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PLANNING BOARD
CITY OF CAMDEN

THURSDAY, APRIL 13, 2023

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

BOARD MEMBERS PRESENT:

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

ANGELA MILLER, PLANNING BOARD SECRETARY

KYLE EINGORN, ESQ. ATTORNEY FOR THE BOARD

DENA MOORE JOHNSON, PE, CME, BOARD ENGINEER REMINGTON & VERNICK ENGINEERS
DR. EDWARD C. WILLIAMS, PP, ASIP, CSI, AHP,CZO, DIRECTOR OF PLANNING & DEVELOPMENT & SECRETARY HISTORIC PRESERVATION COMMISSION

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1 VICE-CHAIR LEE: Good evening. Okay. The

2 meeting shall now come to order by the direction of

3 the Planning Board Chairman Jose DeJesus, Jr., of

4 the City of Camden. There will be a regularly

5 scheduled meeting held on Thursday, April 13, 2023,

6 at 6:00 p.m.

7

8 Since the City of Camden remains under a

9 declaration of a Health Emergency related to the

10 COVID-19 virus, City Hall is open. Therefore, this

11 regularly scheduled meeting will be conducted as a

12 virtual meeting via remote conferencing platform,

13 Zoom. Instructions on accessing this virtual

14 regular scheduled meeting can be found on the City

15 of Camden's website www.ci.camden.nj.us.

16

17 Reading of the opening statement.

18 **MS. MILLER:** Okay. Good evening.

19 Adequate notice of this meeting has been provided in

20 accordance with the Open Public Meeting Act. The

21 Camden City Planning Board adopted a Resolution

22 approving the schedule of regular meetings to be

23 held during the year of 2023 by one posting, a copy

24 thereof on the bulletin boards reserved for such

25 purpose in the Office of City Clerk, City Hall,

first floor, Camden, New Jersey; two, transmitting a copy thereof to the Courier Post and to the

5	<p>1 Philadelphia Inquirer. These newspapers have been 2 designated by this Board to receive same; and three, 3 filing a copy thereof with the City Clerk, City of 4 Camden, New Jersey. The subject meeting was 5 publicized on April 10th, 2023. 6 VICE-CHAIR LEE: Okay. Thank you. Roll 7 call, please. 8 MS. MILLER: Thank you. 9 Jose DeJesus? 10 (No response.) 11 MS. MILLER: Steven Lee? 12 VICE-CHAIR LEE: Here. 13 MS. MILLER: Mayor Victor Carstarphen? 14 (No response.) 15 MS. MILLER: Director Keith Walker? 16 DIRECTOR WALKER: Present. 17 MS. MILLER Ian Leonard? 18 MR. LEONARD: Here. 19 MS. MILLER: Councilwoman Reyes-Morton? 20 COUNCILWOMAN REYES: Here. 21 I'm sorry. Correction. Reyes. I 22 apologize. 23 COUNCILWOMAN REYES: That's okay, Angela. 24 MS. MILLER: Aaron Stephens? Is Aaron 25 Stephens on?</p>	7	<p>1 MS. REYES: Yes. 2 MS. MILLER: Omari Thomas? 3 MR. THOMAS: Yes. 4 MS. MILLER: Motion carried to approve. 5 Thank you. 6 VICE-CHAIR LEE: At this time we have the 7 swearing in of our professionals and Planning Board 8 staff. 9 MR. EINGORN: Raise your right hands, 10 please: 11 Do you swear the testimony you will 12 provide today to the planning board will be nothing 13 but the truth? 14 MS. MOORE: I do. 15 DR. WILLIAMS: I affirm 16 VICE-CHAIR LEE: Okay. Dr. Williams, is 17 there a Director's report? 18 DR. WILLIAMS: Yes, there is. (Inaudible) 19 COURT REPORTER: Dr. Williams, I can't 20 hear you. 21 DR. WILLIAMS: Okay. Can you hear me? 22 COURT REPORTER: Yes. 23 DR. WILLIAMS: Okay. Vice Chair, Members 24 of the Board, two things of note: One is the 25 financial disclosure reports are due by the end of</p>
6	<p>1 (No response.) 2 VICE-CHAIR LEE: Not on. 3 MS. MILLER: Thank you. 4 Mr. Omari Thomas? 5 MR. THOMAS: Here. 6 MS. MILLER: Mr. Raschid Humphrey? 7 (No response.) 8 MS. MILLER: No Mr. Humphrey? 9 VICE-CHAIR LEE: I don't see him on there. 10 MS. MILLER: Thank you. Brenda Fraction? 11 (No response.) 12 MS. MILLER: Thank you. 13 VICE-CHAIR LEE: Thank you. Okay. At this 14 time I need a motion for the approval of last 15 month's minutes. 16 MR. LEONARD: So moved. 17 MS. REYES: Second. 18 VICE-CHAIR LEE: Okay. Roll call. 19 MS. MILLER: Steven Lee? 20 VICE-CHAIR LEE: Yes. 21 MS. MILLER: Director Walker? 22 DIRECTOR WALKER: Yes. 23 MS. MILLER: Ian Leonard? 24 MR. LEONARD: Yes. 25 MS. MILLER: Councilwoman Reyes?</p>	8	<p>1 the month. I believe the City Clerk's office 2 through the Board Secretary have sent out or will 3 send out the disclosure form for you to fill out. 4 Just keep in mind failure to do so result in fines 5 per day. If you have any questions, contact the 6 Board Secretary, or if she's not available, contact 7 the Clerk's office to ensure that you are able to 8 get those forms complete in time to avoid any fines 9 and penalties. 10 The second thing is with reference to 11 agenda-items of Vice Chair, we have one applicant 12 that's responsible for -- under new business -- 13 A through F. If we can have Dr. Jack O'Burn -- when 14 we get to that point -- to speak on all the signs 15 that are being proposed. And then with the Board's 16 consideration, and as the public's comment, approve 17 them in block. 18 VICE-CHAIR LEE: Okay. That would be 19 great. 20 COURT REPORTER: Sorry. There is 21 feedback. 22 DR. WILLIAMS: I think it's from me, Mr. 23 Lee. 24 VICE-CHAIR LEE: Again, as the court 25 reporter indicated, to keep this moving smoothly, if</p>

9	<p>1 you are not speaking, please keep yourself on mute</p> <p>2 so we can keep the static down, please. Thank you.</p> <p>3 DR. WILLIAMS: Board Secretary, could you</p> <p>4 read the first item, please. The first item.</p> <p>5 Angela.</p> <p>6 MS. MILLER: "A. Certificate of</p> <p>7 Appropriateness re: Camden County Historical</p> <p>8 Society, 1900 Park Boulevard. The Applicant is</p> <p>9 proposing Signage. (Parkside.)"</p> <p>10 DR. WILLIAMS: Dr. O'Byrne, are you</p> <p>11 present tonight?</p> <p>12 Dr. O'BYRNE: Yes, I am</p> <p>13 DR. WILLIAMS: Vice-Chair, Members of the</p> <p>14 Board, the Applicant, Dr. O'Byrne will speak in</p> <p>15 reference to items A through F under "new business."</p> <p>16 Again to all of those who are on the</p> <p>17 meeting call, can you please mute yourselves so</p> <p>18 there is to avoid any feedback or background noise.</p> <p>19 Thank you.</p> <p>20 (Discussion held off the record.)</p> <p>21 MR. EINGORN: Dr. O'Byrne, can you hear me?</p> <p>22 Dr. O'Byrne: Yes. My name is Jack O'Burn</p> <p>23 and --</p> <p>24 MR. EINGORN: Can you raise you right hand</p> <p>25 for me, please?</p>	11	<p>1 The first sign is at the Camden County</p> <p>2 Historical Society, that's Pamona Hall. The</p> <p>3 Hessians after being defeated in Red Bank met up</p> <p>4 with the British here. There are four in North</p> <p>5 Camden, where you had a scrimmage between the</p> <p>6 Americans and the Hessians and the British. Also</p> <p>7 when the British evaluated Philadelphia they came</p> <p>8 through Coopers Ferry and basically went up Haddon</p> <p>9 Avenue which was then called "Ferry Road."</p> <p>10 The first on North 10th Street, that's in</p> <p>11 front of the ball field there, along the sidewalk</p> <p>12 outside of the gates. At that location on the</p> <p>13 Cooper River, there was militia, and there was a</p> <p>14 battle right there. And the Americans didn't do so</p> <p>15 well. 12 were killed, and 37 were captured.</p> <p>16 Moving on, 640 Eerie Street is the ruins</p> <p>17 of the Joseph Cooper House. The 60 Erie Street is</p> <p>18 the Benjamin Cooper Tavern, which we are working on</p> <p>19 to turn that into the American Revolution of</p> <p>20 Southern New Jersey. We hope to start construction</p> <p>21 in June or July.</p> <p>22 The last two, there's a median where Main,</p> <p>23 Elm and North Third meet. And that's where General</p> <p>24 Casimir Pulaski and General Anthony Wayne first</p> <p>25 attacked the British right around that location, and</p>
10	<p>1 Do you swear or affirm the testimony you</p> <p>2 will provide to the Planning Board tonight be true</p> <p>3 and nothing but the truth?</p> <p>4 DR. O'BYRNE: Yes.</p> <p>5 MR. EINGORN: State your name and address</p> <p>6 for the record, please?</p> <p>7 DR. O'BYRNE: Jack O'Byrne, 290 New Jersey</p> <p>8 Avenue, Haddon Township.</p> <p>9 MR. EINGORN: Thank you.</p> <p>10 DR. O'BYRNE: My name is Jack O'Byrne. I'm</p> <p>11 the Executive Director of the Camden County</p> <p>12 Historical Society in Parkside.</p> <p>13 Before you we have items A through F 6,</p> <p>14 "Crossroads of the Revolution Signs.</p> <p>15 Two years ago, Camden County Historical</p> <p>16 Society was given \$150,000 Grant from the American</p> <p>17 Battlefield Protection Program. It has been matched</p> <p>18 by the County in three successive \$50,000 Grants.</p> <p>19 And we are putting up 34 historic interpretive signs</p> <p>20 related to important history that happened in the</p> <p>21 location of the signs or historic sites.</p> <p>22 Of the 34, Camden is designated for the</p> <p>23 most signs because it basically has the most history</p> <p>24 followed by Haddonfield, Gloucester City, and then</p> <p>25 Cherry Hill.</p>	12	<p>1 drove them back to Coopers Ferry coming from Cherry</p> <p>2 Hill and Haddonfield.</p> <p>3 The last being, Two Riverside Drive, near</p> <p>4 a planter between the two buildings at that</p> <p>5 location.</p> <p>6 These signs are also connected to three</p> <p>7 mobile audio tours; two of which will start and end</p> <p>8 at the Two Riverside Drive; one related to the</p> <p>9 British evacuation of Philadelphia; the second being</p> <p>10 the Battle of Camden or Scrimmage at Coopers Ferry.</p> <p>11 These signs are designed to provide our residents</p> <p>12 and visitors with knowledge of the little men</p> <p>13 history. We've had American Revolution here in</p> <p>14 Camden and Camden County and moving towards the</p> <p>15 America's 250th Anniversary in three years. We hope</p> <p>16 to be able to bring in heritage tourists when</p> <p>17 they're visiting Philadelphia to come spend their</p> <p>18 money here in Camden, Camden County.</p> <p>19 DR. WILLIAMS: Mr. Vice Chair?</p> <p>20 VICE-CHAIR LEE: Yes</p> <p>21 DR. WILLIAMS: By way of the record, the</p> <p>22 items from A to F are approved by the Historic</p> <p>23 Preservation. (Inaudible)</p> <p>24 COURT REPORTER: I didn't hear.</p> <p>25 VICE-CHIAR LEE: Now open to the public?</p>

13

1 Os anybody else there, Dr. Williams?
 2 **DR. WILLIAMS:** There are no hands I see.
 3 VICE-CHAIR LEE: Okay. Seeing none, and
 4 hearing none, we have motion, correct?
 5 **DR. WILLIAMS:** Correct.
 6 **MR. LEONARD:** So moved.
 7 **DR. WILLIAMS:** So moved. Roll call.
 8 **MS. MILLER:** Roll call. Mr. Steven Lee.
 9 VICE-CHAIR LEE: Yes.
 10 **MS. MILLER:** Director Keith Walker?
 11 **DIRECTOR WALKER:** Yes
 12 **MS. MILLER:** Ian Leonard.
 13 **MR. LEONARD:** Yes.
 14 **MS. MILLER:** Councilman Reyes.
 15 **COUNCILMAN REYES:** Yes
 16 **MS. MILLER:** Mr. Thomas?
 17 **MR. THOMAS:** Yes
 18 **MS. MILLER:** Motion carried to to approve.
 19 Thank you.
 20 **JACK O'BYRNE:** Thank you very much
 21 **MS. MILLER:** Moving on to the next item.
 22 (G) Preliminary & Final Site Plan for
 23 Virtua Our Lady of Lourdes Hospital, Inc., 1600
 24 Haddon Avenue. They are being continued to May 11th,
 25 2023. They asked to be continued to the May

14

1 meeting.
 2 Next item: Capital Courtesy Review
 3 regarding New Jersey Economic Development Authority
 4 (NJDEA)-Cooper's Poynt Waterfront Park & Roads
 5 Project, Delaware Avenue & State Street. The
 6 Applicant is proposing a subdivision to create three
 7 new lots (parcels A, B, C and right of way.
 8 Is anyone here for the Courtesy Review for
 9 NJEDA? Doctor, do you see anybody on?
 10 **DR. WILLIAMS:** There is no one on. You
 11 can move on.
 12 **MS. MILLER:** Next item. (I) Preliminary &
 13 Final Site Plan for Urban Development Partners, LLC
 14 (Lanning Square Court) 439 West Street, and various
 15 addresses. Block 185; Lot(s) 2 through 4 and 7
 16 through 30.
 17 The Applicant is proposing an apartment
 18 complex of 80 units per acre, a private garage,
 19 courtyard, recreation area, and other site
 20 improvements.
 21 Is someone here for that application?
 22 **MR. BARON:** Yes. Can you hear me?
 23 **MS. MILLER:** Yes, Hi, Mr. Baron, how are
 24 you?
 25 **MR. BARON:** I'm very good, Ms. Miller.

15

1 How are you?
 2 **MS. MILLER:** I'm good. Thank you.
 3 **MR. BARON:** Good. And I hope all the board
 4 members are well.
 5 I'm Jeff Baron. I'm an Attorney at Law
 6 admitted to practice in New Jersey. I'm
 7 representing the Applicant, Urban Development
 8 Partners. This is the Lanning Square Redevelopment.
 9 It is Block 185, Lots 2, 4, and 7 through 30. It's
 10 between West and 4th -- in that area. And it is
 11 combined between the project we are going to present
 12 to you tonight. And there's an existing basketball
 13 court and a wallboard -- I always get this wrong --
 14 a wall ball court that are run by the City of Camden
 15 and are owned by the City of Camden. We are not
 16 intruding into that space. And you'll hear more
 17 about that as we continue in the application.
 18 I have with me this evening Joe Raday, who
 19 is our Engineer. And he will be giving engineering
 20 testimony. And he will also be giving some planning
 21 testimony on variances.
 22 And I also have our Architect, John
 23 Saracco, who will be giving architectural testimony.
 24 And Mr. Eingorn, I don't know if you want
 25 to swear them now or as they testify.

16

1 **MR. EINGORN:** Why don't we swear them now?
 2 **MR. BARON:** Sure.
 3 **MR. EINGORN:** If you can raise your right
 4 hand, please:
 5 Do you swear or affirm that the testimony
 6 you will provide to the planning board tonight is
 7 true and nothing but the truth?
 8 **JOSEPH RADAY:** I do.
 9 **MR. EINGORN:** Mr. Saracco, you're muted,
 10 sir.
 11 **JOHN SARACCO:** I did.
 12 **MR. EINGORN:** As you call your witnesses,
 13 if you can just have them put their names and
 14 addresses and qualifications on the record, Mr.
 15 Baron.
 16 **MR. BARON:** I will. Thank you, Mr.
 17 Eingorn. Nice to see you, too.
 18 So this is a proposal actually on the
 19 plans. It's an 84-residential multi-family units.
 20 As you probably all know, it's very significant for
 21 a need for these units throughout Camden, especially
 22 in this area.
 23 It involves the units, a courtyard, and an
 24 underground garage that has 87 spaces. We'll talk
 25 more about that because we do require an RSIS Waiver

<p style="text-align: right;">17</p> <p>1 from the Board. We're requesting approval from your 2 standpoint. And then we would have to get it 3 approved by New Jersey Community -- Department of 4 Community Affairs. 5 This is going to take us a while to get 6 through everything. So rather than spend a lot of 7 time with me talking, I'll go right into the 8 presentation, if that's acceptable to the Vice 9 Chair. 10 And I call Joseph Raday as my first 11 witness. 12 MR. BARON: Joe, would you be kind enough 13 to tell us who you work for and in what capacity, 14 your address, and we'll get going? 15 MR. RADAY: My name is Joe Raday. I'm a 16 Registered Professional Engineer in the State of New 17 Jersey. I work for Pennoni. And our address is 18 2 Aquarium Drive, Suite 300, Camden, New Jersey. 19 MR. BARON: Joe, what licenses do you hold 20 in the State of New Jersey? 21 MR. RADAY: Professional Engineer's 22 license. 23 MR. BARON: And is that in good standing 24 and current? 25 MR. RADAY: Yes.</p>	<p style="text-align: right;">19</p> <p>1 condition. 2 MR. RADAY: Right. So, the, you know, the 3 site is located at the Lanning Square area. And 4 it's located at the intersection of Washington 5 Street, West Street and Berkley. 6 Currently in the existing conditions 7 there's 22 two-story residential buildings on site 8 which will be demolished as part of this 9 development. Two structures will remain on 10 Block 185, Lots 5 and 6, and that's on Washington 11 Street. 12 As our Attorney had mentioned, the 13 fourth -- the Fourth and Washington Street downtown 14 handball court is located west of the property. 15 The project consists of an 84-unit 16 apartment complex. They will have frontage on 17 Washington Street, West Street, Berkley. 18 Access to the building will be through the 19 front entrance off of West Street. Deliveries will 20 be off of Berkley Street. And the entrance to the 21 underground garage will occur off of Washington 22 Street, which is the top of the plans. 23 The proposed development will consist of a 24 four-story apartment complex consisting of six 25 studio apartments, 27 one-bedroom apartments,</p>
<p style="text-align: right;">18</p> <p>1 MR. BARON: Okay. Tell us, if you would, 2 what you did as part of your work on the 3 application? 4 MR. RADAY: So we prepared the land 5 development package that was submitted to the City 6 of Camden, including a survey, and the site 7 planning, grading plan, landscape plans, et cetera. 8 MR. BARON: Is it possible for control to 9 be shared with Mr. Raday so he can bring up the site 10 plan? 11 DR. WILLIAMS: Absolutely. 12 MR. BARON: Thank you. Great. 13 So Joe, what sheet is this that you have 14 up? The Board can't see it because that info gets 15 cut off. 16 MR. RADAY: That is our general development 17 plan that shows, you know, the outline of the 18 proposed building and the courtyard. 19 MR. BARON: Would you be kind enough to 20 walk the Board around the site? In other words, 21 what I'd like you to do is take us down Berkley 22 Street, take us down West Street, 4th Street and 23 also Washington Street, and explain to the Board 24 what's located on each of those, and what, if 25 anything, is going to change from the current</p>	<p style="text-align: right;">20</p> <p>1 32 bedroom apartments, 11 two-bedroom duplex 2 apartments, seven three-bedroom apartments, and 3 three-bedroom duplex apartments. 4 Utilities for the project will be off of 5 Berkley Street on the west-hand side. And as 6 I stated before, the entrance to the garage will be 7 off of Washington Street on the west side. 8 MR. BARON: Joe, as part of the 9 development, we will be providing 20 percent 10 affordable housing -- is that correct -- to satisfy 11 the planned -- the Camden requirement for 12 affordable housing? 13 MR. RADAY: Yes. 14 MR. BARON: okay. Let's talk about how -- 15 well let's talk about one other thing before you 16 start talking about how the site will function. 17 Can you explain to the Board what exists 18 between 4th Street and the perimeter of our 19 property? 20 MR. RADAY: Are you talking about to the -- 21 oh, okay. I'm sorry. That's the existing Camden 22 playground. It consists of basketball courts and 23 the handball courts. 24 MR. BARON: Is there any change that's 25 proposed to that?</p>

21

1 **MR. RADAY:** No, none at all.
 2 **MR. BARON:** It's not part of the property
 3 that we're acquiring from the City; is that correct?
 4 **MR. RADAY:** That is absolutely correct.
 5 **MR. BARON:** Okay. Let's talk about parking.
 6 You mentioned a parking garage. Where is
 7 the garage located?
 8 **MR. RADAY:** So the garage is located
 9 underneath of the building. And it's going to
 10 consist of 84 parking spaces in the underground
 11 garage.
 12 Additional off-street parking would be
 13 available along the three street frontages of the
 14 property. And we estimate that to be approximately,
 15 you know, 27 spaces based on the City Ordinance
 16 requirement of 23-foot long parking space.
 17 **MR. BARON:** Which is also the RSIS
 18 standard, the 23 feet, correct?
 19 **MR. RADAY:** Correct.
 20 **MR. BARON:** Okay. So we have a shortage of
 21 parking; is that right?
 22 **MR. RADAY:** Correct. Approximately 48
 23 spaces.
 24 **MR. BARON:** And I will alert the Board --
 25 and I think that Dr. Williams can confirm -- that we

22

1 have been in contact with the Camden Parking
 2 Authority. And we are negotiating to obtain the
 3 additional spaces that we are short, so that we will
 4 provide the required number of parking spaces.
 5 Negotiations at this time are largely
 6 centered around where they will be located, because
 7 sensitive to comments we received from Dr. Williams
 8 and staff, we wanted to get those spaces as close to
 9 possible to the facility. So we're working that
 10 out. And soon as we know the exact locations, of
 11 course we'll tell the Board, but we are agreeing to
 12 provide the required number of spaces. So
 13 technically we don't even need the waiver. We
 14 applied for it before we had a tentative agreement
 15 with the parking authority to provide that parking.
 16 **MR. BARON:** Joe, let's quickly talk about
 17 some operational issues with the facility and then
 18 we'll talk about the variances.
 19 How much -- is there any unusual noise to
 20 be created by this facility?
 21 **MR. RADAY:** No. It's a -- it's going to
 22 be a residential complex. You know, motor vehicles
 23 will be, you know, parked underneath the garage. So
 24 we don't anticipate any unnecessary noise from this
 25 complex.

23

1 **MR. BARON:** Let's talk about bicycle
 2 traffic. We are providing availability for
 3 bicycles. Can you explain to the Board how they
 4 access the site and where they're stored, please?
 5 **MR. RADAY:** Yes. So the underground
 6 garage has several -- several areas for mechanical
 7 and trash collection, and for storage, and also for
 8 bike storage. And residents for the complex will
 9 enter -- enter the building with their bikes off of
 10 Berkley Street through a doorway that will take them
 11 to an elevator, which will then, you know, lower
 12 down to the first level of the garage. And they
 13 will store their bikes in the inside of that storage
 14 unit.
 15 **MS. MOORE:** Did you want to put the, you
 16 know, the general testimony on record so we can go
 17 to the letter and get the specifics?
 18 **MR. BARON:** Sure.
 19 **MS. MOORE:** That's fine. If you wanted to
 20 continue with anything general.
 21 **MR. BARON:** I'm happy to address your
 22 letter to deal with -- as you call it -- specifics,
 23 that's fine with me. But I guess we should put in
 24 the testimony for variances, although you called
 25 them out.

24

1 **MS. MOORE:** Right. I mean the Board and
 2 the public really don't know about this, the
 3 specific variances that are required until I get to
 4 them in the letter. I just thought it would be a
 5 good time to probably go to the letter.
 6 **MR. BARON:** I agree. I'm happy to go to the
 7 letter whenever you want to go to the letter.
 8 **MS. MOORE:** Okay.
 9 **MR. EINGORN:** We usually get the variance
 10 testimony in response to the request in the letter.
 11 We'll get it as we go.
 12 **MS. MOORE:** Mr. Vice Chair, I'm referring
 13 to Remington and Vernicks' letter dated March 3rd,
 14 2023. And starting on page 2 -- I'm sorry -- okay
 15 -- starting on page 2 of the survey was prepared by
 16 Mr. Ludwick, if that plan can be signed and sealed.
 17 And also the Community Impact Statement, if that
 18 could be sealed.
 19 **VICE-CHAIR LEE:** Yes. Sure.
 20 **MS. MOORE:** Okay. The area of all
 21 requirements, we do mention de minimis exception for
 22 the parking, but when I listened to the testimony it
 23 seemed as though I had different numbers for the
 24 units than Mr. Raday.
 25 So are there 33 one-bedroom units --

25

1 MR. RADAY. Um --

2 MS. MOORE: -- if you can repeat, sir,

3 that; we can probably redo our estimation for

4 parking.

5 MR. RADAY: Yes. So there is going to be

6 six studio apartments.

7 MS. MOORE: Okay.

8 MR. RADAY: 27 one-bedroom apartments; 30

9 two-bedroom apartments; 11 two-bedroom duplexes.

10 MS. MOORE: What does that mean,

11 "two-bedroom duplexes"?

12 MR. RADAY: I have to refer to the

13 architect on that.

14 MS. MOORE: Okay.

15 DR. WILLIAMS: I'm assuming, Joe, is it a

16 bilevel unit?

17 MR. RADAY: That would be a reasonable

18 assumption, yes.

19 MS. MOORE: Okay. Well, you know what, I'll

20 consider that just 41 two-bedroom. Okay. And maybe

21 what we have is correct.

22 And then the three bedroom?

23 MR. RADAY: There's seven three-bedrooms

24 and three three-bedrooms with the duplexes again.

25 MS. MOORE: Okay. Then the number that we

26

1 have on here is correct, because we would have

2 assumed a one bedroom for the studio.

3 MR. RADAY: Right.

4 MS. MOORE: All right. I'm sorry. It was

5 just confusing when I heard the testimony.

6 MR. RADAY: That's okay.

7 MS. MOORE: All right. Moving onto page 4,

8 if a street opening is necessary, this application

9 would be subject to the street opening permit

10 ordinance of the City. The City Engineer should be

11 contacted concerning the application of fees

12 involved for a street opening along any of the

13 roadways: Washington Street, Berkley Street or West

14 Street because they're all city rights-of-way.

15 MR. RADAY: We'll comply.

16 MS. MOORE: The site triangle for the

17 access drive with the underground parking garage at

18 Washington Street should be indicated on the site

19 plan.

20 MR. RADAY: We'll revise the site plan.

21 MS. MOORE: And the location of Fourth

22 Street should be corrected on the site plan parking

23 garage sheet. You'll correct that?

24 MR. RADAY: We'll revise the plan, yes.

25 MS. MOORE: Okay. And I do have notes.

27

1 Mr. Raday and I discussed the projects yesterday, I

2 believe, some of the comments we went through to

3 make sure that this meeting could go a little bit

4 quicker. So I do have -- I just need to put some of

5 your answers on the record.

6 So right now, per the RSIS, 162 parking

7 spaces are required. The Applicant proposes an

8 87-space on-site underground parking garage and

9 on-street parking for the remainder of the required

10 spaces.

11 Per Section 870-230.L: All required

12 parking spaces shall be on the same lot or tract of

13 land as the building as -- or use they serve. The

14 Applicant proposes on-street parking to meet their

15 requirements.

16 MR. BARON: Dena, if I can comment for a

17 minute on that --

18 MS. MOORE: Okay.

19 MR. BARON: I believe that the RSIS

20 controls, including where the spaces will be. And

21 there is a provision in the RSIS that the spaces

22 need not be on the same property as the use that it

23 serves. I am aware that your ordinance requires

24 that, but of course we know that RSIS supercedes the

25 requirements, at least as to parking. And so we

28

1 believe that our proposal to provide the spaces on

2 property other than ours complies with the law. And

3 we -- as I said, we will be happy to advise the

4 Board as to where those spaces are located as soon

5 as we have a final determination by the Camden

6 Parking Authority.

7 MS. MOORE: So then that just means that

8 you don't believe that you need a variance from the

9 ordinance for that, correct?

10 MR. BARON: I don't think we do. If you

11 disagree then we'll ask for it, because I think it's

12 pretty automatic, but I really think that the RSIS

13 controls. And I've had the same situation in other

14 municipalities. And generally speaking, they accept

15 that even though the ordinance requires that all

16 parking be on the same site, it doesn't need to be

17 because RSIS exempts that. Now that's only for

18 residential of course. It doesn't relate to

19 commercial.

20 MS. MOORE: Right. Okay. Well we will

21 not list it as a variance that's required then.

22 Per Section 870-230.N: Parking

23 requirements can be reduced if a transit stop is

24 provided, but that's not applicable in this

25 instance, correct?

1 **MR. EINGORN:** I'm sorry. I don't mean to
 2 interrupt.
 3 Does that mean that as a condition, if
 4 this is approved, as a condition of approval, the
 5 Applicant will provide a parking agreement for the
 6 additional spots; is that what we're discussing?
 7 **MR. BARON:** Yes, we will. I don't know
 8 when we'll have it, Mr. Eingorn, but when we have it
 9 we will provide it to the Board.
 10 **MR. EINGORN:** All right. And the applicant
 11 will agree that would be a condition of --
 12 **MR. BARON:** Yes. Absolutely. Otherwise
 13 we would have made it a variance.
 14 **MR. EINGORN:** Great. Thanks.
 15 **MS. MOORE:** And right now, since we're
 16 discussing it, we're not sure exactly how many
 17 spaces that they are getting through the agreement
 18 or how many that they actually need; because later
 19 on I mentioned about the electric charging
 20 facilities. And so once we see how many they have
 21 placed, you know, that they get credit two for one
 22 for those.
 23 **MR. BARON:** Right. And I was going to bring
 24 that up. If we get the two-for-one credit, then we
 25 obviously need less. So Dena is right. We would be

1 able to reduce that number from those that are in
 2 the garage. And we will provide those on-site
 3 charging stations.
 4 **MS. MOORE:** Okay. We mentioned our --
 5 number three, I mentioned about the parking
 6 variance. That is not applicable in this instance
 7 since it's "residential only."
 8 **MR. RADAY:** Correct.
 9 **MS. MOORE:** Okay. And then as I mentioned
 10 before, electric charging facilities should be
 11 provided in accordance with the Municipal Land Use
 12 law requirements and the DCA model ordinance
 13 requirements. So if this project were to be
 14 approved, if you can add the electrical vehicle
 15 spaces on the plans.
 16 **MR. RADAY:** We will comply with that.
 17 **MS. MOORE:** Per the ordinance for
 18 redevelopment plan referencing Section 870-231.B,
 19 two-way drive aisles should be at least 24 feet
 20 wide; whereas 22.9 feet is proposed. Plan should be
 21 revised or variance requested.
 22 **MR. RADAY:** We're going to request a
 23 variance for that because under the -- under the
 24 garage, the parking garage, one of the aisles is
 25 22.9, but the -- and the rest of the aisles are

1 24 feet wide. So it's only the one main aisle that
 2 we need that variance for.
 3 **MS. MOORE:** Okay. And you still feel with
 4 22.9 that other cars could safely pass, correct?
 5 **MR. RADAY:** Yes. Yes.
 6 **MS. MOORE:** Okay. Page 5, per the Lanning
 7 Square Redevelopment Plan, referencing Section
 8 870-234.D: Driveways with combined vehicular, and
 9 bicycle access shall be at least 30 feet wide,
 10 whereas 24 feet was proposed. Plans should be
 11 revised or a variance requested.
 12 And I believe we spoke that your bicycle
 13 access is separate from the vehicular, correct?
 14 **MR. RADAY:** That is correct. Yes.
 15 The vehicular would be off of Washington
 16 and bicycles would be off of Berkley.
 17 **MS. MOORE:** Okay. So the 24 feet is
 18 appropriate since it's not combined.
 19 **MR. BARON:** Why don't we explain to the
 20 Board how the bicycle access occurs, Joe, so that
 21 they're fully aware of why we don't conflict with
 22 those two?
 23 How do -- how do you get your bicycle --
 24 you've already told us they go in the garages. How
 25 do they get there?

1 **MR. RADAY:** So if you could see from the --
 2 from the exhibit that we have, off of Berkley Street
 3 there's a -- there's an entrance off of Berkley
 4 Street, they will -- the bicycles will enter that --
 5 that area, and then go to an elevator which will
 6 take them down to the lower level. And then -- and
 7 then the people would walk their bicycles to the
 8 storage facility in the underground garage. The
 9 reason why we don't want the bicycles and the
 10 vehicular traffic to be commingled is because
 11 there's going to be a gate, an automatic gate at the
 12 entrance off of Washington Street.
 13 **MR. BARON:** You've predicted my question.
 14 I'd like to respectfully request, Mr.
 15 Chairman, that the first exhibit that we gave you,
 16 which is the site plan that Joe testified to be
 17 marked as Exhibit A as part of the record. And that
 18 this plan, which shows the basement area, be marked
 19 as Exhibit B for identification, please.
 20 Okay. Dena, we are asking for a variance,
 21 but as you now know the conflict that this section
 22 obviously is directed to won't occur in this
 23 particular instance.
 24 **MS. MOORE:** So you're not asking for the
 25 variance from Lanning --

<p style="text-align: right;">33</p> <p>1 MR. BARON: Well we have to ask for a 2 variance because we don't actually have the 30 feet. 3 So I think technically we have to ask for it. But 4 we want to explain that the justification is that 5 the cars and bicycles don't come in contact with 6 each other entering and exiting this building. 7 MS. MOORE: Okay. But you are going to -- 8 I just need to add that in the back the "Lanning 9 Square Redevelopment Plan." 10 Okay. I'll call it "combined vehicular 11 and bike access." 12 Okay. Moving onto the Storm Water 13 Collection and Management System. 14 The first two comments are notes on the 15 plans dealing with the requirements for new 16 manholes and catch basins, but also the inlet box, 17 you'll add those two notes on the plan? 18 MR. RADAY: Yes, we'll comply. 19 MS. MOORE: The storm sewer pipes within 20 the rights-of-way must be RCP and not PVC or HVCE 21 pipe. You'll change those? 22 MR. RADAY: Yes. 23 MS. MOORE: The two proposed manholes 24 along West Street appear to function as doghouse 25 manholes even though doghouse manholes are not</p>	<p style="text-align: right;">35</p> <p>1 MR. RADAY: We agree. 2 MS. MOORE: The Applicant should indicate 3 the cistern storm water reuse demand. Cisterns do 4 not appear to be an appropriate VNP for this site 5 due to the low or no reuse demand during certain 6 times of the year and the system not being able to 7 be used year-round. 8 MR. RADAY: So we talked about this the 9 other day, Dena. We're going to put the cisterns in 10 the -- in some of the open areas in the underground 11 garage to eliminate any issues with freezing 12 conditions during the -- you know, the winter 13 months. But we will comply with your -- with your 14 comments in there. 15 MS. MOORE: Okay. Well with them being in 16 the underground garage, they're still going to be 17 exposed to the weather. 18 MR. RADAY: It will be inside, you know -- 19 MS. MOORE: Okay. 20 MR. RADAY: -- sections of the mechanical 21 rooms on either side of the building. 22 MS. MOORE: Okay. All right. We'll look 23 at that. And that's a majority of the cisterns. 24 Are any of them going to be outside, or exposed? 25 MR. RADAY: No. None of them will be</p>
<p style="text-align: right;">34</p> <p>1 permitted within the city. You'll redesign that? 2 MR. RADAY: Yes. Yes. 3 MS. MOORE: All storm sewer pipes must be 4 labeled, including the pipes connected to the 5 rainwater cisterns in area drains in the courtyard. 6 MR. RADAY: Yes. 7 MS. MOORE: The Applicant should clarify 8 for bays or foundation needed for the cisterns at 9 full capacity. 10 MR. RADAY: Yes, we will provide that 11 information. 12 MS. MOORE: The Applicant should indicate 13 the pre and post development is pervious in the 14 green areas in the plans. 15 MR. RADAY: Yes. There's -- there's very 16 little green area. We do have open space in the 17 courtyard, but we'll provide that. 18 MS. MOORE: Okay. The hydrological 19 analysis -- or hydrologic analysis should be revised 20 to use the rainfall amount of 5.1 inches for the 21 10-year storm and 8.5 inches for the 100-year storm 22 event. 23 MR. RADAY: We'll comply with that. 24 MS. MOORE: The cistern sizing spread sheet 25 should be included in the storm water report.</p>	<p style="text-align: right;">36</p> <p>1 outside. 2 MS. MOORE: Okay. And inside you 3 mentioned they will be pretty much hidden because 4 I had a concern that was -- 5 MR. RADAY: Yes. Yes. 6 MS. MOORE: Okay. 7 MR. RADAY: As well as all the mechanical 8 equipment later on in your comments because 9 everything is going to be underground in the parking 10 garage. 11 MS. MOORE: Okay. And a more detailed 12 individual analysis for each cistern should be 13 provided under the post-development conditions 14 including the area entitled "concentration." 15 MR. RADAY: We'll comply. 16 MS. MOORE: Calculations showing the 17 cisterns emptying after 72 hours should be provided 18 in the storm report -- Storm Water Report. 19 MR. RADAY: Yes, we'll comply. 20 MS. MOORE: The Applicant should confirm 21 that the proposed cistern system is based upon 22 gravity and pump stations will not be required 23 MR. RADAY: That's correct. 24 MS. MOORE: No pump stations. Okay. 25 Storm sewer pipe calculations should be</p>

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1 provided for review of all pipe systems connecting
 2 to the City's system.
 3 **MR. RADAY:** We'll comply.
 4 **MS. MOORE:** The Storm Water Maintenance
 5 report has been provided for review. You've added
 6 person responsible for the storm water management.
 7 If the rain water cisterns have a high
 8 water alarm system with an emergency power backup,
 9 the maintenance plan should include periodic testing
 10 of the alarm system.
 11 So do they have an alarm system?
 12 **MR. RADAY:** Currently we're not proposing
 13 that, but if we are, we would absolutely include
 14 that.
 15 **MS. MOORE:** Okay. "The maintenance report
 16 indicates that the cisterns must be winterized in
 17 the fall bypass piping and an explanation how a
 18 storm water system will function during cold weather
 19 should be specified in the Storm Water Report."
 20 So we'll adjust that --
 21 **MR. RADAY:** Yes.
 22 **MS. MOORE:** -- once everything gets
 23 revised.
 24 "The Applicant should be aware that the
 25 Storm Water Management and Maintenance Plan must be

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1 recorded at the County Clerk's office prior to
 2 receiving final signatures on the plan."
 3 You acknowledge that?
 4 **MR. RADAY:** Yes. Yes.
 5 **MS. MOORE:** And you're aware of the storm
 6 water feed that's to be calculated to the site as
 7 outlined specifically in 18 of the City Ordinance.
 8 A calculation will be reviewed by our office?
 9 Okay. You acknowledge that.
 10 **MR. RADAY:** Yes.
 11 **MS. MOORE:** Onto grading.
 12 "The plans reference the horizontal datum
 13 of 1983. The vertical datum is not stated. If the
 14 vertical datum is 1988 NAVD, it's version factor to
 15 -- and must be provided to the 1929 NGBD."
 16 **MR. RADAY:** We will adjust the plans.
 17 **MS. MOORE:** Do you think -- do you think it
 18 is 1998?
 19 **MR. RADAY:** I'm pretty sure. I can't
 20 believe that we would use anything else.
 21 **MS. MOORE:** Okay. Once the vertical datum
 22 is provided, please also confirm that all proposed
 23 construction is outside of the floodplain and/or
 24 flood hazard areas since further state permits may
 25 be required.

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1 **MR. RADAY:** Yes. We're going to request a
 2 flood hazard determination to make sure we're
 3 outside of the flood hazard rules.
 4 **MS. MOORE:** Okay. And the Applicant must
 5 provide spot grades at all building complex, access
 6 points and corners; doorways noted to the south and
 7 at the underground parking access drive are missing
 8 spot grades. You'll add those?
 9 **MR. RADAY:** Yes. We'll add those to the
 10 plan.
 11 **MS. MOORE:** Architectural drawings must be
 12 provided to confirm proper coordination with the
 13 site plans for the building complex layout and
 14 access points.
 15 **MR. RADAY:** I realize we submitted the
 16 plans to your office, Dena.
 17 But if the Board would like to see copies
 18 of those plans now, we can bring them up. It's up
 19 to the Board.
 20 **MR. BARON:** Whether you want them now or
 21 when the architect gives his testimony? I think
 22 it's important for the Board to see what the
 23 buildings look like. And what the units will be
 24 like.
 25 **MR. LEE:** Yes, we would like to look at

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1 them.
 2 **MS. MOORE:** Do you want to see them now?
 3 **MR. BARON:** It's the Board's pleasure.
 4 We'll have to switch experts, though.
 5 **MS. MOORE:** Well, let's wait then until we
 6 get to the architect.
 7 **MR. BARON:** Yes, I agree. It might be
 8 better. We'll definitely show them to the Board,
 9 but I think it would be better if you take them --
 10 **MS. MOORE:** Let's get through the
 11 engineering portion if that's okay.
 12 **MR. LEE:** Yes.
 13 **MR. BARON:** Okay.
 14 **MS. MOORE:** Portions of the -- portions of
 15 the steps of the apartment complex appear to be
 16 within the right-of-way. These steps and/or their
 17 foundation would be considered structures that can
 18 not be located within the rights-of-way.
 19 **MR. RADAY:** We'll adjust the plans to make
 20 sure that that's enclosed within the property
 21 limits.
 22 **MS. MOORE:** Okay. Including their
 23 foundations please.
 24 **MR. RADAY:** Yes.
 25 **MS. MOORE:** Okay. A design should be

41	<p>1 provided for each ADA ramp.</p> <p>2 You'll add that to the plans?</p> <p>3 MR. RADAY: Yes.</p> <p>4 MS. MOORE: And invert elevations should be</p> <p>5 indicated at the proposed sanitary sewer cleanouts.</p> <p>6 MR. RADAY: Yes.</p> <p>7 MS. MOORE: You'll add the note regarding</p> <p>8 all utilities to be located underground or in the</p> <p>9 complex?</p> <p>10 MR. RADAY: Yes, we will.</p> <p>11 MS. MOORE: Okay. The material of the</p> <p>12 portable water and fire services should be shown on</p> <p>13 the plans.</p> <p>14 MR. RADAY: We agree.</p> <p>15 MS. MOORE: Linear footage materials,</p> <p>16 sanitary sewer laterals should be indicated on the</p> <p>17 plans.</p> <p>18 MR. RADAY: Yes, we'll add them to the</p> <p>19 plans. Yes.</p> <p>20 MS. MOORE: The existing fire hydrants</p> <p>21 should be clearly identified on the plans to confirm</p> <p>22 that all sections of the building complex are</p> <p>23 located within 400 feet of a fire hydrant.</p> <p>24 MR. RADAY: Yes, we'll identify them. And</p> <p>25 we also dropped off the copy of the plan set to the</p>	43	<p>1 capacity fee may be applicable to the proposed</p> <p>2 development. The Applicant should contact the city</p> <p>3 engineer for all costs related to the same.</p> <p>4 MR. RADAY: Understood.</p> <p>5 MS. MOORE: The following note should be</p> <p>6 added to the utility plan. That's regarding the</p> <p>7 select fill, the air release valves, and the storm</p> <p>8 inlets that are directly connected to the City.</p> <p>9 "The drop manhole connection are all RCPs</p> <p>10 to be lined in the interior, and all pipes should be</p> <p>11 manufactured and supplied without lifting</p> <p>12 holes." MR. RADAY: We understand. We'll add those</p> <p>13 details.</p> <p>14 MS. MOORE: All right. And do you -- on</p> <p>15 those notes, do you have any issues with any of the</p> <p>16 construction detail comments that I have?</p> <p>17 MR. RADAY: No, none. None.</p> <p>18 MS. MOORE: So you'll comply with</p> <p>19 everything?</p> <p>20 MR. RADAY: Yes.</p> <p>21 MS. MOORE: All right. Then we'll move on</p> <p>22 to the planting design.</p> <p>23 MR. BARON: Dena, before we jump, can</p> <p>24 I just comment on one thing?</p> <p>25 MS. MOORE: Okay.</p>
42	<p>1 fire marshall for review.</p> <p>2 MS. MOORE: Okay. That's the next one.</p> <p>3 The project must be approved by both the</p> <p>4 city engineer and the city fire chief prior to final</p> <p>5 approval with written verification provided to our</p> <p>6 office prior to final signatures on the plan.</p> <p>7 I know the city engineer has reviewed</p> <p>8 comments. He was not able to get those to me today.</p> <p>9 He said that he would have those for me tomorrow.</p> <p>10 I'll have that.</p> <p>11 So should this project be approved, we</p> <p>12 would forward that to you. And you would just have</p> <p>13 to make sure that you satisfy all of his comments</p> <p>14 also.</p> <p>15 MR. RADAY: We understand.</p> <p>16 MS. MOORE: A CCTV inspection of the sewer</p> <p>17 must be performed and reviewed by the city engineer</p> <p>18 prior to construction. The Applicant will be</p> <p>19 responsible for any improvements to the existing</p> <p>20 infrastructure required for the connection of the</p> <p>21 proposed project.</p> <p>22 Do you acknowledge that?</p> <p>23 MR. RADAY: We understand, yes.</p> <p>24 MS. MOORE: All developers and applicants</p> <p>25 should note that due to the City ordinance, a</p>	44	<p>1 MR. BARON: J, under -- I think it's what</p> <p>2 we just -- what Joe just said we would comply with.</p> <p>3 MS. MOORE: The construction details?</p> <p>4 MR. BARON: Yes. I'm sorry. It's a</p> <p>5 separate issue. It's after "traffic."</p> <p>6 MS. MOORE: Okay. All right. So we're</p> <p>7 onto the planting design?</p> <p>8 MR. BARON: Right.</p> <p>9 MS. MOORE: It appears no landscaping is</p> <p>10 proposed along the western property line that is</p> <p>11 shared with the park. That's correct, that there</p> <p>12 will be no landscaping added there?</p> <p>13 MR. RADAY: We're going to install an</p> <p>14 opaque fence along the west side.</p> <p>15 MR. BARON: There's a little more to it</p> <p>16 than that; isn't there, Joe?</p> <p>17 Isn't part of the wall that is the</p> <p>18 structural for the garage, doesn't that come up</p> <p>19 above ground for certain elevation?</p> <p>20 MR. RADAY: Yes. Approximately seven foot</p> <p>21 of the wall will be exposed on that -- on that side.</p> <p>22 And on top of that we're going to add the six-foot</p> <p>23 high opaque fence.</p> <p>24 MR. BARON: That's what I wanted to be</p> <p>25 clear.</p>

45	<p>1 So basically in terms of, for example, 2 both the wall ball court and the basketball, there 3 is a barrier, a solid barrier that would preclude -- 4 if you shoot like I used to -- basketballs from 5 coming over up onto the residential property, or 6 anything else coming over. It is a separate 7 barrier, and of course, the fence is permitted under 8 the ordinance in lieu of the landscaping. 9 MS. MOORE: All right. And that's the 10 next comment. 11 Per the Redevelopment Plan, referencing 12 Section 870-244.A: A buffer is required between 13 residential and nonresidential uses. Where a buffer 14 is not practical, an opaque fence may be substituted 15 if approved by the Planning Board in accordance with 16 Section 870-197. 17 MR. BARON: Right. We called out for a 18 variance for that, but we believe in reading the 19 ordinance and therefore in providing the opaque 20 fence, then the Board can give us that approval 21 without the need for a variance. 22 MS. MOORE: Right. Okay. I have that 23 noted. All right. That's permitted. So I'm going 24 to take that out. I have that noted in the back as 25 a waiver --</p>	47	<p>1 in that area, and we can't -- you know, we can't 2 plant a tree on top of that. 3 And also there's another section on 4 Berkley Street where there's an existing storm water 5 -- or a combination storm water/sewer manhole in the 6 sidewalk where we can't, you know, place another 7 tree in that area. So the waiver has been required 8 on Berkley Street. 9 MR. BARON: Only for two trees? 10 MR. RADAY: Yes, there's -- there are two 11 trees we can't install there. 12 MS. MOORE: So I noted "street trees and 13 then Berkley Street" for the Waiver: 870-244.D. 14 MR. RADAY: Yes. Correct. 15 MS. MOORE: And further Redevelopment Plan, 16 referencing Section 870-244.E3A for residential and 17 nonresidential uses about a landscape strip of at 18 least 25 feet is required. Plant material shall be 19 planted in such a fashion that a year-round screen, 20 at least eight feet in height shall be produced 21 within three growing seasons. 22 MR. BARON: This is a waiver also. And we 23 are asking for that waiver. We just -- Joe, just 24 explained. The wall that comes up from the garage 25 and separates the nonresidential from the</p>
46	<p>1 MR. BARON: Waiver. 2 MS. MOORE: Waiver. 3 MR. BARON: City Ordinance, right. 4 MS. MOORE: City Ordinance. Okay. I'll 5 remove that. 6 And all electrical and mechanical 7 equipment should be screened from view per 8 Section 870-224.B.19. A note should be added on the 9 plans. 10 And you mentioned that that's all located 11 in the underground garage, correct? 12 MR. RADAY: Yes. 13 MS. MOORE: Okay. Per the Redevelopment 14 Plan, referencing Section 870-244.D: Street trees 15 are required to be spaced every 40 feet; whereas 80 16 feet is proposed along West Street. Plans should 17 be revised or a waiver requested. 18 MR. BARON: We do request the waiver. 19 And Joe, will you explain that situation; 20 how prevalent it is and where it is, please? 21 MR. RADAY: Yes. The waiver that we need 22 is really required along Berkley Street. If you see 23 the exhibit that we just brought up on the west side 24 of Berkley Street, there's utilities for the 25 buildings that are serving the apartment are coming</p>	48	<p>1 residential, and that we're going to be putting a 2 fence on top of it. 3 So we respectfully submit that that's 4 equivalent of landscaping or perhaps even better 5 than landscaping. So we're asking for that waiver. 6 MS. MOORE: Okay. And given the problems 7 associated with the following species, our office 8 recommends that alternative species should be 9 provided. 10 So we mentioned not to use red oak, 11 service berry or winter berry. 12 MR. RADAY: Yes. We'll revise those plans. 13 MS. MOORE: Okay. Lighting. It appears 14 no lighting plan has been provided as part of this 15 application. 16 Lighting is required for site plan 17 applications. Existing street lights and parking 18 garage lighting should be shown at a minimum. 19 So you're going to add a lighting plan? 20 MR. RADAY: Yes. So we'll work with the 21 architect and show the illumination levels in the 22 underground parking garage. 23 And then we also discussed, Dena and I, 24 about the street lighting along the perimeter that's 25 going to, you know, illuminate the sidewalk on all</p>

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1 three sides. So we're going to use standard
 2 ornamental black poles, similar to what is being
 3 done in a variety of projects in Camden. And we'll
 4 submit that to Dena for review. And because we're
 5 using that type of pole, we're going to request a
 6 variance for spillage onto the -- not into the
 7 adjacent residential properties, but spillage into
 8 the right-of-way of the road.
 9 **MS. MOORE:** Right.
 10 Okay. Well before that, let's get to the
 11 parking lot lighting under number one:
 12 Parking lot lighting shall comply with
 13 Sections 870-243.D2 or a variance requested. That's
 14 the minimum lighting level of point two five-foot
 15 candles; the average lighting level between point
 16 five and two; and the maximum lighting level of
 17 three-foot candles unless directly under a fixture,
 18 and then five-foot candles is permitted.
 19 So typically in this situation, we've had
 20 Applicants ask for the variance and mentioned that
 21 they will design it as close to what's permitted as
 22 possible, but if they're not able to do that, they
 23 will ask for the variance at this point so that they
 24 wouldn't have to come back another time and ask for
 25 that variance.

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1 **MR. BARON:** Well we don't want to be
 2 different from the pack. We'll comply with
 3 everything.
 4 **MS. MOORE:** Okay. And that's for the
 5 lighting levels, but you will try to meet --
 6 **MR. BARON:** Yes.
 7 **MS. MOORE:** -- what is permitted here? I
 8 can understand at times you can't --
 9 **MR. RADAY:** Yes.
 10 **MS. MOORE:** We're now moving onto the
 11 application as proposed. It should be shown on the
 12 plans, the architectural lighting?
 13 **MR. RADAY:** Yes.
 14 **MS. MOORE:** Okay. Now we're moving onto
 15 the others.
 16 Per Section 870-224.B9 and 870-243.A:
 17 Lighting should minimize glare and offsite spillage.
 18 Full cutoff fixtures should be provided.
 19 You'll add those?
 20 **MR. RAYDA:** Yes. Yes.
 21 **MS. MOORE:** And per Section 870-243.A15:
 22 Building height determines the full height for
 23 buildings greater than 24 feet tall. The maximum
 24 mounting height of 25 feet is permitted. The
 25 mounting height for the light fixtures should be

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1 provided.
 2 **MR. RADAY:** We'll provide that.
 3 **MS. MOORE:** And per Section
 4 870-243.A10: No more than .2 five-foot candles are
 5 permitted 10 feet from the property line. Lighting
 6 levels should be provided.
 7 So this is where you were talking about
 8 meeting a variance, correct?
 9 **MR. RADAY:** Yes. Because just the nature
 10 of those, you know, the poles that, you know, we use
 11 along the sidewalk areas, you know, it's hard to --
 12 it's hard not to prevent spillage.
 13 **MS. MOORE:** Okay. Per Section 870-243.H:
 14 All outdoor lighting not essential for safety and
 15 security purposes shall be activated by automatic
 16 control devices and turned off during non-operating
 17 hours.
 18 You acknowledge that, and we need to have
 19 that note added onto the plan?
 20 **MR. RADAY:** Yes, we'll comply.
 21 **MS. MOORE:** The traffic report: I'm going
 22 down to number three.
 23 "Applicant should clarify how delivery
 24 vehicles and others will access the site to ensure
 25 that the anticipated cueing will not impact the

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1 surrounding roadways."
 2 And if I understood you correctly, you
 3 said that Berkley Street will have the delivery?
 4 **MS. MOORE:** Yes. It will be in the same --
 5 the same doorway where the bicycle traffic will
 6 enter the site, because there's a -- there's an
 7 elevator in there. That's where the residents will
 8 move in.
 9 **MR. BARON:** And in thinking about this --
 10 although it's not shown on the plan -- I think we
 11 will appeal to Mayor and Council for a "No Parking"
 12 designation for one space by that door. Yeah. It
 13 won't always be needed obviously to allow the
 14 free-flow of traffic and to avoid any hazardous
 15 conditions. If we do get a "no parking" space, I
 16 think that would be favorable and beneficial for
 17 everyone. We recognize that could cut down one
 18 street parking space, but because of the agreement
 19 that we have with the Camden Parking Authority, I
 20 think that's feasible.
 21 **MS. MOORE:** Okay. I'll note that. And
 22 you'll add that to the plan, correct?
 23 **MR. RADAY:** Yes.
 24 **MS. MOORE:** Number four: The Applicant's
 25 traffic engineer shall provide testimony as to the

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1 trip generation information provided in support of
 2 the calculated numbers. And verified weekend
 3 peek-hour traffic is not anticipated to be a
 4 substantial contributor as projections for that time
 5 period were not provided or analyzed.
 6 **MR. RADAY:** Yes. So for this project
 7 through the 84-unit apartment complex, for the a.m.
 8 peek hour, we anticipate eight that would enter the
 9 site and 24 that would exit.
 10 And then for the p.m. peek hour we would
 11 have 20 entering and 13 exiting.
 12 And because of the nature of the project,
 13 we didn't do any weekend counts because the project
 14 is not anticipated to have a high-traffic generator
 15 on the weekends similar to a shopping center or a
 16 strip store.
 17 **MS. MOORE:** Okay. All right.
 18 And number seven, the Applicant's traffic
 19 engineer should provide testimony that the on-site
 20 accesses and internal circulation layouts are
 21 expected to safely and efficiently accommodate the
 22 anticipated traffic volumes.
 23 **MR. RADAY:** Yes. So as we stated earlier,
 24 the garage is going to house 84 units. We design
 25 that to meet the township ordinance, except for the

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1 one aisle with its 22.9 feet, whereas 24 is
 2 permitted. We feel that that's going to be --
 3 that's adequate for the traffic that will enter the
 4 underground garage.
 5 **MR. BARON:** And just for the record, I
 6 think Joe inadvertently misspoke. He said there
 7 would be 84 units in the garage. I think he meant
 8 it will serve some --
 9 **MR. RADAY:** Yes. Yes, you are correct,
 10 Counsel.
 11 **MR. BARON:** I just want to prove I'm
 12 listening.
 13 **MR. RADAY:** Yes. Yes. In the internal
 14 circulation we believe we'll comply with the
 15 ordinance, with the exception of the one variance
 16 that we're requesting for the one aisle which is
 17 22.9 whereas 24 is required. The remaining aisle
 18 will sore over 24 feet.
 19 **MS. MOORE:** Got it. "The Applicant's
 20 engineer should confirm that adequate sight distance
 21 in accordance with AASHTO policies exist at all
 22 existing at proposed intersections."
 23 **MR. RADAY:** Yes, we'll add that to the
 24 plans. And we believe that there is no issue with
 25 sight distances for this project.

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1 **MS. MOORE:** "Environmental Impacts: The
 2 Applicant is to provide testimony regarding any and
 3 all environmental concerns, studies, remediation
 4 pertaining to the site."
 5 You would be submitting an Environmental
 6 Impact statement?
 7 **MR. RADAY:** I know we spoke about this
 8 earlier, and I was spoken to. Because the site is
 9 not over the two-acre threshold, we did not do an
 10 environmental impact statement for this project.
 11 **MR. BARON:** Can I also add this? The site
 12 is not fully demoed. So to do an environmental
 13 assessment at this time, probably would not be a
 14 good idea because there could be -- and we hope
 15 there won't be -- but there could be some
 16 contamination that no one anticipates through the
 17 demo process.
 18 So what we will do is we're going to be
 19 required to provide some form of environmental
 20 study, probably a Phase I; hopefully not a Phase II.
 21 We agree as a condition of approval for financing --
 22 I'm sorry, didn't finish my thought -- so we agree
 23 to provide as a condition of approval a copy of that
 24 to the Board and to Ms. Johnson for her review so
 25 that we can satisfy any concerns about the

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1 environmental condition of the property.
 2 **MS. MOORE:** Okay. And that's prior to
 3 final signatures on the plan --
 4 **MR. BARON:** Absolutely. Yes. Final
 5 situations for any permits.
 6 **MS. MOORE:** Okay. The Community Impact
 7 Assessment: Will serve letters directed to the
 8 zoning officer/administrative officer required for
 9 the proposed utility services for water, sanitary
 10 sewer and electric and gas.
 11 **MR. RADAY:** We'll comply.
 12 **MS. MOORE:** The Applicant proposes a trash
 13 storage area in the parking garage. Testimony
 14 should be provided as to how the trash will be
 15 emptied. And details for the enclosure should be
 16 provided.
 17 **MR. RADAY:** We'll comply with the details.
 18 And the trash will be picked up by a private hauler.
 19 And it would be taken from the inside of the garage
 20 and rolled up onto the driveway to Washington Street
 21 for the hauler to pick up.
 22 **MS. MOORE:** Okay. So the hauler is going
 23 to pick it up off of the street, not the --
 24 **MR. RADAY:** Yes. Yes.
 25 **MS. MOORE:** Okay. It appears no signage is

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1 proposed as part of this application. Testimony
 2 should be provided.

3 **MR. RADAY:** Yes. The only thing we are
 4 proposing is just the address in the front of the
 5 building. That's it. No signage.

6 **MS. MOORE:** Okay. Our office recommends
 7 that the lots be consolidated at this time.

8 The Applicant must obtain the correct tax
 9 map plates and block and lot numbers from the tax
 10 assessor. Written verification must be received by
 11 our office prior to final review of signatures,
 12 deeds and/or maps. So you will consolidate?

13 **MR. RADAY:** Yes, we'll comply with that.

14 **MS. MOORE:** Now we move on to the
 15 architectural portion.

16 **MR. BARON:** A good place to have our
 17 architect to testify.

18 I'd like to introduce to the Board, John
 19 Saracco.

20 John, would you indicate for the Board
 21 where your offices are located please, and what your
 22 licenses are.

23 **MR. SARACCO:** Sure. John Saracco. I'm
 24 principle of John Saracco Architects, LLC. We're
 25 located at 108 Holmes Street in Boonton, New Jersey.

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1 I attained my license in New Jersey in 1986 and had
 2 been practicing since then. My license is active
 3 and in good standing.

4 I am doing multifamily projects throughout
 5 New Jersey. And I'm in front of planning boards on
 6 a monthly -- you know, one or two times a month I'm
 7 in front of planning boards.

8 **MR. BARON:** We ask the Board to accept Mr.
 9 Saracco's credentials and qualify him as an expert
 10 in architectural design.

11 **MR. EINGORN:** Through the Chair, the Board
 12 is satisfied with the credentials of Mr. Saracco and
 13 I ask you to accept him as a professional architect.

14 **VICE-CHAIR LEE:** Doesn't he need to be
 15 sworn in?

16 **MR. EINGORN:** He was sworn in, in the
 17 beginning.

18 **MR. BARON:** Both of them were sworn in, Mr.
 19 Chair.

20 You mentioned that the architectural plans
 21 have not been submitted. They absolutely will be
 22 submitted.

23 My understanding is that a set of these
 24 were submitted to you, Dena, but not submitted to
 25 the Board. We apologize for that. We'll be showing

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1 you the plans tonight. The Board is not going to be
 2 prejudiced in any way in understanding what the
 3 architectural of the components of the project are,
 4 but we apologize that it wasn't delivered to the
 5 Board.

6 **MS. MOORE:** I wanted to note also I didn't
 7 have those when I did the review

8 **MR. BARON:** Right

9 **MS. MOORE:** We didn't note that we received
 10 them. We received them later after, I believe, your
 11 team received our review letter that said that we
 12 didn't get the architectural plans

13 **MR. BARON:** That is a matter of fact the
 14 way it kicked off our sudden brainstorm that we can
 15 give you architectural plans.

16 All right. John, would you tell us what
 17 we're looking at, please? And --

18 **MR. SARACCO:** Yes. I'm sorry. Sure.
 19 I mean if I can share my screen -- if Joe, if you
 20 can stop your share because I'd rather have control
 21 if I can.

22 **MS. MOORE:** Our first comment was the
 23 architectural floor plans and elevations were not
 24 submitted as part of this application, but you will
 25 submit them?

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1 **MR. SARACCO:** Yes.

2 **MS. MOORE:** Okay.

3 **MR. SARACCO:** Right. So what I'm going to
 4 be presenting on the screen are the drawings that
 5 were -- they were partially submitted, I should say,
 6 dated 3/15/23.

7 So if we -- I think what I'd like to do
 8 is just -- if I can go to the last page where the
 9 apartment count -- just -- let me just clarify that.
 10 This is PB 302.

11 **MR. BARON:** This would be Exhibit C for
 12 identification for the application.

13 **MR. SARACCO:** Right. Just so there's no
 14 misunderstanding we -- I'll walk you through all of
 15 the different apartments, but to clarify that issue,
 16 the duplex apartments means that they -- it's one
 17 apartment that's spread out over two different
 18 levels. There's an internal stair in the apartment.
 19 We thought we should just clarify how many of the
 20 plats and how many of the duplex apartments -- just
 21 as a clarification there. If I can go to the first
 22 floor plan on PB 201.

23 **MR. BARON:** This will be Exhibit D for
 24 identification.

25 **MR. SARACCO:** We have Washington Street at

<p style="text-align: right;">61</p> <p>1 the top of the page.</p> <p>2 Can everyone see my screen?</p> <p>3 MS. MOORE: Yes.</p> <p>4 MR. SARACCO: Okay. Very good.</p> <p>5 We have Washington Street at the top of</p> <p>6 the page. West Street on the right side of the</p> <p>7 site. Berkley at the bottom. And we have the</p> <p>8 basketball courts on the left side over here. And</p> <p>9 this hatched area are two properties that are not</p> <p>10 part of our development. They're not shot here.</p> <p>11 And what we see here is that there are several</p> <p>12 different entrances to the property. We have the</p> <p>13 main entrance off of West Street into our courtyard.</p> <p>14 You could walk from Court Street up to a set of</p> <p>15 stairs into a large courtyard and into the lounge</p> <p>16 area, into the lobby area, where we have our two</p> <p>17 main elevators.</p> <p>18 We also have a smaller entrance off of</p> <p>19 Washington Street. It's really through an egress</p> <p>20 corridor that again takes you from Washington Street</p> <p>21 into the lobby onto the two main elevators. And</p> <p>22 then we have that entrance on Berkley that we spoke</p> <p>23 about earlier that has a ramp that takes you -- that</p> <p>24 would be for bicycle entrance and for deliveries:</p> <p>25 Amazon, mail deliveries, move-ins -- things like</p>	<p style="text-align: right;">63</p> <p>1 and Berkley is over here. This is our main archway</p> <p>2 entrance into the site, into the courtyard. So many</p> <p>3 people would be walking in this way.</p> <p>4 And then what you -- and then this lower</p> <p>5 right-hand corner view is our typical street view.</p> <p>6 And what we did -- interestingly what we did here is</p> <p>7 in order to kind of respect the fabric -- the</p> <p>8 existing fabric of this neighborhood -- Lanning</p> <p>9 Square neighborhood, we basically created a series</p> <p>10 of duplex apartments along all three streets that</p> <p>11 had their own entrance. They have their own stoops.</p> <p>12 So this is the living room and the kitchen down</p> <p>13 here. And then these are their bedrooms upstairs.</p> <p>14 And if you don't mind me jumping around a</p> <p>15 little bit -- so what you see is on Washington,</p> <p>16 West, and Berkley, we have a series of all these</p> <p>17 duplex apartments with their front stoops. It brings</p> <p>18 you into a living room, a kitchen. We have stairs</p> <p>19 that -- that shouldn't be there. They have stairs</p> <p>20 that are going up -- that's incorrect -- stairs</p> <p>21 going up to the second floor, but interesting what</p> <p>22 we did was we also gave them a back door to the</p> <p>23 corridor so they can service -- so they can take</p> <p>24 advantage of all of the amenity spaces without going</p> <p>25 inside. So they really have the benefit of having</p>
<p style="text-align: right;">62</p> <p>1 that would be entering in this side here.</p> <p>2 The car entrance is all the way on the end</p> <p>3 of the site on Washington Street. And you could see</p> <p>4 here we have overhead doors. And this car -- and</p> <p>5 this would be -- these doors would always be shut.</p> <p>6 They would have five cars for entrance to get in and</p> <p>7 out. And then this car entrance ramps down to the</p> <p>8 parking garage that I'll walk you down that I'll</p> <p>9 show you in a minute</p> <p>10 This building is full of amenities</p> <p>11 scattered throughout the building.</p> <p>12 On the ground floor you could see we have</p> <p>13 a gym facing the basketball court here. We have a</p> <p>14 yoga room. We have a nice area, generous lounge</p> <p>15 area facing the courtyard. We have a management</p> <p>16 office right off the lobby. And we have a youth</p> <p>17 activities TV game room off of the Washington Street</p> <p>18 side of the building.</p> <p>19 These duplex apartments -- if I can go to</p> <p>20 the renderings for a minute -- this is PB 100. And</p> <p>21 this is a view pretty much looking from the new park</p> <p>22 and garage next to the hospital looking towards the</p> <p>23 Philadelphia skyline. This is our main entrance.</p> <p>24 This is West Street here -- just to give you a</p> <p>25 little orientation. West Street, Washington Street</p>	<p style="text-align: right;">64</p> <p>1 their own private entrance with a little front yard,</p> <p>2 and at the same time being able to walk into an</p> <p>3 apartment-style corridor that takes you to all of</p> <p>4 the amenity spaces and all equally important to the</p> <p>5 elevators that take you down to the parking garage.</p> <p>6 So those are all two-bedroom duplexes and</p> <p>7 three-bedroom duplexes that are scattered around the</p> <p>8 three streets. And that's a very nice visual.</p> <p>9 Very -- this is roughly a 25-foot spacing, which is</p> <p>10 very similar to all of the town homes that are in</p> <p>11 Lanning Square now.</p> <p>12 And then these are the upper -- these two</p> <p>13 upper floors are the more typical apartment-style</p> <p>14 type -- apartment buildings type of apartments that</p> <p>15 I'll walk you through in a minute.</p> <p>16 And this is just a view looking at the --</p> <p>17 looking -- this is Berkley here -- looking at the</p> <p>18 portion of the basketball court. And we have all</p> <p>19 these apartments and amenity spaces facing the</p> <p>20 basketball court. The important thing is we did not</p> <p>21 turn our back at all on the basketball court. In</p> <p>22 fact we opened our apartments up to it. So there's</p> <p>23 a lot of eyes, just keeping an eye on what's going</p> <p>24 on in the public areas of the neighborhood. So those</p> <p>25 are the -- those are just the visuals there.</p>

<p style="text-align: right;">65</p> <p>1 So getting back to the first floor. And 2 then we also have the main two elevators here. And 3 then we have a third elevator way in the back here 4 so people don't have to walk so far when they park 5 their car. 6 So when we come down the parking, the car 7 ramp -- I'm going to jump to PB 200. And we see 8 this ramp going up to the street where it's coming 9 down -- this number is incorrect. I apologize for 10 that. It's 87 car parking. I apologize for that. 11 So we have the two elevators; the main 12 lobby elevators coming down here. And we have that 13 third elevator coming down way in the back so people 14 don't have to walk so far to get to their apartment. 15 Very generous mechanical rooms. So we have no 16 problem getting all our utility requirements down in 17 the basement. We have a pet spa down here. People 18 can come down. They wash their cat; their dog; 19 whatever they have. And this is a generous trash 20 room. So we have a trash shoot from the fourth 21 floor all the way down to the basement. Trash would 22 go down the shoot into dumpsters, into a compactor 23 -- I should say. And the trash room and the 24 building management -- an hour or so before the 25 private hauler comes, building management will bring</p>	<p style="text-align: right;">67</p> <p>1 on-call. And then of course we have the large 2 bicycle storage area down here. 3 So again, just to walk you through the 4 first floor: Bicycles will come up this -- the 5 first floor is about four feet. It varies, you 6 know, three or four feet or so above the sidewalk. 7 So they would ramp up. And we have a back door to 8 this elevator here so that the bicycles don't come 9 into the lobby in this area. Bicycles would come 10 into this elevator, and they would come down here 11 and just get their bicycles into a secure and 12 enclosed bicycle area. 13 Okay. So walking up the building. So 14 it's our basement is the first floor. Right? These 15 are all of the duplex apartments. 16 When we get up to the second floor, what 17 we begin -- I don't know if those are my marks on 18 the screen. I'm fine with it. 19 So all these bedrooms that you see around 20 perimeter of the building -- around the perimeter of 21 the property are all the bedrooms from the duplex 22 units. When we get into -- just to go over the 23 size of those duplex units. These are very generous 24 apartments: Two-bedroom 1260 square feet. This 25 three-bedroom, very, very generous, 1900. This is</p>
<p style="text-align: right;">66</p> <p>1 that trash up the ramp and onto Washington Street 2 where the private hauler will pick up the trash 3 MS. MOORE: How often do you expect to have 4 the private hauler come through for the trash? 5 MR. SARACCO: So sometimes it takes a 6 couple of months. And you know, after we have full 7 occupancy to really see how many times. It's 8 probably going to be two times. 9 MS. MOORE: Two times a week? 10 MR. SARACCO: You know, I would say two 11 times, but if the trash room is getting filled up 12 pretty quickly, it might have to go to three times. 13 It's most likely going to be two times. 14 MR. BARON: The private hauler, Dena -- and 15 for the Board's edification -- we'll also be 16 available on-call so that if we find a situation 17 where a significant amount of trash has been 18 generated, and we weren't looking forward to that, 19 then we will call them have them pick it up. 20 MS. MOORE: Okay. Because that's often an 21 issue in these type of duplexes. That's good to 22 know. Thank you. 23 MR. SARACCO: Right. Well that's the 24 advantage of a private hauler. They're really 25 always on-call. They send you a bill, but they're</p>	<p style="text-align: right;">68</p> <p>1 basically a home on the three-bedroom, 1900 square 2 feet; two-bedroom 1580 square feet. So we're 3 talking about really a town home size and quality 4 apartments that are basically nestled into this 5 overall apartment complex with the amenity package 6 and access to the underground parking. I wouldn't 7 -- 8 MS. MOORE: Now did you have a chance to 9 take a look at the architectural design elements of 10 Section 870-224 in the Ordinance? 11 MR. SARACCO: Yes, I did. Yes. 12 MS. MOORE: Okay. So then you wouldn't need 13 a variance from anything that that's requiring; you 14 would be able to meet all of those architectural 15 design elements? 16 MR. SARACCO: Yes, we will. Yes. 17 MS. MOORE: Okay. 18 MR. SARACCO: Right. 19 And then just walking -- and then once we 20 get up to the second floor, then we get into a more 21 conventional type of a double-loaded corridor type 22 of apartment layout. I should just point out to you 23 that the second floor -- we cut out a portion, so we 24 have a two-story high lobby. So when you walk -- 25 when you get out of the elevator you walk down the</p>

<p style="text-align: right;">69</p> <p>1 corridor, you can look down to the lobby below. 2 Very, very nice lobby. We have a business center on 3 the second floor. People working at home, sometimes 4 they have a client coming over. They will give them 5 a little area to -- a little conference room, 6 copiers -- things like that. And these apartments 7 -- just to give you some idea of the typical 8 apartment. Let me look at this two-bedroom here for 9 instance. All of our two-bedrooms have two baths. 10 One is open to the -- to the open area of the 11 apartment. The other one is a primary bath off the 12 primary bedroom. So it's a private bathroom off the 13 primary bedroom. All the apartments will have their 14 own washer/dryer. They will have their own hot 15 water. And they'll have their own heating system. 16 So everybody will have control of their 17 temperature -- whatever they want to do. 18 And again, 1190 square feet; two-bedroom: 19 1240 square feet. When we look at a one-bedroom, 20 again the one-bedroom -- and of course everything is 21 ADA compliant. Again, you know, they have their own 22 washer/dryer, their own hot water heater, 770 square 23 feet. And we do have some studios, roughly 500 24 square feet with their own washer/dryer. 25 So we're providing generous size</p>	<p style="text-align: right;">71</p> <p>1 double-loaded corridor spread around. And then we 2 have this -- again this lounge is overlooking the 3 basketball courts, looking at Philadelphia. And 4 then we have stairs going up to a nice little 5 mezzanine here with a common terrace -- a common 6 terrace on the fourth floor up here. 7 So that's -- that's the -- and then just 8 to -- you know, the materials are -- we have some 9 brick, you know, at the lower floors. And then we 10 have metal panels up, you know, at the upper floors, 11 and just a nice reddish metal panel. Articulation 12 for the main archway getting into the courtyard. 13 We believe it's a project that addresses 14 the new market coming into this portion of Camden. 15 At the same time it allows for a very, we feel, 16 contextual building type that fits well in the 17 context of the Lanning Square fabric. 18 MS. MOORE: All right. Thank you for all 19 that. 20 I'm almost finished. I have 21 miscellaneous. 22 So the Applicant proposes a central 23 courtyard space. However, it appears only on the 24 aboveground cisterns are proposed in this area, 25 which we know that's not going to be any longer. So</p>
<p style="text-align: right;">70</p> <p>1 apartments. Good amenities. 2 Walking up to the third floor, things 3 start getting interesting again. So we're out of 4 the duplex apartment floors. And now this is really 5 straight -- just apartment, double-loaded apartment 6 layout. 7 And if you don't mind, if I jump back to 8 the rendering, we start cutting back the massing of 9 the building at the corners. The third and the 10 fourth floors start setting back. And when I go 11 back to -- I'm sorry -- the third floor, we have 12 these terraces on the second floor roof along -- I'm 13 sorry -- along West Street that are for the use of 14 all the tenants of the building. It's just great -- 15 great hangout spaces here. Overlooking two streets, 16 not only is it a great outdoor space for the 17 tenants, but it's also just great eyes on the 18 neighborhood. Everything -- everyone is looking at 19 everyone. Nice visuals. And then of course we have 20 another indoor recreation space on the third floor. 21 Maybe a pool table -- whatever -- whatever 22 management decides to do at that. 23 When we get up to the fourth floor -- and 24 again we have a lounge area. That has stairs up to 25 a little lounge area on the roof. Again, you know,</p>	<p style="text-align: right;">72</p> <p>1 testimony should be provided. It would appear that 2 this space should be used for passive recreation. 3 So what is the courtyard space used for? 4 MR. SARACCO: Yes. So this has to be 5 defined a little better, but the apartments that 6 face the courtyard will have their own little 7 private terraces. We'll put a privacy fence along 8 here. But the main portion of the courtyard, that's 9 75 percent of the courtyard, would be lightly 10 landscaped, no heavy trees obviously. This is the 11 roof of the parking garage. There will be planters, 12 pavers, benches -- 13 MS. MOORE: Okay. 14 MR. SARACCO: -- sitting areas that will be 15 for use of all the tenants of the building 16 MS. MOORE: So if you mention something 17 like benches and trash cans or anything, you'll 18 provide details for that, and locations for it? 19 MR. SARACCO: Yes. 20 MS. MOORE: Special pavers or anything 21 over there, or you said landscaping? 22 MR. SARACCO: They'll be pavers, you know, 23 in this area. We'll provide all of those 24 MS. MOORE: The hard-scape details. 25 MR. SARACCO: Yes</p>

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1 **MS. MOORE:** Okay. And the plan signatures
 2 for the board secretary, engineer, planning
 3 office/administrative officer will be listed on the
 4 plan without the certification shown?
 5 **MR. RADAY:** Right. We talked about that
 6 the other day. We'll correct that.
 7 **MS. MOORE:** Okay. And then the plan should
 8 note that the Applicant will comply with the City's
 9 Ordinance establishing standards for the submission
 10 of maps from other documents and the digital format,
 11 especially since you will be consolidating?
 12 **MR. RADAY:** Yes.
 13 **MS. MOORE:** So the Applicant should be
 14 aware that final signatures of approval of building
 15 permits will not be issued until the required
 16 information is received. And that is the plan in
 17 that 1983 on a flash drive at this time
 18 **MR. RADAY:** We will comply.
 19 **MS. MOORE:** "Summary of Variances and
 20 Waivers." So the first one I have, I added the
 21 "Lanning Square Redevelopment Plan for the combined
 22 vehicular and bike access width -- drive width --"
 23 I should say
 24 **MR. BARON:** 30 feet.
 25 **MS. MOORE:** Yes. Section 870-61, Lot

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1 Coverage. So I guess there is an issue where the
 2 maximum lot coverage -- I think I missed that --
 3 from the area bulk requirements
 4 **MR. BARON:** Can you indicate for the
 5 record, what that -- it's a very, very minor -- can
 6 you indicate what that is please?
 7 **MS. MOORE:** Well --
 8 **MR. RADAY:** 80 is required. And we are
 9 proposing 82.9.
 10 **MS. MOORE:** Right. For the maximum lot
 11 coverage -- for the lot coverage and underlying
 12 R 3 zone.
 13 **MR. RADAY:** Yes
 14 **MS. MOORE:** So you'll meet that. The
 15 two-way --
 16 **MR. BARON:** Can't meet it. We're going to
 17 be over. And we are asking for a variance for the
 18 lot coverage.
 19 **MS. MOORE:** Also Section 870-231 V, the
 20 two-way drive access width for that one location.
 21 **MR. RADAY:** Correct
 22 **MS. MOORE:** The driveway width. I'm
 23 sorry. That's the one location of the 22.6.
 24 And the lighting levels: 870-243.D2,
 25 Lighting Levels. And then lighting at the property

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1 line I added for Section 870-243.810.
 2 Moving on.
 3 "New Jersey Residential Site Improvement
 4 Standards: You have no agreement to exceed, but de
 5 minimus exception is the number of parking spaces."
 6 We don't have that number specified now,
 7 but once everything gets finalized with the
 8 electrical vehicle parking spaces we'll clarify
 9 exactly how many spaces that would be.
 10 **MR. BARON:** Right.
 11 **MS. MOORE:** If you need it, considering
 12 your parking agreement, that's forthcoming.
 13 So the City ordinances, the waivers, I
 14 removed the buffer between residential and
 15 non-residential uses because I believe the planning
 16 board will accept the opaque fence.
 17 We will keep the 870-244.D, the street
 18 trees for Berkley Street. And the 870-244.E3A: The
 19 buffer between residential and non-residential uses.
 20 You can't get the 25 feet because you are using the
 21 opaque fence.
 22 **RADAY:** Correct.
 23 **MS. MOORE:** Okay. So are there any other
 24 variances or waivers that you're aware of that I
 25 didn't know?

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1 **MR. RADAY:** No, not that I'm aware of.
 2 **MS. MOORE:** You are aware of the approval
 3 process listed on page 14?
 4 **MR. RADAY:** Yes.
 5 **MS. MOORE:** If you have any questions you
 6 can contact my office.
 7 **MR. RADAY:** It would be my pleasure to do
 8 so.
 9 **MS. MOORE:** Okay. The Outside Agency
 10 Approvals: I have noted Camden County Planning
 11 Board, Camden County Sole Conservation District,
 12 Camden County Municipal Utilities Authority, and I
 13 added NJDEP because you are doing that floodplain
 14 verification, correct?
 15 **MR. RADAY:** Day yes.
 16 **MS. MOORE:** All right. Mr. Vice Chair that
 17 concludes my review.
 18 **DR. WILLIAMS:** Vice Chair, you're probably
 19 on mute.
 20 **VICE CHAIR LEE:** Okay. Great.
 21 Does anyone from the Board have any
 22 questions regarding the project? Okay.
 23 Councilwoman, go ahead.
 24 (Inaudible)
 25 **DR. WILLIAMS:** I'm sorry. You're on mute,

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1 Councilwoman Reyes. Okay. Councilwoman, go ahead.
 2 **DR. WILLIAMS:** You're on mute, Mr. Vice
 3 Chair.
 4 **VICE-CHAIR LEE:** Are there any more
 5 questions from the Board concerning this project?
 6 Hearing none, at this point and time, we move onto
 7 the opening meeting of the public.
 8 **DR. WILLIAMS:** Moving on to the public.
 9 Does anyone from the public wish to be
 10 heard?
 11 **DANIELLE POLKE:** Yes, I have my hand
 12 raised. I am a tenant here on Washington Street.
 13 **DANIELLE POLKE:** My name is Danielle
 14 Polke. Can you see me?
 15 **MR. EINGORN:** I can't really see you.
 16 Yes, I can see you are raising your hand.
 17 **DANIELLE POLKE:** Oh, forgive me.
 18 **MR. EINGORN:** Raise your right hand,
 19 please.
 20 Do you swear or affirm the testimony you
 21 will provide the Planning Board tonight is true and
 22 nothing but the truth?
 23 **DANIELLE POLKE:** Yes.
 24 **MR. EINGORN:** Would you provide your name
 25 and address for the record, please.

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1 **DANIELLE POLKE:** Danielle A. Polke, 426
 2 Washington Street, Camden, New Jersey 08103.
 3 **MR. EINGORN:** Thanks. What would you like
 4 to say on this application?
 5 **DANIELLE POLKE:** Well the plans are well
 6 thought out. However, I am the unit, one of three,
 7 that will remain. So how is that impacted upon me
 8 as a tenant, if approved?
 9 **MR. BARON:** Ms. Polke, would you be kind
 10 enough to explain to us where your residence is
 11 please?
 12 **DANIELLE POLKE:** You had some in the plan
 13 on the first floor, it was blocked out with a
 14 diagonal block. I live in one of those homes that
 15 you're building around.
 16 **MR. BARON:** Okay. And you are a tenant,
 17 correct?
 18 **DANIELLE POLKE:** I am at 426 -- yes, 426
 19 Washington Street. I've been here 15 years, plus.
 20 **MR. BARON:** Well the area that's blocked
 21 out, we are not planning to do anything. And that's
 22 why it's not part of the plan.
 23 **DANIELLE POLKE:** Okay. I get that.
 24 However, you just demolished buildings. I have an
 25 influx of rodents already. You said you'll do an

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1 environmental test of some sort, that you'll provide
 2 to this body and I hope to the public so that I can
 3 find out if I had been impacted.
 4 And my next question is: I'm not aware of
 5 the approval process. I'd like to be privy to that
 6 if it is a public knowledge.
 7 **MR. BARON:** Well It's going to be a little
 8 lengthy, so bear with me.
 9 This is a redevelopment. And in
 10 redevelopment -- and Mr. Eingorn, if you want to
 11 take this over at any point, believe me, I'm happy
 12 with giving up the explanation phase.
 13 But in a redevelopment, it is, in essence,
 14 a rezoning so that everything that we proposed is by
 15 "right" now, and Camden has approved that.
 16 So the first step after that is to be
 17 before the Board for subdivision approval or a site
 18 plan. We don't need a subdivision. So we're here
 19 this evening asking the Board for preliminary and
 20 final site plan. That gives us the approval to
 21 build what we're saying if we meet all of the
 22 conditions.
 23 So for example, you brought up the
 24 Environmental Impact Study. That study will be
 25 given to the Board. It will be available through the

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1 Board for the public. And certainly you can review
 2 it. I mean it's open to the public.
 3 After site plan approval, we need a series
 4 of other approvals. We need the County Planning
 5 Board approval from Camden County. We need a soil
 6 and erosion approval. That's a state approval. We
 7 need a building permit after we have finished all
 8 the plans, and that will be after conference with
 9 the City and its professionals. And of course, we
 10 need occupancy permits for all of the units.
 11 So I know what you're wondering, I think:
 12 When is this all going to happen? And I think
 13 unlikely -- I think unlikely at this pace -- Mr.
 14 Vaughn is here. He's a principal with Urban
 15 Redevelopment.
 16 Trevor, I'm introducing you to the Board.
 17 Do you have an estimate as to how long it will take
 18 to construct the units?
 19 **MR. EINGORN:** I'm sorry. Mr. Vaughn, if I
 20 can swear you in:
 21 Mr. Vaughn, can you raise your right hand?
 22 Do you swear or affirm the testimony you
 23 provide to the planning board tonight is the truth
 24 and nothing but the truth?
 25 **TREVOR VAUGHN:** Yes.

<p style="text-align: right;">81</p> <p>1 MR. EINGORN: And can you just state your 2 name and address for the record, please 3 TREVOR VAUGHN: Trevor Vaughn, 1700 Park 4 Avenue, Weehawken, New Jersey 5 Thank you, guys, for all being here today, 6 and allow us the opportunity to present this 7 project. It's been a long haul, and we finally got 8 here. 9 I thank all of the professionals that 10 worked under the City of Camden, Mayor, all the 11 Council people, everyone who helped us. This was a 12 team effort, a joint effort, CRA. We all came 13 together. And we're finally here. 14 So as far as breaking ground, we 15 anticipate, and hopefully, probably within the next 16 four months, sometime within there we'll have a 17 groundbreaking. And then the construction period 18 should run us anywhere from 12 to 14 months. So 19 we're saying, overall from now, about 16 months. 20 MR. BARON: Thank you, Mr. Vaughn. 21 Ms. Polke, did that answer your question? 22 MS. POLKE: No. However -- yes, as far as 23 the timeframe. I'm interested in other things that 24 is available to the public, but I'll do my own 25 research. But I believe my neighbor wanted to say</p>	<p style="text-align: right;">83</p> <p>1 me move my cars. I mean it really concerns me 2 because I mean -- I mean in the summertime when they 3 do the concerts, all this is street is full of cars. 4 We barely -- at night when we come from work, we 5 barely get parking in the summertime especially on 6 Thursday, Fridays, Saturdays and Sundays on the 7 weekend. 8 And I mean with this project everything 9 looks nice, beautiful, but I mean, so far my 10 property is like four -- five bedrooms. I got two 11 teenagers; one will start driving this summer. So 12 I have like -- so far I have like five cars. That's 13 really affecting -- it's going to be affecting my 14 whole entire family. Plus, we got my neighbor that 15 also -- he drives, and her wife drives. So I mean 16 that's really causing the street parking, which in 17 the City of Camden it's not easy, but it's not safe 18 to argue with people that come and park, because 19 other things can happen to you in the City. So 20 I mean, coming here and making people park on the 21 streets and then -- and then by me having different 22 type of cars, vehicles, and then wanting to move and 23 all that, I just don't see it so safety, um, when 24 it's -- when we have street parking for the 25 residents when -- I mean they should have more like</p>
<p style="text-align: right;">82</p> <p>1 something. He has his hand raised. 2 VICE-CHAIR LEE: Yes. Mr. Andrade, forgive 3 me if I pronounced your name wrong? 4 RICARDO ANDRADE: Yes. You pronounced it 5 right. Hi, everybody. 6 MR. EINGORN: MR. Andrade, can you raise 7 your right hand, please. 8 Do you swear or affirm the testimony you 9 will give will be the truth and nothing but the 10 truth? 11 RICARDO ANDRADE: Yes, I do. 12 MR. EINGORN: Thank you. Can you state 13 your name and address for the record, please. 14 RICARDO ANDRADE: Ricardo Andrade, 15 424 Washington Street, Camden, New Jersey 08103 16 MR. EINGORN: Please proceed. 17 RICARDO ANDRADE: Yes. I mean so far they 18 already did demolition of a couple of buildings. 19 And it is really bringing a lot of baby rats and all 20 this up to my property so far. 21 Now, maybe right now, it's too early in 22 the stage of parking, but so far they already made 23 me move my couple of cars during this. Like this 24 starts in the middle of the morning when I'm still 25 sleeping, they are knocking at my door and they made</p>	<p style="text-align: right;">84</p> <p>1 parking themselves instead of more buildings and 2 more apartment units because I know this would 3 become an issue in the future. 4 Now, by them doing the demolition of the 5 apartments, so far like I didn't feel my property 6 moving, moving a little bit. So any damages that 7 can cause that, who is going to be responsible for 8 that? 9 MR. BARON: Mr. Andrade, thank you for 10 joining us to tonight. Let me deal with the 11 comments you made. 12 First of all: Who's responsible? I can't 13 answer that. It's not us doing the demo. We don't 14 own that site. The site is owned by the City of 15 Camden. Any demo being done is either done by 16 either them or their contractors. I would suggest 17 you might want to contact them to find out where the 18 contractors have coverage, insurance coverage that 19 would cover if you have any damage to your property. 20 That's the best advice I can give you. 21 As to the parking, no one is guaranteed 22 parking, not just in the City of Camden but anywhere 23 in the United States. So we appreciate your 24 problem. 25 I spent my formative years in Camden.</p>

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1 There's never been a lot of parking in Camden.
 2 They're double-loaded streets, but people park on
 3 them. And it is hard to find parking. We are
 4 following the standard of New Jersey Law. It's
 5 called the "Residential Site Improvement Standard."
 6 We're providing the number of spaces that we're
 7 required to by law for the units we're building. We
 8 are not required to provide parking for residents.
 9 That's for the residents to resolve, however --
 10 however they may do that. I don't know if there's
 11 any programs in Camden that you might be able to get
 12 additional spaces. I'm sure you'd have to pay for
 13 them. And I'm happy to hear that you have a vibrant
 14 and healthy family, but five cars -- no disrespect
 15 -- that's a lot of cars. So --
 16 **RICARDO ANDRADE:** I have a big family.
 17 **MR. BARON:** No, I understand. Listen, it's
 18 just not you. It's not just Camden. It's all
 19 throughout our country. But I'm just saying, if we
 20 can't accommodate, we would even have no way of
 21 estimating how many spaces we'd have to provide; how
 22 many Andrade families are with five cars
 23 So we provide what the law requires
 24 us to provide. The spaces that we get we'll likely
 25 be designated spaces. In other words, our tenants

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1 will have probably permits on their cars. And they
 2 will be the only ones that will be permitted to use
 3 those spaces. And if other people use them, those
 4 cars will be removed.
 5 And finally, I have no idea who has been
 6 coming to your house at four and five in the morning
 7 and telling you to move your cars --
 8 **RICARDO ANDRADE:** No, not 4:00 -- 5:00 in
 9 the morning. Like 6:00 -- 7:00 in the morning the
 10 people from the construction from the --
 11 **MR. BARON:** I got it.
 12 **RICARDO ANDRADE:** Yeah.
 13 **MR. BARON:** I got it. Again, I have to go
 14 back to what I said. Unless Mr. Vaughn can correct
 15 me, I have no idea who is coming to your home and
 16 asking you to move your vehicles.
 17 **DANIELLE POLKE:** There may not be -- there
 18 may be a scarcity in the United States of America,
 19 but on Washington Street, on the even side where we
 20 reside, we respect the fact that we park along and
 21 in front of our homes for safety.
 22 Your proposal will not allow us to do
 23 that, and we're talking on the street, because, as I
 24 believe, you said you had underground parking, so
 25 that really would not affect us. I'm in agreement

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1 with my Pacino and we have to continue to park as we
 2 do in front of our homes. We are remaining.
 3 **MR. BARON:** Well we have no --
 4 **MR. EINGORN:** Ms. Polke, there is nothing
 5 stopping you from parking in front of your house.
 6 The construction that is being proposed shouldn't
 7 impede at the front part of your property, right?
 8 It's not coning in front of your front door. The
 9 Applicant is required to comply with certain parking
 10 requirements to provide the parking necessary for
 11 the people that it's proposing to add to that area
 12 of the City. They're proposing not just the
 13 underground parking, but also in agreement with the
 14 parking authority to provide extra spots so they can
 15 comply with the residential site improvement
 16 standards; that's the amount that's been calculated
 17 by experts to support this use, this property. And
 18 so what I think Mr. Baron is trying to tell you is
 19 that based upon the parking as proposed on-site, as
 20 well as the agreement with the parking authority,
 21 there should be no real impact on the parking in
 22 front of your house, because they'll be providing
 23 enough parking for the people that are being
 24 proposed for this new construction.
 25 **DANIELLE POLKE:** That is if your plan is

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1 accepted.
 2 What my neighbor and I are referring to is
 3 the construction for the next 16 months -- I believe
 4 Mr. Vaughn said -- how will that affect our parking
 5 then? I go back to work Monday.
 6 **MR. EINGORN:** Street parking is street
 7 parking, ma'am. And they can't guarantee street
 8 parking. That's not how this works. Throughout the
 9 city is always --
 10 **MR. POLKE:** You're not listening. Again I
 11 am being interrupted to move our vehicles if they're
 12 in front of our home because of your demolition. So
 13 we're thinking or anticipating that it will be the
 14 same for the reconstruction.
 15 **MR. BARON:** Ms. Polke --
 16 **MS. POLKE:** Would you guarantee us?
 17 **MR. BARON:** No, we can't guarantee you
 18 anything. As Mr. -- as you just heard from Mr.
 19 Eingorn, those are public streets. Anyone can park
 20 on a public street. Anyone.
 21 Now we did something, I think, unusual.
 22 When we were calculating the number of spaces that
 23 were available originally, originally, we counted
 24 all the spaces on the street. I think you heard the
 25 testimony: 27 spaces.

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1 We went to the Parking Authority because
 2 we are considerate of the neighbors. And we didn't
 3 want to take all of that parking. So we're looking
 4 to get parking for our folks. It may not be right
 5 in front of these units. It may be a little
 6 distance away. Maybe in a parking garage. Maybe on
 7 a parking lot. But we did that in consideration to
 8 the residents. But we never could have anticipated
 9 that Mr. Andrade and his family, you know, may have
 10 had that many vehicles. But we can't and we're not
 11 required by law to provide parking for other
 12 residents. And we're trying not to impede your
 13 ability to park by having any of our folks park on
 14 the -- on the streets that surround the site.
 15 And I want to reemphasize: It's not us
 16 asking you to move your cars in the morning. We
 17 don't have any control of this site right now. It
 18 is not us.
 19 **RICARDO ANDRADE:** So when the next time
 20 they come, we're going to say no. And they can move
 21 their equipment however they feel like it.
 22 **MR. BARON:** Mr. Andrade, don't come away
 23 from this conversations thinking that I said you can
 24 say no.
 25 **RICARDO ANDRADE:** Oh, no, no, no. What

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1 I just said, it is permit parking. It is parking
 2 for the public. They cannot come and bother me to
 3 make me move my car, but they want to
 4 **MR. BARON:** I wouldn't say that. What
 5 I would say is this -- and I'm not your lawyer, and
 6 I'm not giving you legal advice.
 7 You might want to ask them who they work
 8 for, and who has authorized the work. And then I
 9 think it would be wise to contact that party, and
 10 explain to them the concern that you have.
 11 **RICARDO ANDRADE:** Sounds good.
 12 **VICE-CHAIR LEE:** Mr. Baron, Steve Lee here.
 13 I have a question for you guys.
 14 I know that there's residential parking.
 15 Like for instance in Cooper Plaza, if you're not a
 16 resident who actually lives there, you get an hour
 17 to park. And if you exceed that hour, the parking
 18 authority literally will come. Have you guys
 19 considered doing that for this particular project?
 20 **MR. BARON:** We have not --
 21 **VICE-CHAIR LEE:** It's a legitimate concern.
 22 People are doing what they're asked. If they --
 23 folks aren't going to just arbitrarily come and
 24 park.
 25 **MR. BARON:** I don't think we can do that.

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1 I would be happy to talk to the parking authority --
 2 (inaudible) --
 3 **COURT REPORTER:** I can't hear you.
 4 **MR. BARON:** (Inaudible) -- anything
 5 that's going to be done to ensure that they're
 6 restricted hours of parking on the streets.
 7 **VICE-CHAIR LEE:** Yes, I know it's done
 8 throughout the city. I live on Chambers Avenue
 9 which is Cooper Plaza. And that particular program
 10 is in my area as well. So I know that's possible.
 11 **MR. BARON:** I know exactly. My father
 12 owned a grocery store at 6th and Elm. (Inaudible.)
 13 **VICE-CHAIR LEE:** Okay. Yes, a residential
 14 parking venue would probably be a nice -- a good
 15 pursuit.
 16 **MR. BARON:** I will especially talk to --
 17 (inaudible.) -- Parking Authority.
 18 **COURT REPORTER:** Hold on. Mr. Baron, I
 19 can't hear you.
 20 **MR. BARON:** (Inaudible) -- residents'
 21 concern. They were there before we were there.
 22 We'll do what we can do to try to help them.
 23 **MR. EINGORN:** Any other members of the
 24 public that want to be heard on this application?
 25 **VICE-CHAIR LEE:** Any other --

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1 **COURT REPORTER:** I can't hear. Cannot
 2 hear.
 3 **DR. WILLIAMS:** Mr. Lee, it's coming from
 4 you.
 5 **COURT REPORTER:** Yes.
 6 **DR. WILLIAMS:** Thank you.
 7 **MR. EINGORN:** Before we get to the board
 8 members, are there any other members of the public
 9 that are here tonight specifically for this
 10 application that would like to be heard?
 11 **OLIVETTE SIMPSON:** Yes. This is is
 12 Olivette Simpson from the Camden Redevelopment
 13 Agency. I would like to address --
 14 **MR. EINGORN:** Ma'am, can you raise your
 15 hand for me?
 16 Do you swear or affirm that the testimony
 17 you'll provide to the planning board tonight be true
 18 and nothing but the truth?
 19 **OLIVETT SIMPSON:** Yes
 20 **MR. EINGORN:** Can you state your name and
 21 your affiliation again for the record.
 22 **OLIVETTE SIMPSON:** Yes. My name is
 23 Olivette Simpson. I'm the Executive Director of the
 24 Camden Redevelopment Agency.
 25 There have been concerns regarding the

<p style="text-align: right;">93</p> <p>1 demolition of some 13 properties within the 2 development. Those properties are owned by the 3 Camden Redevelopment Agency. So I would advise Mr. 4 Andrade and, I believe, the other speaker, Ms. 5 Polke -- hello -- to contact the agency. And we 6 will hear your concerns and address them with the 7 demolition contractor. And in this case it is the 8 Camden County Improvement Authority through a grant 9 in the -- in doing the demolition of those 10 properties. 11 So the two issues that I heard that are of 12 concern to you has to do with pests coming from the 13 area, as well as -- I don't know your issues, Mr. 14 Andrade specifically, but please give us a call 15 tomorrow. We will leave out information in Chat. 16 And we will try to get some -- make some connections 17 for you so that we can address these issues 18 RICARDO ANDRADE: Thank you, ma'am, very 19 much. With all due respect, I tried for the first 20 three years to get in touch with the department 21 agency. And I even went myself to the 17th floor -- 22 I believe you guys are on the 18th floor. In the 23 past three years I've been proposed to purchase a 24 couple of your properties. And they did not even 25 try to -- to help. One of people from the places</p>	<p style="text-align: right;">95</p> <p>1 Let's close the public portion and now 2 invite the board members to ask any additional 3 questions and provide any comment. 4 DR. WILLIAMS: Councilwoman Reyes and 5 Director Walker want to save their comments to the 6 end. 7 COUNCILWOMAN REYES: I'll let Director 8 Walker go first. 9 DIRECTOR WALKER: Okay. I was going to say 10 you can go first. 11 COUNCILWOMAN REYES: Oh, oh, let me go 12 back. Let me go first. Let me go first. 13 DIRECTOR WALKER: No, no, no, I'll go 14 first. 15 My thing is I live a block away from the 16 project in the Lanning Square area. And I heard the 17 same thing that they heard about parking as well. 18 Said you got 84 parking spots in the basement with 19 an additional 48; that you are working with the 20 parking authority to try to find out where they can 21 park at. That's a big concern to me, because as Mr. 22 Andrade said that in the summertime, we don't have 23 no parking within the area of a four or five block 24 radius when they have concert seasons. That's a big 25 concern to me as well. I would like some more</p>
<p style="text-align: right;">94</p> <p>1 that caught on fire before, never -- they never do 2 nothing about it. I went there before to try to 3 stop people from throwing trash to these properties. 4 There was nothing being done about it. They were 5 abandoned like for so many years. I did -- for so 6 many years I tried my best to get in contact with 7 you guys. I went and put in my complaint. I spoke 8 with somebody, and they never followed back. So -- 9 MR. EINGORN: Mr. Andrade, I apologize to 10 interrupt you, but these issues that you are 11 bringing up now, are not really related to the site 12 plan issue. Ms. Simpson has given her contact 13 information in the Chat. I would encourage you to 14 get in contact with her. 15 Ms. Simpson, we really appreciate you 16 speaking up tonight. That was very helpful, but we 17 really have to get this moving because it's now 18 8:00. So -- 19 MR. LEONARD: Yes, thank you 20 MR. EINGORN: We heard from Ms. Polke and 21 Mr. Andrade. Is there any other persons in the 22 public that would like to be heard on this matter? 23 DR. WILLIAMS: There are no other public 24 members, sir. 25 MR. EINGORN: Thank you. That's great.</p>	<p style="text-align: right;">96</p> <p>1 clarification. Any part of the plan that you give 2 to Dena, it would be okay with me, where this 3 parking is going to be at, once this is established 4 with the parking authority. I'm getting complaints 5 back from the neighbors as they know I'm part of the 6 planning board. They want us to give any notice of 7 the project -- of the project starting and any of 8 the processes that's taking place from demolition 9 down to the planning thereof. That's another 10 concern of the neighborhood and the residents. 11 As far as it being as needed within that 12 area, I believe it is, but I think that all protocol 13 should be followed as we do with every other project 14 and proper notification, public meetings, and other 15 things to that nature to make the residents aware of 16 what's going on and what's going on in their 17 neighborhood so they can be a part of it. And then 18 that's the end of my statement. 19 MR. BARON: Director Walker, if I can 20 respond to a couple of things that you said. 21 First of all, we will certainly advise the 22 Planning Board as to where -- by the parking 23 agreement that they asked us to share with them -- 24 where the parking or the tenants of this building 25 will be. As I said earlier we're not providing</p>

<p style="text-align: right;">97</p> <p>1 parking for anyone other than our tenants nor are we 2 legally required to.</p> <p>3 In terms of the notice, we did follow all 4 of the applicable standards in the State of New 5 Jersey. We obtained a certified property owner list 6 from the tax assessor in Camden. We notified all 7 property owners within 200 feet or attempted to. 8 They may have refused the certified mail, but we 9 attempted to. And we had not adjourned this 10 application. I know you've experienced situations 11 where applicants adjourn applications, and by so 12 doing discourage people from coming out to make 13 comments. We have not done that. This is our first 14 time in front of the Board. And we presented 15 everything that we believe is relevant. We're happy 16 to answer any questions that we can.</p> <p>17 And our goal is to make sure that the 18 parking from this site either is in our basement, or 19 is in another parking structure, if possible. That 20 would be our first priority if we could get that 21 from the Camden Parking Authority, but we don't know 22 yet. So, you know, if I could tell you that, 23 I would tell you that. Our goal, as I said to you, 24 is we don't really want to affect the on-street 25 parking in this neighborhood.</p>	<p style="text-align: right;">99</p> <p>1 they can move forward with any construction</p> <p>2 DIRECTOR WALKER: Thank you, Counsel, for 3 the clarification</p> <p>4 MS. MOORE: I just wanted to note, they 5 did request the de minimus exception. So I think 6 they are trying to get as many as possible, but they 7 may not, you know, hit the exact number, but they 8 want to have as many as possible,</p> <p>9 MR. BARON: Thank you, Dena. I shared a 10 letter with Dr. Williams. I'm just taking the 11 authority at its word.</p> <p>12 Their Counsel advised me that they will be 13 able to provide the number of spaces that are 14 required to satisfy our obligation. And that letter 15 -- that letter is with the Board via Dr. Williams.</p> <p>16 MS. MOORE: But you still wanted to 17 request the de minimus exception?</p> <p>18 MR. BARON: Well I'm requesting it today 19 because I don't know what the Authority is going to 20 do but --</p> <p>21 MS. MOORE: Okay</p> <p>22 MR. BARON: -- our expectation is we're 23 going to be able to get the number of spaces.</p> <p>24 MR. EINGORN: I have a little bit of a 25 concern then. When you ask for the de minimus</p>
<p style="text-align: right;">98</p> <p>1 MR. EINGORN: Director Walker, as Counsel 2 to the Board, I would remind you that while you are 3 a member of the Board and people in the community 4 like to rely upon you. It's your obligation tonight 5 legally to weigh the evidence and make a 6 determination based upon the evidence that's before 7 you; that includes the public comment that's been 8 presented tonight. However, anything that's off the 9 record is off the record.</p> <p>10 As you will recall, the Applicant has 11 agreed to multiple conditions of approval to the 12 extent that this Board is considering a motion to 13 grant the application. One of those conditions of 14 the approval would be to provide the Board with some 15 agreement with the parking authority for all of the 16 extra spaces that are required. So before that they 17 can continue with this project and obtain their 18 permits, they would have to provide that information 19 so that all of those parking spaces would be 20 accounted for.</p> <p>21 DIRECTOR WALKER: Okay. Thank you very 22 much.</p> <p>23 MR. EINGORN: And I hope that helps you a 24 little bit in your thinking as it relates to the 25 parking. Maybe we all can come up with it before</p>	<p style="text-align: right;">100</p> <p>1 exception, are you asking for an exception for all 2 of the spaces you're currently not providing on 3 site? I mean it's tough to provide an exception 4 when you don't know the exact amount of the spaces.</p> <p>5 MR. BARON: It sure is. And it's hard for 6 me to answer your questions. I don't know how many 7 spaces the authority would be able to reserve for 8 us.</p> <p>9 MS. MOORE: We don't know the calculation 10 because the EV spaces --</p> <p>11 MR. BARON: And the EV spaces are two for 12 one. So that reduces our requirement. Everything 13 reduces us, not enlarges our requirement. And with 14 the EV stations alone, I think we're -- I've lost 15 three to five spaces that would normally be required 16 because we can count two for one, but you're right, 17 Mr. Eingorn, I don't know the exact number. We 18 would require -- (froze)</p> <p>19 MR. EINGORN: I'm sorry, Mr. Baron, you 20 froze there for a second. I would hate to ask you to 21 repeat yourself.</p> <p>22 MR. BARON: I'm sorry. We would request 23 the Board's consideration for an RSIS exception for 24 the difference between the number of parking spaces 25 we require after excluding the EV credit that we</p>

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1 get. And our garage spaces -- whatever the
 2 difference is -- that's what we would be asking for.
 3 I can't tell you. I mean I can tell you what that
 4 is.
 5 Mr. Raday, do you know how many EV spaces
 6 we're going to provide?
 7 **MR. RADAY:** If we use 15 percent of the 84,
 8 it would be approximately 12.6 spaces or 13.
 9 **MR. BARON:** Okay. Well let's use 12.
 10 So we would reduce our number by 12. We
 11 need 162 -- I think is the number, if I remember?
 12 Dena, you're better at numbers than I am.
 13 **MS. MOORE:** You are deficient by 75. So if
 14 you provide 12 EV spaces, that counts for 24.
 15 **MR. EINGORN:** This exception is looking a
 16 little less than de minimus now that we're asking
 17 for 75 spaces. I think that's a big concern here.
 18 **MS. MOORE:** The 75 minus the 24, and
 19 however many that they're able to get from the City
 20 parking -- the parking authority. So it's 51 and
 21 however many spaces they're able to provide from the
 22 parking authority.
 23 **MR. EINGORN:** I can represent that
 24 I've seen the e-mail exchange from the parking
 25 authority, but again it's a little bit of -- hate to

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1 call it conjecture -- but it's a little bit of
 2 conjecture that those spaces are going to be
 3 available.
 4 **MR. BARON:** Well of course we don't know
 5 what "de minimus" means. There's no case law on de
 6 minimus.
 7 **MS. MOORE:** Right, there isn't.
 8 **MR. BARON:** I don't disagree with you that
 9 you might say: Gee, 50 spaces seems like a lot.
 10 It's 50 stacked up against 162. So it's not -- it's
 11 not an insignificant number, but it certainly isn't,
 12 in my view, respectfully that many.
 13 What I would suggest is that the Board
 14 approve it without the de minimus. And we will have
 15 to establish that we have the other spaces. Pretty
 16 simple. I mean if we don't get the other spaces
 17 from the Parking Authority, then we don't have an
 18 approval. And if we don't get the other spaces from
 19 the Parking Authority, we would have to come back to
 20 the Board to, you know, consider some other
 21 alternative. You know, candidly, there is no other
 22 alternative in the City of Camden. And I appreciate
 23 the comments of Director Walker and everybody. What
 24 they're really saying is: There's no parking. And
 25 -- but it's zoned for this use. And RSIS requires

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1 parking. So somewhere somehow that parking should
 2 be provided. And it is a tough issue. I've been
 3 before you before. I've listened to the Chair talk
 4 about people double-parked on single streets. And
 5 some places in Camden you can't get by. And trucks
 6 want to go there. I understand. I really
 7 understand. And we want to solve it, but you know,
 8 up until now we don't have that number of spaces,
 9 certainly not on our property. But what we're
 10 trying to do is obtain those spaces. And you've
 11 seen the letter, Mr. Eingorn, we're assured by the
 12 Parking Authority's Counsel that they have the
 13 available number of spaces. What I don't know is
 14 where those spaces will be.
 15 **MR. EINGORN:** And my concern is more that
 16 we're asking for a de minimus exception for an
 17 amount of parking
 18 **MR. BARON:** I understand.
 19 **MR. EINGORN:** We technically -- we don't
 20 know what they are. And I think the agreement that
 21 provides parking through the Parking Authority I
 22 think probably is better protection here than it is
 23 to grant a de minimus exception for a large amount
 24 of unknown parking spaces. That's my --
 25 **DR. WILLIAMS:** I tend to agree with Counsel

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1 on this.
 2 **MR. EINGORN:** So if they're willing to
 3 provide this as a condition of approval -- which I
 4 think we discussed before -- then I think the Board
 5 may be more comfortable with the application.
 6 **MR. BARON:** Yes, I just said that.
 7 **MR. EINGORN:** I'm agreeing with you.
 8 **MS. MOORE:** Okay. So I'm removing the "de
 9 minimus exception"
 10 **MR. BARON:** Right.
 11 **MS. MOORE:** That's fine. Thank you.
 12 **MR. BARON:** Sorry Councilwoman Reyes.
 13 **COUNCILWOMAN REYES:** That's okay. It's
 14 all good information.
 15 Director, are you ready for me right now?
 16 **DR. WILLIAMS:** I'm not sure, Ms. Council
 17 Person.
 18 **COUNCILWOMAN REYES:** So I guess as a
 19 Council Person, I've been seeing other parts of
 20 moving projects regarding to this location get
 21 approved. And so I guess my first question is:
 22 Who's project management on this -- I'm assuming
 23 it's the redevelopment agency?
 24 **DR. WILLIAMS:** I think they play a part,
 25 Council Person, to the Vice Chair would do -- he --

<p style="text-align: right;">105</p> <p>1 acting director for CRA on the line and she can 2 confirm that, the management structure and the CM 3 for this project. 4 OLIVETTE SIMPSON: Dr. Williams, I believe 5 that is -- do you mean it's totally, or do you mean 6 from the team, the total -- the unit team. Is that 7 your question? 8 DR. WILLIAMS: Yes, ma'am. 9 OLIVETTE SIMPSON: Okay. I would direct 10 that to the redeveloper. 11 DR. WILLIAMS: Question to Ms. Simpson: 12 Did you give consent to the Applicant to pursue this 13 application? 14 OLIVETTE SIMPSON: Yes, I did. 15 DR. WILLIAMS: And in fact right now, 16 based on the (inaudible) -- partnership until Urban 17 Development Partners is able to be released from 18 these approvals to build the project; is that a fair 19 assumption? 20 OLIVETTE SIMPSON: Dr. Williams, could you 21 repeat that please? 22 DR. WILLIAMS: Right now you've given 23 consent to the Applicant to pursue this application, 24 correct? 25 OLIVETTE SIMPSON: Yes. Yes</p>	<p style="text-align: right;">107</p> <p>1 COUNCILWOMAN REYES: Okay. Is this 2 something that's going to be in coordination with 3 the Council Person, board members, Mayor? 4 MR. BARON: Not in Camden, Councilwoman. 5 I'm sure that whomever's district it's in, they'll 6 get involved. 7 COUNCILWOMAN REYES: Well I am the Council 8 Rep on the urban planning (inaudible) I want to 9 assure -- 10 MR. BARON: Let me try to -- let me try to 11 -- I understand your question. And it's a very valid 12 question. 13 Trevor, am I correct that you would be a 14 point of contact initially to engage with the public 15 or Councilwoman Reyes or anyone else in the city 16 about the project timing, you know, what is 17 proposed, the concerns you heard tonight from 18 Ms. Polke that you would be the person initially to 19 do that? You might designate someone else in the 20 future, but am I right? 21 TREVOR VAUGHN: You are correct. And also 22 they should tell -- this has been going on for the 23 past three years. We have been involved with the 24 community meeting with the community speaking with 25 the Council people; engaged heavily with the</p>
<p style="text-align: right;">106</p> <p>1 DR. WILLIAMS: Therefore you're still tied 2 to this application by way of giving consent to the 3 developer. At the appropriate time when the 4 necessary agreements have been executed, then Urban 5 Development Partners will be free as a team on its 6 own team to pursue the development and construction, 7 correct? 8 OLIVETTE SIMPSON: That is correct. 9 DR. WILLIAMS: Okay. 10 COUNCILWOMAN REYES: Okay. So my next 11 question is: So at this point, who is responsible 12 for the community engagement portion of all of the 13 moving parts that would work closely? I guess -- 14 OLIVETTE SIMPSON: That is the 15 responsibility that is shared between the 16 redeveloper and the redevelopment agency, community 17 engagement. 18 COUNCILWOMAN REYES: Okay. Do we have a 19 plan currently as it stands on what that looks like? 20 OLIVETTE SIMPSON: The plan currently is we 21 have not met with the community. There was 22 difficulties in doing so because of the pandemic, 23 but certainly we're going forward a plan is to 24 reengage the community in discussions about the 25 project.</p>	<p style="text-align: right;">108</p> <p>1 community for the last three years. So I'm kind of 2 shocked to know that there are people from the 3 community who have not met, or have not been spoken 4 to about this project. Plus there's a meeting 5 scheduled this Saturday at the New Maple's Church as 6 well, which, you know, I plan to attend. So I'll be 7 there in person, if anyone wants to speak to me and 8 talk to me about the project as well. 9 MR. BARON: Well I think what Councilwoman 10 Reyes is really saying is people are asking your 11 questions; will ask your questions. And she wants 12 to know where the answers come from. And I think 13 you're saying you would be a point of contact for 14 her in that regard. 15 And if I understand what you shared with 16 me, there may be one or more people in the future 17 that also may be involved with the implementation of 18 the project 19 TREVOR VAUGHN: Correct. 20 COUNCILWOMAN REYES: And I'm also asking a 21 lot of these questions because I'm very familiar 22 with that neighborhood. And I served on the school 23 board for eight years, and did some development 24 projects regarding what is school-related. And as a 25 Councilwoman, I've done park-related developments in</p>

<p style="text-align: right;">109</p> <p>1 that neighborhood also. So understanding all of 2 that for the past 14 years, all of that work, but 3 with this project, in particular, because of the 4 known history of the proposed projects in the past, 5 you know, that is where my concern is, you know, and 6 where the questions are coming from.</p> <p>7 In addition to having three very respected 8 long-time Camden families on this call today that 9 are asking very important questions that really 10 affect our quality of life. And so for me I just 11 find it a little, you know, troubling that, you 12 know, we have some communication issues as it 13 relates to the management thus far. As it seems 14 just on my end, and all the different boards that 15 I have to sit on, as all these moving parts come 16 before me, I'm very surprised.</p> <p>17 And also there were like several 18 discrepancies throughout the presentation, 19 especially with parking. And so that's really 20 unfair to me. I'm very surprised that we don't 21 usually, as a practice of the Board, to do that fees 22 agreement being placed and coming for approval, and 23 the fact that they aren't is just very concerning 24 for me. And you know, I have, I guess, a public 25 safety -- I -- was public safety consulted on this,</p>	<p style="text-align: right;">111</p> <p>1 been offered spaces in those.</p> <p>2 So what we're trying -- all we're trying 3 to do is figure out how many spaces and where. We 4 know how many we need. We have to figure out where 5 they would go.</p> <p>6 And you're right. We didn't come late to 7 the party. We were real prepared on this project 8 all along, but the parking -- which is clearly the 9 most significant issue -- is something that we're 10 still trying to resolve.</p> <p>11 But let me just explain what Mr. Eingorn 12 has said, as I understand it, and what we're asking 13 for. We are not asking for any relief from parking. 14 We will satisfy the parking. If we can't satisfy 15 the parking through an agreement with the parking 16 authority, we're going to have to come back to the 17 Board and do something. We're going to have to 18 figure out a solution so that we can satisfy 19 parking. It's that simple. I don't disagree with 20 you. I would have rather been here tonight and tell 21 you exactly how long we'll work. I think everybody 22 in Camden is eager to see this project proceed. I 23 think everyone feels that it's a -- I'm going to use 24 the term -- "good project." And so we were trying 25 to move it along. And we're still trying to move it</p>
<p style="text-align: right;">110</p> <p>1 or is that maybe at the Council meeting where that 2 will be addressed?</p> <p>3 So I get the evidence that's in front of 4 me. I get that. I want to make that clear.</p> <p>5 The parking issue is a concern. The 6 community engagement issues are a concern for me. 7 And it's always been best practice for this Board to 8 highly value, you know, those opinions.</p> <p>9 MR. BARON: I have to take the blame for 10 not having an answer yet from the Parking Authority. 11 Because when I initially looked at this, there is a 12 provision in the residential site improvement 13 standards that you can make up any shortage on your 14 site by using on-street parking. And I didn't 15 realize how stressed the on-street parking already 16 was. And when I -- when we learned about that, we 17 -- well I said to -- I asked Dr. Williams: Do you 18 think the Board would be inclined to accept 19 off-street parking to satisfy the requirement? And 20 he said, no. He said, I might be wrong, but I don't 21 think so. And he suggested that we contact the 22 owners of the garages, including Cooper Hospital, 23 the garages that are owned by the gentleman who was 24 also involved with the parking authority, and 25 another garage, which we have done. And we have</p>	<p style="text-align: right;">112</p> <p>1 along.</p> <p>2 COUNCILWOMAN REYES: Yes. Thank you. I 3 get that. And thank you for your response.</p> <p>4 And I think also, Director Ed, I guess 5 moving forward on my end, -- because, you know, 6 understanding the summer concerts, there's a school 7 there, traffic, right, traffic study is going to be 8 very important on both -- during school peek season 9 and concert peek seasons. So I would, you know -- 10 not sure if that was highlighted. I don't think it 11 was. But if we can, you know, have that somewhere 12 as a clause, so that way we understand what that 13 looks like. And you know, corroboration is going to 14 be key for this success of this project and for this 15 neighborhood. So when I'm envisioning it now, I 16 kind of think about it like the Maria Maria next to 17 Cooper Hospital was a residential hospital. You get 18 the Maria Maria, and they have the garage 19 underneath. That's what I'm assuming; that's what 20 I'm envisioning. But, you know, this meeting didn't 21 show that that's what it was working towards.</p> <p>22 So I really would love for somehow for 23 there to be some coordination. If there's a way 24 that I can help in that, help navigate and help lead 25 that. That's what I'm here for, but I want to make</p>

<p style="text-align: right;">113</p> <p>1 sure that we're all comfortable.</p> <p>2 DR. WILLIAMS: Thank you Councilwoman for</p> <p>3 that.</p> <p>4 The Planning Board provides to share and</p> <p>5 had been working with this developer, with the</p> <p>6 agency from the inception leading to this date.</p> <p>7 This is probably one of the rare projects that has</p> <p>8 come before this Board that where the</p> <p>9 Applicant/developer did not make an indication to</p> <p>10 the Board that they're going to meet the</p> <p>11 requirement. Prior Applicants would ask for</p> <p>12 variances from the parking requirement, and then</p> <p>13 make a payment for those efficient spaces.</p> <p>14 So this application, at least in my</p> <p>15 review, fails the comparison with the others,</p> <p>16 because this project is seeking to make a commitment</p> <p>17 to meet the parking requirement, which is a rare</p> <p>18 finding among our planing board applicants. And I</p> <p>19 think that with that in mind, a conditional approval</p> <p>20 on this plan, preliminary and final, with the caveat</p> <p>21 that the Developer/Applicant comes back to the Board</p> <p>22 with the answer, and that's what, I believe, would</p> <p>23 be sufficient to move this project and application</p> <p>24 forward. Otherwise, they meet most of, if not all,</p> <p>25 of the requirements technically. They are -- they</p>	<p style="text-align: right;">115</p> <p>1 MR. EINGORN: I understand. I'm slow.</p> <p>2 I get it. I think 90 days is reasonable as well.</p> <p>3 In addition to the parking condition that was</p> <p>4 agreed to, there was also a condition regarding</p> <p>5 providing a Phase I Environmental Study just to</p> <p>6 remind the Board. And those were the two conditions</p> <p>7 that were discussed tonight. And then any motion to</p> <p>8 approve this application would also be subject to</p> <p>9 the compliance with the agreements that were on the</p> <p>10 record as set forth the requirements in the</p> <p>11 Remington and Vernick letter dated March 3rd.</p> <p>12 MS. MOORE: And as I corrected the</p> <p>13 variances and waivers through testimony, too.</p> <p>14 MR. BARON: Yes, we agree.</p> <p>15 MS. MOORE: Thank you.</p> <p>16 VICE-CHAIR LEE: Okay. Then if there are no</p> <p>17 more questions, I believe a motion is in order.</p> <p>18 COUNCILWOMAN REYES: I make the motion for</p> <p>19 conditional approval as it relates to the</p> <p>20 environmental study, the parking agreement to the</p> <p>21 parking authority and/or just the parking agreement</p> <p>22 in general, and any other conditional items that</p> <p>23 were mentioned throughout the report that was</p> <p>24 highlighted by Ms. Ms. Johnson Moore from Remington</p> <p>25 and Vernick Engineers.</p>
<p style="text-align: right;">114</p> <p>1 have a right to the use based on the redevelopment</p> <p>2 plan. So they applied a number of the statutory and</p> <p>3 legal hurdles already.</p> <p>4 This parking issue, which the Applicant</p> <p>5 already explained, their goal, their mandate is to</p> <p>6 meet the requirements, which again, kudos to the</p> <p>7 Applicant for that pursuit.</p> <p>8 MR. BARON: May I make a suggestion? I've</p> <p>9 been on your side of this aisle for 20 years when</p> <p>10 I represented municipalities. I think the major</p> <p>11 question always is: When will we know?</p> <p>12 So I would ask that we be given a period</p> <p>13 of 90 days to develop an agreement with the Parking</p> <p>14 Authority, which we said we would share with you.</p> <p>15 If we're not able to get it within that time, we'll</p> <p>16 come back before the Board and we'll tell you what</p> <p>17 the status of that is, because they may tell us it's</p> <p>18 going to take us two more weeks or something like</p> <p>19 that. But at least everybody is working towards a</p> <p>20 goal, instead of us just saying: We want that, but</p> <p>21 we can't tell you when we're going to have that. I</p> <p>22 don't know. I think 90 days is a reasonable time to</p> <p>23 put that all together. No disrespect Mr. Eingorn,</p> <p>24 but I know how slow sometimes lawyers function, not</p> <p>25 us, but lawyers.</p>	<p style="text-align: right;">116</p> <p>1 MS. MOORE: I do have a question regarding</p> <p>2 the conditional approval.</p> <p>3 Is that conditional approval preliminary,</p> <p>4 or is it preliminary and final with the conditions?</p> <p>5 DR. WILLIAMS: From the staff's standpoint,</p> <p>6 I recommend to the Board to approve a preliminary</p> <p>7 and final site plan on the condition that the</p> <p>8 various matters be addressed.</p> <p>9 MS. MOORE: Okay. All right. Thank you.</p> <p>10 MR. BARON: We agree, by the way, Ms.</p> <p>11 Johnson, as a condition of approval, they'll be no</p> <p>12 permits issued until they're satisfied. So it's, in</p> <p>13 essence, the equivalent of just getting a</p> <p>14 preliminary and coming back for a final --</p> <p>15 MS. MOORE: Right. Right. Because you</p> <p>16 wouldn't get the permits until the plans are signed</p> <p>17 and --</p> <p>18 MR. BARON: Can't do anything with it</p> <p>19 except say that we have it.</p> <p>20 MS. MOORE: Thank you.</p> <p>21 COUNCILWOMAN REYES: So moved.</p> <p>22 VICE-CHAIR LEE: No questions?</p> <p>23 MR. THOMAS: I second it.</p> <p>24 DR. WILLIAMS: Who second it? Who second</p> <p>25 it?</p>

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1 VICE-CHAIR LEE: Omari.
 2 **DR. WILLIAMS:** Omari.
 3 VICE-CHAIR LEE: Okay. Roll call.
 4 **MS. MILLER:** Mr. Lee?
 5 VICE-CHAIR LEE: Yes.
 6 **MS. MILLER:** Director Walker?
 7 **DIRECTOR WALKER:** Yes.
 8 **MS. MILLER:** Mr. Leonard?
 9 **MR. LEONARD:** Yes.
 10 **MS. MILLER:** Councilwoman Reyes?
 11 **COUNCILWOMAN REYES:** Yes.
 12 **MS. MILLER:** Mr. Thomas?
 13 **MR. THOMAS:** Yes.
 14 **MS. MILLER:** Motion carried to approve.
 15 Thank you. Thank you very much.
 16 **MR. BARON:** Thank you very much for your
 17 consideration and patience. We promise we're going
 18 to work with you and keep you advised. By the way,
 19 we appreciate the public, comments that the public
 20 made. I think they're very important. And we
 21 appreciate that. Councilwoman Reyes --
 22 VICE-CHAIR LEE: Thank you.
 23 (Discussion held off the record.)
 24 **MS. MILLER:** Juan D. Ixchop, 1427 South 9th
 25 Street. The Applicant is proposing the installation

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1 of an 80 square foot sign -- awning. I'm sorry.
 2 **MR. EINGORN:** Raise your right hand, sir,
 3 to be sworn.
 4 **INTERPRETER:** He may need an interpreter.
 5 He's having technical difficulties
 6 **MR. EINGORN:** Can you state your name and
 7 address for the record?
 8 **INTERPRETER:** Sara Pearlton (phonetic),
 9 6167 Cedar Avenue, Pennsauken, New Jersey
 10 08019.
 11 **MR. EINGORN:** Thanks, Ms. Pearlton, just
 12 as a reminder I'm going need you to translate
 13 everything that we say to the applicant, and in turn
 14 I need him to talk to you and for him to then
 15 explain it to us.
 16 Do you understand those directions?
 17 **INTERPRETER:** Yes.
 18 **MR. EINGORN:** Great. So right now I'm
 19 asking the applicant to raise his right hand.
 20 **APPLICANT:** (Applicant complies.)
 21 **MR. EINGORN:** Do you swear the testimony
 22 you will provide to the Planning Board tonight will
 23 be true and nothing but the truth?
 24 **APPLICANT:** Yes.
 25 **MR. EINGORN:** Thank you.

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1 Can you ask him to state his name and
 2 address for the record?
 3 **JUAN IXCHOP:**(Applicant) okay.
 4 Juan Ixchop, 1427 South 9th Street,
 5 Camden, New Jersey 08104.
 6 **MR. EINGORN:** Thank you. It sounds like
 7 the Applicant is proposing a sign and requesting a
 8 variance.
 9 Mr. Ixchop, is this sign preexisting, or
 10 are you going to remove an existing sign and replace
 11 it?
 12 **MS. MILLER:** Excuse me, Kyle, did we lose
 13 our court reporter? I don't see her.
 14 **MR. EINGORN:** I don't see her. That's not
 15 good.
 16 Do we have her phone number?
 17 **MS. MILLER:** I don't. Dr. Williams?
 18 **DR. WILLIAMS:** This meeting is being
 19 recorded. I don't know what happened to her.
 20 **MS. MILLER:** By any chance is she trying to
 21 get back in?
 22 **DR. WILLIAMS:** I don't see her coming back
 23 in.
 24 **MS. MILLER:** Okay. We don't see --
 25 **MR. EINGORN:** We can retain a copy of this

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1 recording and we'll provide it to her for
 2 translation?
 3 **DR. WILLIAMS:** Absolutely.
 4 **MR. EINGORN:** So I think we should proceed.
 5 **MS. MILLER:** Thank you.
 6 **INTERPRETER:** Okay. So he said --
 7 **MR. EINGORN:** You can put your hand down.
 8 **INTERPRETER:** He said that nothing is
 9 going to be modified. It's just an awning that's
 10 going to be replaced. So basically it's a wrap that
 11 they're replacing with their logo, but nothing is
 12 being adjusted to a size -- to a different size for
 13 anything like that.
 14 **MR. EINGORN:** So the frame we'll remain on
 15 the building and he's just replacing the fabric that
 16 goes over it?
 17 **INTERPRETER:** Correct.
 18 **MR. EINGORN:** I'm holding up a picture to
 19 the screen. Is this a photograph of the proposed
 20 sign?
 21 **INTERPRETER:** Correct. That's the one
 22 they're trying to put right now.
 23 **MR. EINGORN:** Okay.
 24 **INTERPRETER:** You should have a picture of
 25 the prior one, the original one that was there.

<p style="text-align: right;">121</p> <p>1 MR. EINGORN: I'm holding up another 2 picture to the screen. Is this a copy of the 3 preexisting sign? 4 INTERPRETER: Correct. 5 MR. EINGORN: Okay. 6 DR. WILLIAMS: So the sign won't expand in 7 size beyond the original size, correct? 8 INTERPRETER: Correct. 9 DR. WILLIAMS: To the members of the board 10 and Vice Chair, we reviewed the location of the 11 sign. And we have no reservations to the approval 12 of the variance. 13 MR. EINGORN: Does the board members have 14 any questions for the Applicant? 15 DR. WILLIAMS: If they don't we have to see 16 if the public has anything they need to ask? 17 VICE CHAIR LEE: Mr. Williams, do you 18 think anybody else from the public have anything to 19 ask? 20 DR. WILLIAMS: From the lone survivors who 21 are left, I don't see no hands. 22 VICE CHAIR LEE: Okay. All right. At 23 this point we can entertain a motion. You know if 24 -- 25 SPEAKER: Motion for --(inaudible).</p>	<p style="text-align: right;">123</p> <p>1 (inaudible.) 2 DR. WILLIAMS: Wait a minute. Wait a 3 minute, Mr. Chiar, can you please mute yourself? 4 MR. EINGORN: Ms. Pearlton (Interpreter), 5 Mr. Ixchop, your application has been granted. You 6 are free to leave if you have better things to do. 7 You can stay too if you'd like. 8 INTERPRETER: Have a good night. No, I'm 9 okay, thank you. 10 MR. EINGORN: All right. Have a nice 11 night. 12 MS. MILLER: Item K: Site Plan Waiver 13 regarding: Gateway Progressive Land Developers 14 regarding 1165 Haddon Avenue, Block 1314; Lot 39. 15 The Applicant has been denied for a Coffee 16 Shop & Bookstore with Office Space/Radio Station. 17 Due to a Change of Use - Site Plan Approval or 18 Waiver is needed, Gateway Redevelopment Plan. 19 DR. WILLIAMS: Mr. Vice Chair, and members 20 of the Board, I did have the opportunity to review 21 the Waiver request. I had spoken to the Applicant 22 through their professional. And we jointly agree 23 that site plan approval is going to be needed for 24 this one; and thus, we recommend to the Board at 25 this time to deny the site plan waiver until such</p>
<p style="text-align: right;">122</p> <p>1 SPEAKER: Second. 2 VICE CHAIR LEE: Roll call, please. 3 MS. MILLER: Can't hear with all the noise 4 in the background. You have to mute yourself up. I 5 don't even know who is saying anything. 6 Can someone tell me who second it? 7 SPEAKER: I second it, Angela. 8 MS. MILLER: Thank you so much. 9 VICE CHAIR LEE: Roll call, please. 10 MS. MILLER: Mr. Lee? 11 VICE CHAIR LEE: Yes. 12 MS. MILLER: Director Walker? 13 DIRECTOR WALKER: Yes. 14 MS. MILLER: Mr. Leonard? 15 MR. LEONARD: Yes. 16 COUNCILWOMAN REYES: Yes, Angela. 17 MS. MILLER: Mr. Thomas? 18 MR. THOMAS: Yes. 19 MS. MILLER: Motion carry to approve. 20 Thank you. 21 INTERPRETER: Thank you. 22 DR. WILLIAMS: We move to Item K, yes, Mr. 23 Vice Chair? 24 VICE CHAIR LEE: Yes. 25 MR. EINGORN: You guys are -- motion</p>	<p style="text-align: right;">124</p> <p>1 time the Applicant presents either new plans or 2 present a formal application for site plan approval. 3 VICE CHAIR LEE: Okay. Motion? 4 SPEAKER: So moved. 5 SPEAKER: Second. 6 MS. MILLER: Roll call. 7 Mr. Lee? 8 VICE CHAIR LEE: Yes. 9 MS. MILLER: Director Walker? 10 DIRECT WALKER: Yes. 11 MS. MILLER: Mr. Leonard? 12 MR. LEONARD: Yes. 13 MS. MILLER: Councilwoman Reyes? 14 COUNCILWOMAN REYES: Yes. 15 MS. MILLER: Mr. Thomas? 16 MR. THOMAS: Yes. 17 MS. MILLER: Motion carried to denied 18 without prejudice. 19 DR. WILLIAMS: Okay. We have the adoptions 20 of the following resolutions. 21 Do you want to read that, Angela? 22 You've done a great job, Mr. Vice Chair. 23 MS. MILLER: These are your resolutions 24 read by the attorney. 25 MR. EINGORN: The following resolutions</p>

125	<p>1 that are up for adoption tonight:</p> <p>2 First Certificate of Appropriateness,</p> <p>3 APPROVED for Hai D. Nguyen, 2965 North Congress, and</p> <p>4 Terica Lynn Swangin, 433-435 Chambers Avenue.</p> <p>5 Amended Final Site Plan Continued.</p> <p>6 Virtua Our Lady of Lourdes Hospital, 1600 Haddon</p> <p>7 Avenue.</p> <p>8 The Capital Courtesy Review has been</p> <p>9 tabled.</p> <p>10 The New Jersey Economic Development</p> <p>11 Authority, Cooper's Poynt Waterfront Park and Roads</p> <p>12 Project, Delaware Avenue and State Street.</p> <p>13 Preliminary and Final Site Plan:</p> <p>14 Continued.</p> <p>15 Urban Development Partners, 439 West</p> <p>16 Street and various addresses: I believe that was</p> <p>17 adjourned till tonight.</p> <p>18 A Capital Courtesy Review for a John</p> <p>19 Lawrie Tubulars/South Jersey Port Corporation, 1535</p> <p>20 Broadway.</p> <p>21 And then, I'm sorry, there's one more.</p> <p>22 Council Referral: Tabled. A resolution</p> <p>23 authorizing the Planning Board to review Chapter</p> <p>24 870-258 Floodplain Management to be consistent with</p> <p>25 NJDEP Flood Damage Control Model.</p>
126	<p>1 MS. MILLER: Thank you.</p> <p>2 COUNCILWOMAN REYES: I have a question --</p> <p>3 I'm sorry -- about the NJEDA project. Did you guys</p> <p>4 continue that tonight?</p> <p>5 MS. MOORE: I know we said that they</p> <p>6 weren't here.</p> <p>7 COUNCILWOMAN REYES: We skipped over that</p> <p>8 because they weren't there.</p> <p>9 DR. WILLIAMS: There needs to be a formal</p> <p>10 vote for that to continue.</p> <p>11 MS. MOORE: Okay. Because I do have a</p> <p>12 review letter for that project.</p> <p>13 MS. MILLER: Okay. Can we get a motion?</p> <p>14 Do you need a motion to continue?</p> <p>15 SPEAKER: Second.</p> <p>16 MS. MILLER: Roll call. Mr. Lee?</p> <p>17 VICE CHAIR LEE: Yes.</p> <p>18 MS. MILLER: Director Walker?</p> <p>19 DIRECTOR WALKER: Yes.</p> <p>20 MS. MILLER: Mr. Leonard?</p> <p>21 MR. LEONARD: Yes.</p> <p>22 MS. MILLER: Councilwoman Reyes?</p> <p>23 COUNCILWOMAN REYES: Yes.</p> <p>24 MS. MILLER: Mr. Thomas?</p> <p>25 MR. THOMAS: Yes.</p>
127	<p>1 MS. MILLER: Motion carried to continue</p> <p>2 till next month. Thank you.</p> <p>3 VICE CHAIR LEE: Okay. We still need motion</p> <p>4 for the resolutions.</p> <p>5 MS. MILLER: I'm sorry. Motion for the</p> <p>6 resolutions?</p> <p>7 SPEAKER: So moved.</p> <p>8 SPEAKER: Second.</p> <p>9 MS. MILLER: Roll call. Mr. Lee?</p> <p>10 VICE CHAIR LEE: Yes.</p> <p>11 MS. MILLER: Director Walker?</p> <p>12 DIRECTOR WALKER: Yes.</p> <p>13 MS. MILLER: Mr. Leonard?</p> <p>14 MR. LEONARD: Yes.</p> <p>15 MS. MILLER: Councilwoman Reyes?</p> <p>16 COUNCILWOMAN REYES: Yes.</p> <p>17 MS. MILLER: Mr. Thomas?</p> <p>18 MR. THOMAS: Yes.</p> <p>19 MS. MILLER: Motion carried to approve</p> <p>20 resolutions, adoption for the resolutions. Thank</p> <p>21 you.</p> <p>22 VICE CHAIR LEE: Okay. Motion to adjourn.</p> <p>23 SPEAKER: Second.</p> <p>24 MS. MILLER: Mr. Lee?</p> <p>25 VICE CHAIR LEE: Yes.</p>
128	<p>1 MS. MILLER: Director Walker? Director</p> <p>2 Walker? Un-mute yourself.</p> <p>3 DIRECTOR WALKER: Oh, I'm sorry. Yes.</p> <p>4 MS. MILLER: Mr. Leonard?</p> <p>5 MR. LEONARD: Yes.</p> <p>6 MS. MILLER: Councilwoman Reyes?</p> <p>7 COUNCILWOMAN REYES: Yes.</p> <p>8 MS. MILLER: Mr. Thomas?</p> <p>9 MR. THOMAS: Yes.</p> <p>10 MS. MILLER: Motion carried to adjourn.</p> <p>11 Thank you so much. And you all have a good weekend.</p> <p>12 COUNCILWOMAN REYES: Good night. Good</p> <p>13 job, Angela, and Director, and Kyle.</p> <p>14 MS. MILLER: Good night.</p> <p>15</p> <p>16</p> <p>17</p> <p>18</p> <p>19</p> <p>20</p> <p>21</p> <p>22</p> <p>23</p> <p>24</p> <p>25</p>

1 CERTIFICATE
2 I, ANGELA R. WATERS, Certified Court
3 Reporter of the State of New Jersey, DO HEREBY
4 CERTIFY, that the Camden City Planning Board hearing
5 taken by me on April 13th, 2023, is a true and
6 accurate transcript of my stenographic notes.

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ANGELA R. WATERS, CCR
License No.:30X100132000

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