talking about having a meeting with the hospital
5 prior to next month's meeting. Are you going to meet
6 prior -- I guess the question is, are you going to
7 meet prior -- are we and Lourdes Hospital and the
8 residents, are we going to meet together prior to the
9 meeting next month?

10 MR. BURNS: Yes, that's the plan. It
11 wouldn't be with the Board members. It wouldn't be
12 with the Planning Board. It would be between you and
13 the hospital.

14 MS. MORRIS: And so Ms. Morton, you have
15 her phone number. How will the other residents know
16 that this meeting is going happen with the hospital?

17 MR. BURNS: I believe there was testimony
18 from Mr. Nessel that he will circulate invitations
19 either -- I'm assuming bringing them to the doors and
20 leave them with the residents. Mr. Nessel, how are
21 you going to set this up?

22 MR. NESSEL: In the past when we've had
23 these meetings, we've put a circular in all the
24 doors.

25 MR. BURNS: Is that acceptable to Judy,

1 to Myrtle and to Ms. Morton?

2 MS. MORTON: I guess it would have to
3 be -- if it's a windy day then we might have some
4 issues. I don't want to miss the meeting. There's
5 been a lot of windy days.

6 MR. BURNS: Hopefully if one of you gets
7 it, the word will pass around. I'm sure the hospital
8 will make efforts to make sure every body is aware of
9 it because it's important. They want to address
10 these issues clearly. And they want to come back in
11 April and finish their application and move forward
12 with their plans. So it behooves everybody to get
13 this done.

14 MS. MORTON: I don't want to leave it to
15 chance. So is there any way that I can give email
16 addresses? Can that work?

17 MR. NESSEL: So, Ms. Morton, if you want
18 to get the -- I can give you my -- if you're willing
19 to write down my email right now, you can email me
20 everybody's address or phone numbers and we'll
21 contact them.

22 MS. MORTON: I'm ready.

23 MR. NESSEL: Are you ready?

24 MS. MORTON: Ready.

25 MR. NESSEL: It's MNessel@Virtua.org.

1 MS. MORTON: Thank you.

2 MR. NESSEL: You send that information
3 and we will pick an evening and we have a conference
4 room and we'll invite everybody over.

5 MS. MORTON: I can't come over. I just
6 got out of surgery.

7 MR. NESSEL: Well, if you'd rather do it
8 like this, we can do it like this. If the neighbors
9 would rather do it.

10 MS. MORTON: I'm going to have to do that
11 way. I'm trying to get myself well for my wedding.
12 Okay?

13 MR. NESSEL: I don't want you to be -- we
14 can do it with the ZOOM and invite people and do it
15 at the same time.

16 MS. MORTON: Okay. Great. I'll make
17 them all come to my house and ZOOM right from one
18 spot.

19 MR. NESSEL: That would be fine. You
20 send me the email addresses and I'll send the
21 invitation on the ZOOM just like this so we can all
22 get together virtually like this. We can do that.

23 MS. MORTON: Okay. Great.

24 MR. BURNS: Mr. Chairman, if there's
25 nobody else in the public that needs to be heard,

1 I'll go back to you to address --

2 CHAIRMAN DEJESUS: I want to say thank
3 you to all the lovely ladies that spoke and believe
4 that hopefully that we've satisfied their concerns to
5 the degree that they're going to try to help solve
6 their own issues with the hospital, and the hospital
7 is going to cooperate and help them out and obtain
8 what they're seeking because that's what we're here
9 for. We have to work together as a team. If there's
10 no one else, Dr. Williams, do you have anyone else
11 out there?

12 DR. WILLIAMS: No, sir.

13 CHAIRMAN DEJESUS: Then I'll close the
14 public portion. I will state to Virtua, your meeting
15 is next month and we're tabling your records. I need
16 a motion to approve that.

17 MR. BURNS: Mr. Chairman, before we do
18 that. I was wondering if Mr. Hyland has anything he
19 needs to add? I know there's been a lot of talking
20 going on in trying to set these up. He's leading the
21 team here. I don't know if Mr. Hyland had anything
22 he needed to add.

23 MR. HYLAND: I don't have anything
24 further. I think we have all understood the issues
25 and Virtua has committed to getting together with the

1 neighbors. We will do that. And we will be back for
2 the February meeting. I would simply ask --

3 CHAIRMAN DEJESUS: It's April.

4 MR. HYLAND: I'm sorry. The April
5 meeting. Chairman, I would ask that you announce
6 that we're being carried and that there's no further
7 notice required, and we will expect to see you at the
8 April meeting.

9 MR. BURNS: Mr. Chairman, this meeting
10 will be carried to the April 13th meeting, I believe,
11 Angela --

12 CHAIRMAN DEJESUS: Correct.

13 MR. BURNS: -- with no further notice.

14 MS. MILLER: Yes, April 13, 2023.

15 MR. HYLAND: Thank you.

16 MR. BURNS: Thank you for your team and
17 for all that showed up.

18 MR. HYLAND: Good night.

19 MR. BURNS: We would need a motion and a
20 vote to table.

21 CHAIRMAN DEJESUS: Motion to postpone the
22 meeting of Virtua. Can we have that, please?

23 MS. MILLER: Is that to postpone or
24 continue?

25 CHAIRMAN DEJESUS: Continue.

1 COUNCILWOMAN REYES MORTON: Motion.
2 DIRECTOR WALKER: Second.
3 MS. MILLER: Roll call. Jose DeJesus.
4 CHAIRMAN DeJESUS: Yes.
5 MS. MILLER: Mr. Lee.
6 VICE-CHAIRMAN LEE: Yes.
7 MS. MILLER: Director Walker.
8 DIRECTOR WALKER: Yes.
9 MS. MILLER: Mr. Leonard.
10 MR. LEONARD: Yes.
11 MS. MILLER: Councilwoman Reyes Morton.
12 COUNCILWOMAN REYES MORTON: Yes.
13 MS. MILLER: Mr. Stephens.
14 MR. STEPHENS: Yes.
15 MS. MILLER: Motion carried to continue
16 to next month. Thank you.
17 MR. HYLAND: Good night. Thank you.
18 MR. BURNS: The only thing left I don't
19 know if they're here or not, is the Capital Courtesy
20 Review for John Lawrie Tubulars/South Jersey Port
21 Corporation.
22 DR. WILLIAMS: I believe they're here.
23 MR. BURNS: Very good.
24 MS. MOORE: Excuse me. Mr. Chairman, I
25 should have said good night along with everyone else.

1 I'm not involved with this application.

2 CHAIRMAN DEJESUS: That's okay. Good
3 night; God bless and I'll see you next month.

4 MS. MOORE: Good night. Take care.

5 CHAIRMAN DEJESUS: Is anyone here for
6 that review of John Lawrie?

7 MR. BODNAR: Good evening, Mr. Chairman
8 and Members of the Board. I'm Steve Bodnar from
9 Rosenberg Perry & Associates on behalf of John
10 Lawrie. Additionally, Andrew Appleton is appearing
11 remotely. Mr. Appleton is the vice-president of
12 sales and operations for John Lawrie Tubulars.

13 Our purpose here this evening is for a
14 capital project review to remediate an issue at the
15 location at 1535 Broadway. John Lawrie Tubulars,
16 our business is, we're an international supplier of
17 steel pipe, pilings and tubulars used in major
18 construction projects.

19 In May of 2020, South Jersey Port
20 Corporation and John Lawrie, entered into a written
21 lease agreement for land located at 1735 Broadway.
22 The purpose of that lease was for, to use that
23 location as a pipe yard with a three-year lease with
24 an option, tenant-option to extend that for an
25 additional two-year period of time.

1 By way of an overview of the nature of
2 the business, the business that takes place there is
3 John Lawrie, they receive, sort and stack large steel
4 pipe. Pipe that's used in the construction industry.
5 Pipe is sold to contractors for various construction
6 projects. For the most part, almost exclusively, the
7 work that is done there is sorting, storage and the
8 sale of pipes. The only additional activity I
9 believe that takes place there is some occasional
10 light fabrication of the pipes. That light
11 fabrication consists simply of cutting the pipes as
12 required for different customers.

13 We provided a site plan diagram of the
14 lot located at 1535 Broadway. The boundaries of the
15 lot are east to west. The boundaries are Broadway
16 and South 4th Street, north and south. Whitman
17 Avenue is the northern border. Jackson Street is the
18 southern border. The entire lot consists of 5.753
19 acres of open space which is predominately where the
20 work is done for the pipe yard. On site as well is a
21 4,000 square foot garage and a 21,200 square foot
22 warehouse.

23 As I mentioned, Mr. Appleton is here. If
24 you want to swear Mr. Appleton, I could take
25 additional testimony from him regarding operations of

1 the pipe yard and proceed as you choose.

2 MR. BURNS: Very good. Mr. Appleton, can
3 you raise your right hand, please, sir?

4 MR. APPLETON: Yes.

5 - - -

6 ANDREW APPLETON, having first been duly
7 sworn, was examined and testified as follows:

8 - - -

9 MR. BURNS: Full name and address for the
10 record.

11 MR. APPLETON: Andrew Appleton. Do you
12 want the business address or my personal address?

13 MR. BURNS: Your choice. Business
14 address is fine.

15 MR. APPLETON: 1555 Miller Road 1,
16 Houston, Texas 77049.

17 MR. BURNS: Very good. This is a
18 courtesy review so we don't have any professionals
19 to provide any testimony on this. So we're just
20 looking for you to give a general overview of what
21 you're proposing so the Board has an understanding.
22 We don't vote on these. We don't pass a Resolution.
23 We can make recommendations that we hope you'll
24 consider if there are any. But that being said,
25 you've been sworn. And, Counsel, if you have direct

1 questions, you're free to ask.

2 MR. BODNAR: Thank you very much.

3 So, Mr. Appleton, what are the days and
4 hours of operations of the pipe yard?

5 MR. APPLETON: Monday through Friday, we
6 operate from eight o'clock to six o'clock, 8:00 a.m.
7 to 6:00 p.m. And on Saturday we operate from
8 9:30 a.m. to 3:30 p.m. or 9:00 to 3:30.

9 MR. BODNAR: How many employees do you
10 have on-site working there?

11 MR. APPLETON: Five.

12 MR. BODNAR: What type of equipment do
13 they use on the site?

14 MR. APPLETON: As far as heavy equipment
15 goes, there's a John Deer forklift. That's what we
16 use to move the pipes around. And then the other
17 equipment would be just blow torches and that's what
18 we cut the pipe with. So these pipes come and
19 sometimes they're threaded on the ends, male and
20 female ends, and we just cut those ends off and that
21 goes through a scrap dumpster. And then that's about
22 all the fabrication that's done to the pipes on the
23 site. Other than that, it's completely just a
24 storage location.

25 We import pipes through the South Jersey

1 Port who we lease the property from. The Port is
2 off-loaded off the vessels on to the Port under the
3 quay side. It's taken by flatbed truck from the quay
4 side to our yard where it's stored. And then when we
5 get an order from the customer, we load it back on a
6 flatbed and we take it to Pennsylvania or New York
7 City or DC or wherever it may be. But essentially,
8 it's a lay-down storage facility.

9 MR. BODNAR: And the facility itself, how
10 is it secured?

11 MR. APPLETON: It's secured by a fence, a
12 chain link fence with barbed wire.

13 MR. BODNAR: And is there any shielding
14 of the contents of the pipes from the street area?

15 MR. APPLETON: Yes, the entire yard is
16 covered with a green heavyweight sheathing so that
17 you can't see through it and see the operations.

18 MR. BODNAR: And when the lot is closed,
19 is it gated and locked?

20 MR. APPLETON: Yes, it is.

21 MR. BODNAR: And as far as your
22 operation, I mean, you've indicated, so you receive
23 the pipes, you sort the pipes, and then you sell the
24 pipes to customers. So when you sell pipes to
25 customers, you have some type of -- what's your

1 procedure as far as how you go about loading the
2 pipes or how customers load the pipes to transport
3 off the grounds?

4 When the trucks comes in, there's a
5 portion of the area that when started that's already
6 been asphalted and paved and then there's a portion
7 that's more of a gravel and dirt and fill. We keep
8 the semi-trucks on the asphalt portion where they're
9 loaded so as to not kick up any dust or anything like
10 that. So we just take the pipes from the yard and
11 then load them on the trucks and they circle the
12 warehouse which is vacant and then they exit the
13 property.

14 MR. BODNAR: So you have a designated
15 loading zone; is that correct?

16 MR. APPLETON: That's correct.

17 MR. BODNAR: And you use that -- and it's
18 on the asphalt area and that helps make the whole
19 procedure efficient and safe; is that correct?

20 MR. APPLETON: That's correct.

21 MR. BODNAR: And you said that you use
22 that the equipment that you use are forklifts. Is
23 your procedure, the trucks go through the gate, they
24 proceed to a designated loading zone, the pipes are
25 loaded with a forklift on to the trucks or on to the

1 trailers and then taken off-site?

2 MR. APPLETON: That's correct. These are
3 flatbed semi-trucks so that the flatbed trailers,
4 they got what are called pipe stakes on them which
5 are four beams which stick up on the ends. The pipes
6 fit down on to the trailer and they're secured into
7 place with either boarding or straps and they're tied
8 down and that's when they would exit the facility.

9 MR. BODNAR: The warehouse that's on the
10 lot, does your business utilize the warehouse?

11 MR. APPLETON: No.

12 MR. BODNAR: How about the garage, do you
13 utilize the garage?

14 MR. APPLETON: We do. We use the garage
15 for the storage of the forklifts and then other
16 equipment that we need to lock up at night; just our
17 day-to-day tools, our torches and things like that.
18 That all gets locked up there.

19 MR. BODNAR: Have you made any changes to
20 those buildings since you leased this property from
21 South Jersey Port Corporation?

22 MR. APPLETON: No.

23 MR. BODNAR: Mr. Chairman, I don't have
24 any other questions for Mr. Appleton, If the Board
25 has any questions for him, I present him to you.

1 CHAIRMAN DEJESUS: Anyone from the Board
2 have any questions that relates to this applicant who
3 is trying to establish his proposed use of this
4 property on Broadway, any Board member? Not hearing
5 any, is there anyone -- let's open to the public.
6 Anyone from the public has any issues or questions
7 that relate to this subject?

8 DR. WILLIAMS: Mr. Chair, I don't see any
9 hands up at this time.

10 MR. BURNS: Mr. Chairman, I have one
11 question I wanted to clarify with your permission.

12 CHAIRMAN DEJESUS: Sure.

13 MR. BURNS: Mr. Appleton, you indicated
14 this is a lease, correct, you're leasing the
15 property?

16 MR. APPLETON: That's correct. The
17 property is owned by The South Port Corporation.

18 MR. BURNS: I don't need to get into the
19 particulars obviously of your lease. That's
20 between you and South Jersey Port. I'm just
21 wondering, in a general sense, is it a long-term
22 lease, short-term lease? What are you looking
23 timewise?

24 MR. APPLETON: Our plan is to stay as
25 long as they'll have us. We've got a good

1 relationship with the Port. We've been able to work
2 with them. I think they're planning on trying to
3 acquire more property in the area for improvements
4 and such. And they've actually asked us to comment
5 on what we're doing in our plans and we've indicated
6 to them that we'd like to stay and like to continue
7 our business there. I think the lease is coming up
8 with an option to extend it and we'll try to get it
9 as longterm as we possibly can.

10 MR. BURNS: So you've been you operating
11 there for a while?

12 MR. APPLETON: Yes, sir.

13 MR. BURNS: And you employ local people
14 from Camden and the surrounding?

15 MR. APPLETON: Yes. Our site operations
16 manager has moved from Houston up to Camden and then
17 he has employed four local people to help him out.

18 MR. BURNS: Thank you. I have no further
19 questions, Mr. Chairman.

20 CHAIRMAN DEJESUS: I don't have any
21 further questions at this immediate moment. I've
22 seen the location. I know the area and have gone by
23 there several times and I've seen the operation is
24 very clean and well-organized. I have nothing more
25 to say. If Mr. Bodnar has no more further questions

1 or response, I guess we're finished with this review.

2 MR. BODNAR: Nothing from me. Thank you
3 very much, Mr. Chairman.

4 MR. BURNS: Thank you.

5 CHAIRMAN DEJESUS: Mr. Appleton, thank
6 you for coming in and explaining your operation.
7 Good luck to you.

8 MR. APPLETON: Thank you for having me.
9 I really appreciate it.

10 CHAIRMAN DEJESUS: You're welcome.

11 The only thing remaining is the Adoption
12 of the Following Resolutions. Jim, you want to do
13 that?

14 MR. BURNS: Sure. Thank you,
15 Mr. Chairman.

16 The Resolutions are: Alex Ramos is a
17 Certificate of Appropriateness, 2857 Yorkship Square.

18 Yen Nguyen, also a Certificate of
19 Appropriateness, 1172 Collings Road.

20 Hong Zhang, Certificate of
21 Appropriateness, 317 N. 2nd Street.

22 Then we have, the Lady of Lourdes has
23 been continued obviously until April.

24 We had an extension of time that was
25 approved for CCIA Athletic Fields.

1 I believe those are the only Resolutions
2 that we need to approve, Mr. Chairman, just those
3 Certificates of Appropriateness and the CCIA Athletic
4 Fields which was done last month. So it's just the
5 Certificates of Appropriateness.

6 CHAIRMAN DEJESUS: Then I will need a
7 motion to approve these Resolutions. Can I have a
8 vote, please.

9 COUNCILWOMAN REYES MORTON: Motion.

10 VICE-CHAIRMAN LEE: Second.

11 MS. MILLER: Roll call. Jose DeJesus.

12 CHAIRMAN DeJESUS: Yes.

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. Stephens.

22 MR. STEPHENS: Yes.

23 MS. MILLER: Motion carried to approve.

24 Thank you.

25 CHAIRMAN DEJESUS: On my behalf, I'm

1 going to tell you the Board that April 13th is not
2 going to be feasible for me to attend the meeting.
3 It's the very last week of tax season so, therefore,
4 I won't be attending April's meeting. So I leave
5 that to the rest of the Board members especially Mr.
6 Lee. Thank you very much.

7 MR. BURNS: Mr. Chairman, can I add one
8 thing?

9 CHAIRMAN DEJESUS: God bless everyone and
10 I'll see you in May. We need a motion to adjourn.

11 MR. BURNS: Before we do that,
12 Mr. Chairman, I just wanted to make something clear
13 for the Board. Steve, can you put yourself on mute.
14 I can hear a lot of background noise.

15 When Virtua comes back, you all
16 understand, this is a going concern. Their
17 operational. It's a benefit to the community and all
18 that. Hopefully, they sit down and they work these
19 issues out. It sounds to me like it's just the trash
20 that needs to be addressed. If they're hiring people
21 or if they're doing all of that, that's the type of
22 response you want to hear.

23 If the neighbors aren't 100 percent
24 satisfied, it's not a reason to necessarily deny the
25 application. I just want to make that clear.

1 They're taking steps, it looks like, to try to
2 address a lot of these concerns with these
3 compactors. If they come in under the state
4 requirements or meet the state requirements for
5 noise, that's all they're obligated to do. And I'm
6 hoping that maybe the neighbors will encourage them
7 to do more plantings, move the fence, do whatever.
8 But I just want to be clear on that. It's a pretty
9 straightforward application for Virtua. Ed, do you
10 disagree?

11 DR. WILLIAMS: I agree totally.

12 CHAIRMAN DEJESUS: I want to make sure
13 that my part as the chairman that everybody
14 understands our job is not only just to hear the
15 public and appreciate their output, but there are
16 certain rules that comply to us in reference to the
17 law and how we have to implement them. So be careful
18 and understand the facts. It's great to try to help
19 the community but we also have to help businesses as
20 well.

21 MR. BURNS: These neighbors have
22 legitimate concerns. No question about it. And the
23 ladies were very nice. They handled themselves very
24 well. It sounds like a nice neighborhood back there.

25 CHAIRMAN DEJESUS: Did you believe that

1 you need to make sure that this is totally satisfied.
2 And make sure that when you do vote and make a
3 decision, that you're understanding all the concerns
4 that the community has. I just need a motion to
5 close now.

6 COUNCILWOMAN REYES MORTON: Motion to
7 adjourn.

8 MR. LEONARD: Second.

9 CHAIRMAN DEJESUS: Roll call.

10 MS. MILLER: Jose DeJesus.

11 CHAIRMAN DeJESUS: Yes.

12 MS. MILLER: Mr. Lee.

13 VICE-CHAIRMAN LEE: Yes.

14 MS. MILLER: Director Walker.

15 DIRECTOR WALKER: Yes.

16 MS. MILLER: Mr. Leonard.

17 MR. LEONARD: Yes.

18 MS. MILLER: Councilwoman Reyes Morton.

19 COUNCILWOMAN REYES MORTON: Yes.

20 MS. MILLER: Motion to adjourn. Thank
21 you and all have a good night.

22 - - -

23 - - -(*Meeting concluded at 7:48 p.m.*)

24

25

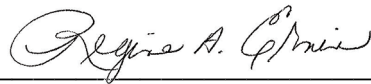
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