

**In The Matter Of:**  
*CITY OF CAMDEN*  
*PLANNING BOARD*

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*Transcript of Meeting*  
*August 31, 2023*

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*Regine A. Ervin Reporting*  
*609-280-2230*  
*RegineCSR@gmail.com*

PLANNING BOARD  
CITY OF CAMDEN

- - - -

Thursday, August 31, 2023

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

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

JOSE DeJESUS, CHAIRMAN  
STEVEN LEE, VICE-CHAIRMAN  
DIRECTOR KEITH WALKER  
RASHID HUMPHREY  
BRENDA FRACTION

- - - -

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

REGINE A. ERVIN, CCR  
Certified Court Reporter  
RegineCSR@gmail.com  
(609) 280-2230

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1                   CHAIRMAN DeJESUS: Good evening. This is  
2 a Special Meeting held August 31st, 2023. The City  
3 is under a Declaration of a Health Emergency related  
4 to the COVID-19 virus. It's the reason why we're  
5 having this meeting via the platform called Zoom.  
6 You can have access to this meeting if you follow the  
7 instructions on the City of Camden's website.

8 Angela, could you read the opening the statement?

9                   MS. MILLER: Good evening. Adequate  
10 notice of this meeting has been provided in  
11 accordance with the Open Public Meeting Act. The  
12 Camden City Planning Board adopted a Resolution  
13 approving a schedule of regular meetings to be held  
14 during the year of 2021 by, one, posting a copy  
15 thereof on the bulletin boards reserved for such  
16 purpose in the Office of City Clerk, City Hall, first  
17 floor, Camden, New Jersey; two, transmitting a copy  
18 thereof to the Courier Post and to the Philadelphia  
19 Inquirer. These newspapers have been designated by  
20 this Board to receive same, and filing a copy thereof  
21 with the City Clerk, City of Camden, New Jersey. The  
22 subject meeting was publicized on August 17, 2023.

23                   CHAIRMAN DeJESUS: Roll call.

24                   MS. MILLER: Jose DeJesus.

25                   CHAIRMAN DeJESUS: Present.

1 MS. MILLER: Steven Lee.

2 VICE-CHAIRMAN LEE: Here.

3 MS. MILLER: Mayor Carstarphen. Director  
4 Keith Walker.

5 DIRECTOR WALKER: Here.

6 MS. MILLER: Mr. Ian Leonard. Aaron  
7 Stephens. Omari Thomas. Rashid Humphrey.

8 MR. HUMPHREY: Present.

9 MS. MILLER: Brenda Fraction.

10 MS. FRACTION: Present.

11 MS. MILLER: Thank you.

12 CHAIRMAN DEJESUS: Approval of Planning  
13 Board Public Hearing minutes for last month and the  
14 month before. I need a motion to approve minutes.

15 MR. HUMPHREY: Motion.

16 CHAIRMAN DEJESUS: I need a second.

17 VICE-CHAIRMAN LEE: Second.

18 CHAIRMAN DeJESUS: Roll call.

19 MS. MILLER: Jose DeJesus.

20 CHAIRMAN DeJESUS: Yes.

21 MS. MILLER: Mr. Lee.

22 VICE-CHAIRMAN LEE: Yes.

23 MS. MILLER: Director Walker.

24 DIRECTOR WALKER: Yes.

25 MS. MILLER: Rashid Humphrey.

1 MR. HUMPHREY: Yes.

2 MS. MILLER: Brenda Fraction.

3 MS. FRACTION: Yes.

4 MS. MILLER: Motion carried to approve.

5 Thank you.

6 CHAIRMAN DeJESUS: Swearing in of all  
7 professionals and Planning staff.

8 MR. BURNS: For our professionals, if you  
9 can raise your right hands, please.

10 - - -

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

15 - - -

16 CHAIRMAN DeJESUS: Planning Board  
17 Director's Report.

18 DR. WILLIAMS: No report, sir.

19 CHAIRMAN DEJESUS: Let's get into New  
20 Business. The Preliminary and Final Site Plan of  
21 Virtua Our Lady of Lourdes will not be heard tonight.

22 Then we move to Sign Variance of  
23 Josef C. Argenio, 2225 Admiral Wilson Boulevard. Is  
24 someone here present for that?

25 MR. ARGENIO: Yes, I'm present.

1                   CHAIRMAN DEJESUS: The applicant is  
2 proposing the installation of a freestanding sign at  
3 105.50 square feet. You want to explain and present  
4 your information, please?

5                   MR. BURNS: I'll need to swear in the  
6 applicant. And I believe the last time when you were  
7 here, because it's a corporation or an LLC, you were  
8 going to have counsel, correct?

9                   MR. ARGENIO: That's correct. I believe  
10 counsel is on the ZOOM meeting.

11                  MR. BURNS: Can you identify them for us,  
12 please?

13                  MR. ARGENIO: For Luke Oil North American  
14 we have David Deola, manager of capital investments.  
15 David, is the attorney present?

16                  MR. DEOLA: Yes, Sarah Attardo should be  
17 present. Sara, can you hear me?

18                  CHAIRMAN DEJESUS: We can't proceed  
19 without her.

20                  MR. BURNS: I see her. She's here. She  
21 just has to unmute herself. Sarah, are you there;  
22 Sarah Attardo?

23                  DR. WILLIAMS: She's there. We just  
24 need her to unmute?

25                  MR. BURNS: Yes.

1 MR. ARGENIO: We're going to reach out to  
2 her now directly. We apologize for this.

3 MR. DEOLA: She just texted me and she  
4 says she's having difficulty. Let me just call her.

5 MR. BURNS: I'm just going to ask Sarah  
6 to confirm that she does, in fact, represent you on  
7 this application and then I will swear -- why don't I  
8 swear you in now since you're going to be providing  
9 the testimony; is that correct?

10 MR. ARGENIO: That's correct. I'm a  
11 professional engineer registered in --

12 MR. BURNS: He froze on me.

13 CHAIRMAN DEJESUS: Can we do this, Mr.  
14 Argenio, I'll put you on hold and we'll go to the  
15 next agenda until you get everybody together?  
16 Hello?

17 MR. DEOLA: Yes. It kicked Sarah off as  
18 well. It crashed on her. I have her on the phone.  
19 It shows her name but she said it shut down on her.

20 MR. BURNS: Why don't you guys try to  
21 reconnect and we can move to the next application.

22 CHAIRMAN DEJESUS: And we'll get back to  
23 you last. All right?

24 MR. BURNS: And we'll get back to you.

25 MR. ARGENIO: Okay?



1                   CHAIRMAN DEJESUS: Next on the agenda  
2 would be the Salvation Army from KROC and they're not  
3 going to be heard today.

4                   MR. BURNS: They're off until September  
5 14th with Virtua.

6                   CHAIRMAN DEJESUS: Next is the informal  
7 review of the City of Camden Parking Authority, the  
8 Solar Facility Carport System, 330 Federal Street,  
9 Block 150, Lot 35.01. Is someone here in reference  
10 to that?

11                  DR. WILLIAMS: Mr. Chair, I'll recommend  
12 to the Board that we dismiss without prejudice.

13                  MR. BURNS: Very good.

14                  CHAIRMAN DEJESUS: May I ask why?

15                  DR. WILLIAMS: They haven't been showing  
16 up and it has been carried now for about three months  
17 now.

18                  MR. BURNS: I don't want to have an  
19 automatic approval issue so why don't we do that.  
20 Why don't we dismiss -- have a motion to dismiss  
21 without prejudice and free to refile.

22                  CHAIRMAN DEJESUS: Motion is requested  
23 gentlemen.

24                  MR. HUMPHREY: Motion.

25                  CHAIRMAN DEJESUS: Second?

1 MS. FRACTION: Second.

2 CHAIRMAN DEJESUS: Roll call.

3 MS. MILLER: Jose DeJesus.

4 CHAIRMAN DeJESUS: Yes.

5 MS. MILLER: Mr. Lee.

6 VICE-CHAIRMAN LEE: Yes.

7 MS. MILLER: Director Walker.

8 DIRECTOR WALKER: Yes.

9 MS. MILLER: Mr. Humphrey.

10 MR. HUMPHREY: Yes.

11 MS. MILLER: Ms. Fraction.

12 MS. FRACTION: Yes.

13 MS. MILLER: Motion carried to dismiss  
14 without prejudice. Thank you.

15 CHAIRMAN DEJESUS: Minor Subdivision, the  
16 Phoenix Development Group, LLC is not going to be  
17 heard until --

18 MR. BURNS: That will be heard tonight,  
19 Mr. Chairman. Mr. Platt is here. His client is  
20 here. That will be heard tonight. Mr. Platt is on  
21 vacation so it looks like he got moved up Stuart.  
22 That's good.

23 MR. PLATT: Yes. Good evening,  
24 Mr. Chairman. This is Stuart Platt on behalf of the  
25 Phoenix Development Group. I have four witnesses.

1 I'll swear them in.

2 MR. BURNS: I think we're getting  
3 feedback from Mr. Bean's audio. Mr. Bean, if you  
4 could just go on mute until you testify. That would  
5 be great. Thank you, sir. So Stuart, can you  
6 identify your witnesses, please?

7 MR. PLATT: I can. I have Lance Bean who  
8 is the owner and managing partner of Phoenix  
9 Development Group.

10 MR. BURNS: Very good.

11 MR. PLATT: I have John Traynor, who is a  
12 licensed professional surveyor who drew the minor  
13 subdivision survey.

14 MR. BURNS: Very good.

15 MR. PLATT: I have William Gilmore who is  
16 the engineer.

17 MR. BURNS: Very good.

18 MR. PLATT: And I have Brian Seidel who  
19 is a professional planner. All of these  
20 professionals are licensed in the State of New  
21 Jersey. I would ask all of them to just unmute  
22 themselves, show themselves, be shown in by Mr. Burns  
23 and then go back on mute. But certainly put yourself  
24 on video and unmute yourself for now so you could be  
25 sworn in, Mr. Traynor, Mr. Gilmore, Mr. Seidel and

1 Mr. Bean.

2 MR. BURNS: Gentlemen, if you could  
3 please raise your right hands.

4 - - -

5 JOHN TRAYNOR, III, P.L.S.; BRIAN SEIDEL,  
6 P.P.; WILLIAM GILMORE, P.E.; LANCE BEAN, having first  
7 been duly sworn/affirmed, was examined and testified  
8 as follows:

9 - - -

10 MR. BURNS: Stuart, you can call your  
11 witnesses. And then I believe Mr. Gillmore has been  
12 accepted by this Board in the past as a professional  
13 engineer so I recommend that we dispense with his  
14 credentials. And that being said, the floor is  
15 yours, sir.

16 MR. PLATT: Thank you, Mr. Burns.  
17 Mr. Chairman and members of the Board, good evening.  
18 Thank you for attending the Special Meeting. We  
19 appreciate your appearance on this eve of Labor Day  
20 holiday and your staff and professionals as well.

21 Just to orient the Board, I am an  
22 attorney. I am the managing partner of the Platt Law  
23 Group. I represent the Phoenix Development Group,  
24 LLC which is the owner of the property. The property  
25 is located at 1110 North 21st Street in Camden, Block

1 824, Lot 49. It is in the R-2 Zone in the Cramer  
2 Hill Redevelopment Overlay.

3 The application tonight is fairly  
4 straight forward. It's an application to subdivide  
5 the existing lot into two separate development lots  
6 for the development of a semi-attached dwelling on  
7 each lot. We're seeking several variances for the  
8 relief requested. The lot area is 3,000 square feet.  
9 We are proposing a lot area of 2000 square feet for  
10 each of the subdivided lots. The lot width is, 30  
11 feet is required. We're proposing 20 feet. The  
12 maximum building coverage is 40 percent. We are  
13 slightly above at 44 percent. And that is one side  
14 yard setback of 10 feet and we're proposing on one  
15 side, five feet.

16 CHAIRMAN DEJESUS: Dena, are you ready  
17 for that?

18 MS. MOORE: Yes, I am.

19 CHAIRMAN DEJESUS: I would like to go  
20 through our engineer's letter. And you can respond  
21 to that as we go through that. Okay?

22 MR. PLATT: I can tell you, Mr. Chairman,  
23 we agree to everything in the engineer's letter. If  
24 you want to go through it, that's fine. But we agree  
25 with everything in the engineer's letter.

1                   CHAIRMAN DEJESUS: We need to put it on  
2 record, please.

3                   MR. BURNS: Thank you.

4                   MR. PLATT: Thank you, sir.

5                   MS. MOORE: Mr. Chairman, I'm referring  
6 to Remington & Vernick's letter dated July 31st,  
7 2023. Mr. Platt stated what the proposal for the  
8 site is; that this includes just the minor  
9 subdivision approval to subdivide the property  
10 into two lots. And Mr. Platt also mentioned the area  
11 and bulk requirements; the variances that are  
12 necessary.

13                   I'll move on to the review starting on  
14 page 3, No. 2: The subdivision plan should be  
15 enlarged to a minimum plan size of 24" by 36" and  
16 include the signature block for the signatures of the  
17 Planning Board Chairman, Planning Board Secretary,  
18 Planning Board Engineer and the Zoning  
19 Officer/Administrative Officer for those four  
20 signatures. You agree to add that to the plan?

21                   MR. PLATT: Yes, we do, Ms. Johnson.

22                   MS. MOORE: The bulk area schedule should  
23 be revised to indicate the requirements of the R-2  
24 Zone of the Cramer Hill Redevelopment Area.

25                   MR. PLATT: We agree.

1 MS. MOORE: A monument should be placed  
2 on the right-of-way at the new lot line.

3 MR. PLATT: We agree.

4 MS. MOORE: The applicant must obtain a  
5 correct tax map plates and block and lot numbers from  
6 the Tax Assessor. Written verification must be  
7 received by our office prior to final review and  
8 signature of the deeds and/or plat. So that just  
9 means that we need to see what that proposed  
10 lot should be. And an e-mail --

11 MR. PLATT: If we're approved tonight, we  
12 will certainly submit for the new lot and block  
13 numbers.

14 MS. MOORE: Okay. Thank you.

15 Testimony should be provided as to  
16 whether the subdivision will be filed by deed or by  
17 plat. If by plat, the requirements of the  
18 Recordation Act (N.J.A.C.46A) would be applicable.  
19 If by deed, it must be provided for review by our  
20 office and the Planning Board Solicitor.

21 MR. PLATT: We would prefer with the  
22 Board's agreement that we would qualify -- because  
23 it's a minor, we would file it by deed subject to  
24 your Board's solicitor and your review and approval.

25 MS. MOORE: Okay. Now if you're filing

1 by deed that there is a requirement. That's the next  
2 one for a plan. So a plan must note that the  
3 applicant will comply with the City's "Ordinance  
4 Establishing the Standards of the Submission of Maps  
5 and Other Documents in a Digital Format." So that  
6 just means that we would need to see this  
7 subdivision on an actual plan in NAD 1983. And so if  
8 you could submit a copy of that or two flash drives  
9 to our office with the plan in NAD 1983. Meaning,  
10 the actual CAD drawing.

11 MR. PLATT: Ms. Johnson, I don't know  
12 what all means but I know we'll agree to it.

13 MS. MOORE: Okay. But your professional,  
14 does your professional understand that?

15 MR. PLATT: We do. We do.

16 MS. MOORE: Okay. Just making sure. And  
17 then the applicant should be aware that the final  
18 signatures of approval and building permits will not  
19 be issued until the required information is  
20 received.

21 MR. PLATT: We understand and we agree.

22 MS. MOORE: Now, the horizontal datum and  
23 vertical datum should be indicated on the plans. An  
24 assumed datum is not permissible to satisfy the  
25 digital format submission. So the horizontal datum



1 must be in NAD 1983. Your professional --

2 MR. PLATT: We agree as well.

3 MS. MOORE: Okay. All right.

4 The Summary of Variances and Waivers.  
5 From the Redevelopment Plan we have the following  
6 variances or deviations; the minimum lot area for a  
7 semi-detached dwelling; the minimum lot width for a  
8 semi-detached dwelling; the maximum building coverage  
9 for a semi-detached dwelling; and one side yard for a  
10 semi-detached dwelling. And you have no waivers.  
11 Let me just get through the Approval Process and then  
12 you can provide the necessary testimony.

13 If the Planning Board should grant final  
14 approval to the project, we have the Approval Process  
15 listed on pages 3 and 4. If you have any questions  
16 with that, you can contact me regarding the Approval  
17 Process. And since you're doing it by deed,  
18 I have it here as if you were doing it by plat so by  
19 deed, please, just provide a copy of it to our office  
20 and Mr. Burns' office. The Outside Agency approvals,  
21 I have noted the Camden County Planning Board.

22 MR. PLATT: Thank you.

23 MS. MOORE: And so we would accept any  
24 testimony -- well -- Mr. Chairman, that concludes our  
25 review. And we would accept any testimony at this

1 time regarding the variances or deviations you would  
2 be requesting from the Redevelopment Plan.

3 MR. PLATT: Mr. Chairman, I have a  
4 surveyor, an engineer and a planner here, as well as  
5 Mr. Bean. I mean, certainly, you're going to tell me  
6 that I can establish whatever record I want. I  
7 appreciate that. Would you like me just to get into  
8 the variance testimony or do you want me to go  
9 through the whole process?

10 CHAIRMAN DEJESUS: The variance should be  
11 sufficient.

12 MR. PLATT: All right. I would like to  
13 call as my witness, Brian Seidel. Brian, are you on?

14 MR. SEIDEL: I'm here.

15 MR. PLATT: Brian, I'm going to -- you've  
16 been sworn in. I'd like to qualify you. Can you  
17 please give us your professional credentials? Are  
18 you a licensed planner licensed in the State of New  
19 Jersey?

20 MR. SEIDEL: I am, yes.

21 MR. PLATT: And you are in good standing?

22 MR. SEIDEL: I am.

23 MR. PLATT: Can you just give us a little  
24 bit about your professional background so that the  
25 Board is comfortable that you have qualified

1 testimony?

2 MR. SEIDEL: Sure. I have a Bachelor of  
3 Science from landscape architecture in -- let me  
4 start over. I have a Bachelor of Science in  
5 landscape architecture from Temple University and  
6 certified by the American Institute of Certified  
7 Planners, New Jersey Professional Planner. I've been  
8 working in the field since 1997. I've testified in  
9 front of numerous boards and commissions similar to  
10 this.

11 MR. BURNS: Mr. Chairman, we can accept  
12 the gentleman as a professional planner.

13 CHAIRMAN DEJESUS: Continue.

14 MR. PLATT: Mr. Seidel, would you please  
15 confirm a description of the subject property and  
16 surroundings, please.

17 MR. SEIDEL: Sure. It's a vacant lot  
18 located between Wayne & Pierce Avenue. It's in the  
19 R-2 Medium Density Residential Zone of the Cramer  
20 Hill Redevelopment area. It's identified in the  
21 Redevelopment study as an area in need of need, and  
22 neighborhood conservation. It contains a 4,000  
23 square foot parcel with a 40-foot lot width. The  
24 neighborhood around it is generally comprised of  
25 apartments attached, semi-detached dwellings and

1 numerous vacant lots.

2 MR. PLATT: Mr. Chairman, would it be  
3 appropriate at this point unless the Board has it in  
4 front of them, we have some exhibits. I just want to  
5 have a look at the plan of minor subdivision so that  
6 we can show that too, unless everybody has that.

7 MR. BURNS: Please.

8 CHAIRMAN DEJESUS: Would you please. I  
9 don't have it.

10 MR. PLATT: I'd ask Ms. Miller if she can  
11 take over the screen. It is Exhibit A-2 that's  
12 submitted with the application. I don't have that  
13 capability. I'm too old.

14 MS. MILLER: That would have to be  
15 Dr. Williams. I don't have that capability as well.

16 DR. WILLIAMS: The Share Screen is  
17 available so anyone that has the materials can put it  
18 on the screen.

19 MR. BURNS: So if John has it or Brian  
20 has it, they can share it.

21 MR. PLATT: Bill or John, do you have the  
22 plan of minor subdivision?

23 CHAIRMAN DEJESUS: Let's move on.

24 MR. SEIDEL: I have it available if you  
25 need it.

1 MR. BURNS: Yes, sir. Let's see it.

2 MR. PLATT: While we're getting that up,  
3 Mr. Chairman, we'll move on. Mr. Seidel, could you  
4 please go over the project summary for us.

5 MR. SEIDEL: Sure. I'm trying to share  
6 my screen now.

7 MR. BURNS: We have it, Brian.

8 MR. SEIDEL: Here you go.

9 MR. PLATT: Could you please identify  
10 what you've just placed on the screen?

11 MR. SEIDEL: Sure. This is the plan of  
12 minor subdivision for the property. At the bottom of  
13 the plan it identifies North 21st Street. You can  
14 see to either side are square rectangles. They  
15 represent the dwellings on the opposite lots.

16 MR. PLATT: And the date of that plan is  
17 March 7th, 2023?

18 MR. SEIDEL: That's correct.

19 MR. PLATT: Mr. Chairman, we'd like to  
20 mark this as Exhibit A-1 for the record.

21 MR. BURNS: So marked.

22 MR. PLATT: All right, Mr. Seidel,  
23 please go through your project summary, please.  
24 Brian, can you hear me?

25 MR. SEIDEL: I can. Sorry. I'm trying

1 to get back to everything here. Bear with me.

2 The project summary, the proposal is to  
3 divide the lot into two separate lots for the  
4 development of a semi-detached or a twin-dwelling  
5 unit on each lot. Each dwelling unit will be  
6 provided with a private driveway and a one-car  
7 garage. The variances that are requested apply to  
8 semi-detached dwellings specifically.

9 The use of the semi-detached dwelling is  
10 permitted in the zoning district. There are  
11 different lot standards and regulations that apply to  
12 a variety of uses. So the variances that we're  
13 requesting is specific to semi-detached dwellings.  
14 However, I would point out that the standard R-2  
15 District provides --

16 MR. BURNS: Excuse me. Brenda, we can  
17 hear you. You're on.

18 CHAIRMAN DEJESUS: She can't see. That's  
19 the problem.

20 MR. BURNS: Go ahead, Brian.

21 MR. SEIDEL: I lost my train of thought.  
22 So the standard --

23 MR. PLATT: You were talking about the  
24 underlying R-2 standards.

25 MR. SEIDEL: Yes. The application is

1 consistent with the R-2, traditional R-2 standards.  
2 The application is also consistent with the design  
3 standards that are required for rowhomes.

4 MR. PLATT: So let's talk about the  
5 Positive and Negative Criteria.

6 MS. FRACTION: I lost it.

7 MR. PLATT: Hold on for a second.

8 MR. BURNS: Brenda, can you hear us?  
9 Brenda, we can't see you but we can hear you.

10 DR. WILLIAMS: I'll try to mute her.

11 CHAIRMAN DEJESUS: Thank you, Doctor.

12 MR. BURNS: Go ahead, Mr. Platt. I'm  
13 sorry.

14 MR. SEIDEL: I'll move forward. The  
15 question about the Positive Criteria --

16 MR. PLATT: Brian, we're moving here  
17 under a C(2) Flexible Criteria under the Municipal  
18 Land Use Law, correct?

19 MR. SEIDEL: That's correct.

20 MR. PLATT: So please go through the  
21 Positive and Negative Criteria so the Board, so they  
22 understand why this proposal would meet the variance  
23 criteria.

24 MR. SEIDEL: Sure. Regarding the  
25 Positive Criteria, the proposed use of the

1 semi-detached dwelling is specifically permitted in  
2 the Redevelopment Plan and in the underlying zoning  
3 district. The project addresses the redevelopment  
4 goals of converting vacant lots to new and modern  
5 housing and attracting residents.

6 The lot is specifically identified in the  
7 Redevelopment Study as being in need of  
8 rehabilitation and neighborhood conservation. And  
9 the variance will advance purpose of zoning and  
10 enhance the general welfare particularly Purposes "A"  
11 to guide the appropriate use of land.

12 "E," to provide appropriate population  
13 densities contributing to the community. "I,"  
14 promoting a desirable visual environment through  
15 creative design. And J, preventing urban sprawl by  
16 developing within accordance with the Redevelopment  
17 Plan of the vacant lot.

18 Regarding the Negative Criteria --

19 MR. PLATT: So based upon that, you  
20 believe that it meets the purpose of zoning under the  
21 Municipal Land Use Law for a C-2 variance?

22 MR. SEIDEL: It does, yes.

23 MR. PLATT: Okay. Thank you.

24 MR. SEIDEL: Regarding the Negative  
25 Criteria, no detriment to the public good, Zoning



1 Plan or the Zoning Ordinance. Requested variances  
2 are not inconsistent with the R-2 regulations.  
3 As I mentioned, the proposed lot width is consistent  
4 with that that's required for rowhomes.

5 The Redevelopment Plan identifies  
6 appropriate density for the R-2 District as a density  
7 of 30 dwelling units to the acre. That equates to a  
8 lot area of about 1,450 square feet. Our proposed  
9 lot at 2,000 square feet is a reduced density so  
10 we're not exceeding any density requirements as part  
11 of this application.

12 Despite the slight increase in building  
13 coverage that's proposed for attached dwellings, the  
14 project will provide less than the permitted overall  
15 impervious coverage for the lot. So there's no  
16 impact on the required stormwater management.  
17 And it meets the parking regulations by providing two  
18 parking spaces for a garage space than a driveway  
19 space on the individual properties.

20 MR. PLATT: And so it is your  
21 professional opinion that the variances will not  
22 result in a substantial detriment to the public good  
23 nor substantially impair the Cramer Hill  
24 Redevelopment Plan?

25 MR. SEIDEL: That's correct.

1                   MR. PLATT: And so, what is your ultimate  
2 conclusion here, sir?

3                   MR. SEIDEL: Again, the use is permitted.  
4 The proposal supports the Redevelopment Plan. The  
5 proposed density is not inconsistent with the  
6 community. Variances can be granted without  
7 substantial detriment to the public or to the Zoning  
8 Plan. I believe the statutory criteria for the  
9 granting all the relief are met and the approval is  
10 warranted.

11                   MR. PLATT: And in terms of the lot  
12 coverage issue, I know you've spoken with the  
13 applicant's engineer and he's advised you  
14 professionally that, in fact, the increase in  
15 impervious coverage will not result in any kind of a  
16 stormwater flooding issue to any of the neighboring  
17 properties?

18                   MR. SEIDEL: That's correct. As I  
19 indicated, the overall impervious coverage is less  
20 than what is permitted.

21                   MR. PLATT: Brian, are you able to  
22 share? I just want the Board to see what the  
23 conceptual plans, what they're going to look like.  
24 Are you able to share the architectural elevations  
25 with the Board as our final exhibit?

1 MR. SEIDEL: Yes. Can everybody see  
2 that?

3 CHAIRMAN DEJESUS: Yes.

4 MR. SEIDEL: Okay. So the plan that's in  
5 front of you is the footprint of both units. On the  
6 left is the first floor plan showing the garage in  
7 the front. In the middle is the second floor plan.  
8 And to the right is the third floor plan basically  
9 showing three-bedroom units.

10 MR. PLATT: Brian, before you leave that  
11 exhibit, this is a floor plan drawn by Bishop & Smith  
12 Architects?

13 MR. SEIDEL: That's correct.

14 MR. PLATT: And what is the date of the  
15 plan as far as you know?

16 MR. PLATT: I think it's -

17 MR. SEIDEL: Date of the plan is April,  
18 18th of 2023.

19 MR. PLATT: So we would ask, Mr.  
20 Chairman, that this be marked as Exhibit A-2 for the  
21 record.

22 CHAIRMAN DEJESUS: Thank you. It will  
23 be.

24 MR. PLATT: Brian, this is a multi-page  
25 exhibit. You can move forward with the exhibit?

1           MR. SEIDEL: Sure. There are three  
2 pages. What I just showed you is the floor plans was  
3 the first page. The second page are the elevations.  
4 So at the top is the front elevation showing the  
5 townhouse or the attached unit. And then at the  
6 bottom is the right and left side elevation for each  
7 unit. And then the third page contains the  
8 concept elevations that are provided or the  
9 renderings showing essentially the street view and  
10 three different angles of the street view.

11           MR. PLATT: Thank you, Mr. Seidel. I  
12 appreciate your testimony. Mr. Chairman, again, as I  
13 said, we do have Mr. Bean here. We do have the  
14 engineer; we do have the surveyor but I think we  
15 have sufficiently addressed any issues the Board has.  
16 But if you have any more questions -- if you have any  
17 questions of Mr. Seidel or any of our witnesses, we  
18 are here to answer them. Thank you, sir.

19           CHAIRMAN DEJESUS: Is there anyone on the  
20 Board having any questions relating to this project?  
21 Mr. Lee; Mr. Humphrey; anybody? Hearing none, I open  
22 it to the public. Is there anyone out in the public,  
23 Dr. Williams, that is interested in responding to  
24 this application?

25           DR. WILLIAMS: I don't see any hands,

1 sir.

2 CHAIRMAN DEJESUS: You don't see any; is  
3 that what you're saying?

4 DR. WILLIAMS: Yes, sir.

5 CHAIRMAN DEJESUS: Hearing that there is  
6 none, I close the public portion. And I need a  
7 motion to approve or disapprove this application?

8 VICE-CHAIRMAN LEE: Motion to approve.

9 MS. MOORE: I'm sorry. I just have one  
10 question. The initial application was just for a  
11 subdivision. This also included a site plan,  
12 correct, that was submitted, were considered site  
13 plans, the plot and grading plan? There just needs  
14 additional -- those additional fees that are owed  
15 with this application. Because this just came in as  
16 a minor subdivision.

17 DR. WILLIAMS: Through the Chair, I think  
18 the Board's consideration tonight is only the minor  
19 sub. And if the applicant wishes to go back to the  
20 Board for other approvals, they can but they should  
21 only focus on what they applied for.

22 MR. PLATT: Yes. I don't believe this is  
23 a minor site plan. This is a subdivision. And if  
24 approved, they can move forward for construction  
25 permits. I don't believe there's a site plan that's

1 necessary for the application.

2 MR. BURNS: We saw this as a  
3 subdivision. And Mr. Platt is correct, they can  
4 submit for their permits. And if an issue arises, it  
5 can be addressed. Right now we're just addressing --  
6 the only thing on the table tonight is approval of a  
7 minor subdivision with the requested variances. And  
8 the only conditions that I note are to comply with  
9 the July 31st, 2023 R&V review letter which the  
10 applicant provided testimony they will, in fact,  
11 comply with.

12 Appropriate testimony was provided by the  
13 applicant's professional planner as it relates to the  
14 requested variances. So it's up to the Board to  
15 determine board to determine whether or not you will  
16 acknowledge that by approving this application with  
17 all requested variances.

18 MS. MOORE: Okay. Just keep in mind that  
19 what was paid was only for the subdivision.

20 DR. WILLIAMS: That's correct. I concur  
21 with Dena.

22 MS. MOORE: Okay.

23 CHAIRMAN DEJESUS: Is there anything  
24 else, Dena?

25 MS. MOORE: No. They'll get their bill

1 from Remington & Vernick Engineers. Nothing gets  
2 signed until the bills are paid. I mean, I just need  
3 to start putting this on record so everyone is aware.  
4 Everyone is the same.

5 CHAIRMAN DEJESUS: I agree. No problem  
6 on my end. With all that said, now I need a motion  
7 if it please the Board.

8 MR. HUMPHREY: Motion to approve.

9 CHAIRMAN DEJESUS: I need a second.

10 VICE-CHAIRMAN LEE: Second.

11 CHAIRMAN DeJESUS: Roll call, Angela.

12 MS. MILLER: Jose DeJesus.

13 CHAIRMAN DeJESUS: Yes.

14 MS. MILLER: Mr. Lee.

15 VICE-CHAIRMAN LEE: Yes.

16 MS. MILLER: Director Walker.

17 DIRECTOR WALKER: Yes.

18 MS. MILLER: Mr. Humphrey.

19 MR. HUMPHREY: Yes.

20 MS. MILLER: Ms. Fraction. You have  
21 unmute yourself, Ms. Fraction.

22 CHAIRMAN DEJESUS: Or wave your hand.

23 MS. MILLER: Dr. Williams, are you able  
24 to unmute Ms. Fraction?

25 DR. WILLIAMS: I cannot unmute. She can

1 just indicate just by a hand, right?

2 CHAIRMAN DEJESUS: Yes, please.

3 MS. MILLER: She can't see us. It's just  
4 her name.

5 DR. WILLIAMS: No. She can see us but we  
6 can't see her.

7 MS. MILLER: Right, we can't see her.

8 DR. WILLIAMS: Will you call her,  
9 please.

10 MS. MILLER: I sure will.

11 DR. WILLIAMS: Thank you.

12 MS. MILLER: Hi, Ms. Fraction. I need  
13 your vote on this matter.

14 MS. FRACTION: Yes.

15 MS. MILLER: What is your answer, yes?

16 MS. FRACTION: Yes, my answer is yes.

17 CHAIRMAN DEJESUS: Thank you.

18 MS. MILLER: Thank you.

19 MR. PLATT: Thank you Board Chairman and  
20 members of the Board. Have a good holiday.

21 CHAIRMAN DEJESUS: Enjoy your vacation.

22 MR. BURNS: Take care Jim.

23 CHAIRMAN DEJESUS: Next on the agenda is  
24 the amendment of the preliminary and final site plan  
25 of a major subdivision.



1 MR. BURNS: Mr. Chairman, can I stop you  
2 there?

3 CHAIRMAN DEJESUS: Yes, sir.

4 MR. BURNS: We have the sign  
5 application. That should be rather straight forward  
6 and should not take a whole lot of time.

7 CHAIRMAN DEJESUS: Are they ready?

8 MR. BURNS: I believe they're ready.  
9 Josef, are you ready?

10 MR. ARGENIO: Yes, I am. I lost Internet  
11 connection. I apologize. I'm ready.

12 MR. BURNS: Is counsel ready?

13 MS. ATTARDO: I am well. And  
14 yourself?

15 MR. BURNS: Very good. Before we start,  
16 I just need to ask, you represent the applicant  
17 before you tonight, Mr. Argenio, correct?

18 MS. ATTARDO: I represent the company  
19 that -- so I represent as in-house counsel, Luke Oil  
20 North America. Mr. Josef Argenio is our licensed  
21 engineer in the State of New Jersey, as we have Luke  
22 Oil North America Capital Investment manager David  
23 Deola here to discuss this matter.

24 MR. BURNS: Very good. So the  
25 application was filed under Josef. So are we

1 amending the application to be Luke Oil?

2 MR. ARGENIO: Yes.

3 MR. DEOLA: You can keep it under Josef  
4 It's okay.

5 MR. BURNS: Counsel is here for Luke  
6 Oil. Josef is the engineer so it's probably best  
7 that we recognize that --

8 CHAIRMAN DEJESUS: It has to be under the  
9 company. The attorney is representing the company.

10 MS. ATTARDO: Please amend it, yes.

11 CHAIRMAN DEJESUS: And the sign is having  
12 the company's name --

13 MS. ATTARDO: Yes.

14 CHAIRMAN DEJESUS: -- and, therefore, it  
15 has to be this way. Thank you.

16 MR. BURNS: So with that from counsel,  
17 thank you counsel. I don't know who wants to do an  
18 introduction or who wants to provide the testimony.  
19 You've been sworn. Josef, I think, it's probably  
20 you're testifying, correct?

21 MR. ARGENIO: That's correct. I will  
22 provide testimony and background to this project. I  
23 am the licensed engineer in the State of New Jersey;  
24 registered for about eight years now. I'm the  
25 general engineer. I have a general engineering

1 contract with the Luke Oil North America; fully  
2 capable of doing multiple planning boards in the  
3 past, in the future and now.

4 I can share my screen quickly to give a  
5 synopsis of the project. Please let me know when  
6 everyone can see my screen. I am showing a street  
7 view of 2225 Admiral Wilson Boulevard. And this  
8 shows the existing sign that is currently at the gas  
9 station. Can everyone see my screen?

10 MR. BURNS: Yes.

11 CHAIRMAN DEJESUS: Yes.

12 THE BOARD: Yes.

13 MR. ARGENIO: All right. So this is the  
14 current sign here. There's an ID sign, Price sign  
15 and a car wash sign. The new sign that's going to go  
16 up which Luke Oil North America is updating all their  
17 gas stations with new logos and signage which is  
18 similar to what they had before but just updating  
19 stations; keeping the City of Camden as a priority to  
20 update the station. They're proposing to put this  
21 sign here which is shown and submitted as part of the  
22 plan with the sign application, over in the center  
23 here of the gas station.

24 A conceptional rendering of what that  
25 will look like. I put this together. This sign

1 would come down but the new sign would be in this  
2 location here. The overall square footage is the  
3 same between the existing sign and the new sign.  
4 There are some differences in length and widths.  
5 But overall square footage of the sign is the same of  
6 105.5 square feet.

7                   The requested variances is that the new  
8 sign is 16 feet in height compared to the existing  
9 sign being 13 feet. And the setback from the  
10 property line, the new sign will be 5 feet and 6  
11 inches. The existing sign is 15 feet. So we're  
12 requesting approval to construct this new sign at the  
13 station and take down the old existing sign.

14                   MR. BURNS: We'll mark your photo as  
15 Exhibit A-1. And we'll mark the proposed rendering  
16 as Exhibit A-2. And is there any other testimony you  
17 have regarding this matter, sir?

18                   MR. ARGENIO: No. That was my  
19 testimony?

20                   MR. BURNS: So your testimony is that you  
21 are changing the sign to accommodate the new branding  
22 of Luke Oil; is that correct?

23                   MR. ARGENIO: Correct.

24                   MR. BURNS: Very good. Mr. Chairman.

25                   CHAIRMAN DEJESUS: I don't have any

1 problem with what he's proposing. It's a little  
2 higher than the original. But I noticed that the  
3 pole behind it which is where the property begins, is  
4 a lot higher than that. So it's okay. I don't see  
5 an issue with it. Is this going to illuminate or  
6 not?

7 MR. ARGENIO: Yes.

8 MR. DEOLA: Excuse me. Go ahead, Josef.

9 MR. ARGENIO: David will provide some --

10 MR. DEOLA: I'm going to step in to just  
11 say a few things, yes, some details of the sign. It  
12 is internally illuminated with LED price signs so  
13 it's not manually changing. They can change it from  
14 inside. To accompany the sign, we would also create  
15 a new landscape like curb-cut around there; not an  
16 entrance to the building. We would just eliminate  
17 one of the parking spots and create a border there.

18 So one of the main reasons for moving it  
19 as well is, as you can see, traffic flows from the  
20 opposite direction. So as the current sign stands,  
21 you pass the station before you have a chance to read  
22 what the prices of the gas are. So there is, being  
23 that it's on Admiral Wilson Blvd, we do have a  
24 high-rise sign there. So in the middle of the  
25 station you wanted to move the sign to give, you

1 know, drivers and customers an opportunity to  
2 identify gas prices as they're driving by prior to  
3 passing the station. So we just feel like it's  
4 overall safer as well.

5 MR. BURNS: Mr. Deola, you are  
6 representing Luke Oil North America; is that  
7 correct?

8 MR. DEOLA: Correct. I'm the manager of  
9 Capital Investments for Luke Oil.

10 CHAIRMAN DEJESUS: I don't have anymore  
11 questions relating to this subject. Is there anyone  
12 on the Board having any further questions related to  
13 this sign?

14 MR. BURNS: Doctor Williams, does  
15 Planning have any issue?

16 DR. WILLIAMS: Through the Chair, I have  
17 no concerns about the sign. It's very typical for  
18 businesses like this on the Boulevard.

19 CHAIRMAN DEJESUS: Yes, I agree. And I  
20 don't see any major deterrent in reference to moving  
21 it forward giving the client an opportunity to help  
22 identify his service. Is there anybody in the  
23 public, Doctor, that is willing to want to respond to  
24 this sign?

25 DR. WILLIAMS: I don't see any hands,

1 sir.

2 CHAIRMAN DEJESUS: Seeing none, I need a  
3 motion to approve the application of Luke Oil.

4 VICE-CHAIRMAN LEE: So moved.

5 CHAIRMAN DEJESUS: I need a second.

6 MR. HUMPHREY: Second.

7 CHAIRMAN DeJESUS: Roll call.

8 MS. MILLER: Jose DeJesus.

9 CHAIRMAN DeJESUS: Yes.

10 MS. MILLER: Mr. Lee.

11 VICE-CHAIRMAN LEE: Yes.

12 MS. MILLER: Director Walker.

13 DIRECTOR WALKER: Yes.

14 MS. MILLER: Mr. Humphrey.

15 MR. HUMPHREY: Yes.

16 MS. MILLER: Ms. Fraction. Is she on  
17 still? I can't see her.

18 MR. BURNS: I can't see her either  
19 unfortunately.

20 DR. WILLIAMS: You need to call her,  
21 Angela.

22 CHAIRMAN DEJESUS: Keep her on the phone  
23 for a little bit.

24 MS. FRACTION: Yes.

25 MS. MILLER: Thank you, Ms. Fraction.

1 MR. BURNS: We have a yes. I heard it.

2 MR. BURNS: Congratulations, gentlemen.  
3 Thank you, Counsel.

4 MR. ARGENIO: Thanks everybody. I  
5 appreciate it. Have a nice holiday.

6 CHAIRMAN DEJESUS: Next on the agenda  
7 hopefully the last one. Amending preliminary and  
8 final site plan of the Master Subdivision, Phase 1 of  
9 Ablett Village Phase 2 Urban Renewal, LLC, Southwest  
10 East State Street and River Road, Blocks 807 and  
11 Lot 1.

12 The applicant is proposing Final Site  
13 Plan and Preliminary and Final Major Subdivision  
14 approval for Phase 1 of a two-phase plan. As part of  
15 Phase 1, 10 brick multi-family buildings will be  
16 demolished and 12 multi-family dwellings are being  
17 proposed with a total of 78 affordable units. Is  
18 someone here for that?

19 CHAIRMAN DEJESUS: All right, Kevin. You  
20 got the floor.

21 MR. SHEEHAN: Thank you, Mr. Chairman.  
22 Kevin Sheehan, Parker McKay on behalf of the  
23 applicant, Ablett Village, Phase 1, Urban Renewal,  
24 LLC. I did speak with Mr. Burns earlier today and  
25 asked in order to sort of streamline these two



1 applications, if you could also open the second  
2 application as well and we do this in one hearing.

3 CHAIRMAN DEJESUS: We will.

4 MR. SHEEHAN: Can you do it at the same  
5 time. Because what I want to do is try to prevent  
6 the --

7 CHAIRMAN DEJESUS: The answer is yes.  
8 But they'll be voted on independently.

9 MR. SHEEHAN: Can you announce that to  
10 the public then, Mr. Chairman.

11 CHAIRMAN DEJESUS: Of course.

12 MR. SHEEHAN: Thank you.

13 CHAIRMAN DEJESUS: The second is the  
14 Preliminary and Final Site Plan of Ablett Village,  
15 Phase 2 Urban Renewal, LLC, Southwest East State  
16 Street and River Avenue, Block 807, Lot 1 Phase 2.  
17 The applicant is proposing 144 units in 18 buildings,  
18 a clubouse and a maintenance building located on  
19 seven new lots.

20 MR. SHEEHAN: Thank you, Mr. Chairman.

21 CHAIRMAN DEJESUS: What we're trying to  
22 do now is listen to their proposed ideas and we'll be  
23 voting on one-by-one.

24 MR. SHEEHAN: Yes. We'll go through  
25 Dena's report for each of the two. I do have a short

1 introduction that Chuck Valentine will give and then  
2 we'll go through her reports. But there's repetitive  
3 testimony regarding exhibits related to the variances  
4 and the architecture, et cetera, so we figured this  
5 would streamline things.

6           So this is Ablett Village. It's the  
7 existing Ablett Village Apartment complex in the  
8 Cramer Hill section of the City. We were here last  
9 August. You approved preliminary approval to  
10 demolish buildings and construct Phase 1. The first  
11 part of this application is Phase 1. We had  
12 originally planned to keep it all as one single lot  
13 with private roads. The plan is to make the roads  
14 public which creates different blocks and, therefore,  
15 different lots that creates new issues.

16           One of the issues significantly is, it  
17 creates a lot of setback variances notwithstanding  
18 the fact the layout of the project hasn't changed.  
19 But because there's public streets as opposed to  
20 private, there's a lot of setback variances. So  
21 you'll hear questions or testimony related to the  
22 setback variances and parking variances. And then  
23 there's a clubhouse in Phase 2 and a sign and we'll  
24 testify about that as well. So with that, Chuck  
25 Valentine is with me from the Housing Authority. He

1 can give you just a minute of the big picture then we  
2 can get into Dena's report.

3 MR. BURNS: I'm going to swear in all  
4 your witnesses at this time, Counsel. Who will be  
5 testifying tonight?

6 MR. SHEEHAN: So we got Chuck Valentine,  
7 Nick Cangelosi, Rod Ritchie from Dynamic Engineering  
8 and Tracy Scott from Urban Practice.

9 MR. BURNS: Mr. Ritchie is a professional  
10 engineer, correct?

11 MR. SHEEHAN: He is.

12 MR. BURNS: Nick is here on behalf of the  
13 applicant, correct?

14 MR. SHEEHAN: He is. Tracy is a planner.

15 MR. BURNS: Very good. If you could all  
16 raise your right hands, please.

17 - - -

18 RODMAN R. RITCHIE, P.E.; NICHOLAS  
19 CANGELOSI, CHUCK VALENTINE, having first been duly  
20 sworn/affirmed, was examined and testified as  
21 follows:

22 - - -

23 MR. BURNS: When counsel calls you,  
24 please identify yourself again for the record and  
25 your affiliation, please.

1           MR. SHEEHAN: Chuck Valentine, can you  
2 just give an overview of the project and then we'll  
3 get into the letters.

4           MR. VALENTINE: First and foremost,  
5 I want to thank Dr. Williams and the Planning Board  
6 for your many years of support. I'll be retiring in  
7 January so this is the last time in 20 years and that  
8 I'll be before the Board for one our development  
9 activities. So I thank you for making us the No. 1  
10 Housing Authority in the State of New Jersey for the  
11 percentage of our real estate portfolio fully  
12 redeveloped out of the 85 Housing Authorities in the  
13 state and in the top 10 percent of the 3,400 Housing  
14 Authorities in the United States. So I thank you  
15 very much for your support and time over the years.  
16 I really do.

17           This particular site tonight, Ablett  
18 Village, is the last and final phase for the Housing  
19 Authority Family Phase. So once it's done, the  
20 Housing Authority sites have all been fully  
21 redeveloped. This particular site will be five  
22 phases. The first and second -- the first is done  
23 and occupied. The second is already under  
24 construction. It will be completed  
25 November/December both of which you've already have

1 approved.

2 We already have the funding in place for  
3 the next two sites that we're here tonight to talk to  
4 you about, Phase 3(A) and 3(B) which is actually on  
5 the footprint of the existing Ablett Village site  
6 (Screen Froze) both on-site first phase because I'm  
7 not going to repeat this because I'm not going to  
8 repeat this during the second phase.

9 So the first phase will be a total of 78  
10 units, 3(A). And on 3(B) it'll be a total of 144  
11 units. So we've secured the grant from the Federal  
12 Government, the Choice Neighborhood Implementation  
13 Grant which you are aware of since it's the same type  
14 of grant we received for Branch Village. And we  
15 actually received 50 million and we were able to  
16 apply for an additional 5 million because of the cost  
17 increases due to COVID, we received it. And so we'll  
18 be raising an additional 100 million in leverage so  
19 for a total of 150 million-plus of activities in  
20 Cramer Hill.

21 I want to thank you in particular because  
22 it has been made known to us by HUD and Washington  
23 that our City and Housing Authority is so competitive  
24 because the City and the Housing Authority work so  
25 closely together which is not the case in many

1 cities. So thank you.

2 MR. SHEEHAN: Thank you, Mr. Valentine.  
3 Dena, we'd be happy to go through your report.

4 MS. MOORE: Okay. I will start with  
5 Phase 1. Some portions will be for both phases. The  
6 Area and Bulk Requirements, we finally were able to  
7 narrow down everything between our office and Rod's  
8 office. We have all of the noted variances that  
9 would be required for -- it looks like it's just the  
10 setbacks. So in some portions the front setback, the  
11 rear setback and the side yard setback, you will need  
12 variances.

13 Now, I think by the time we get -- should  
14 this project be approved we have project -- the  
15 resolution compliance, I can actually note which lots  
16 you will need the variances from. But as you can  
17 see, there are multiple roads that are going to be  
18 owned by the City of Camden and multiple lots. So  
19 there are quite a few areas where we have the front  
20 yard, rear yard and side yard setback variances  
21 necessary. So we have those three noted for we'll  
22 just say for Phase 1. That will be noted for both  
23 Phase 1 and Phase 2.

24 MR. SHEEHAN: Yes.

25 MS. MOORE: You're fine. Okay.

1           MR. SHEEHAN: And I did receive the  
2 revised chart with the various setbacks from Rod  
3 today and we reviewed them.

4           MS. MOORE: Okay. So I will just note  
5 that. I know previously under the preliminary you  
6 probably did not get anything because they were  
7 private roads. So I will add that on to this  
8 application for a front, rear and side yard.

9           Streets: The applicant is proposing  
10 parking spaces along East State Street and River  
11 Avenue which must be approved by Camden County.

12          MR. SHEEHAN: Yes.

13          MS. MOORE: You know that a road opening  
14 would be required from Camden County for a road  
15 opening on East State Street or River Avenue?

16          MR. SHEEHAN: Yes.

17          MS. MOORE: You have the creation of new  
18 roadways. These roadways are proposed to be public  
19 right-of-ways. Cross Street East should be labeled  
20 on the Subdivision Plan.

21          MR. SHEEHAN: Yes, we'll do that. Rod  
22 Ritchie is one of the engineers as well. He should  
23 actually go through the answers to these questions  
24 since he actually made the plans.

25          MR. RITCHIE: So far I agree with

1 everything Kevin said.

2 MS. MOORE: And you'll add road profiles,  
3 the utilities to the road profiles?

4 MR. RITCHIE: We will, yes.

5 MS. MOORE: And then the correction that  
6 I have noted for Moro Street and Ablett Street,  
7 you'll correct that?

8 MR. RITCHIE: Yes.

9 MS. MOORE: Parking. What I have noted  
10 on page 6 of 17, let's adjust. The applicant  
11 proposes 89 parking spaces consisting of 79 on-site  
12 parking spaces with 10 on-street parking spaces. And  
13 that is due to your meetings with the County  
14 regarding parking on the County roads, correct?

15 MR. RITCHIE: That's correct, Dena. With  
16 one minor correction. It's actually 88. It's 78  
17 on-site, 10 off-site for a total of 88 spaces.

18 MS. MOORE: Got it. So a De Minimus  
19 Exception would be necessary, correct?

20 MR. RITCHIE: Yes, that's correct.

21 MS. MOORE: Per the R.S.I.S., alternative  
22 parking standards may be accepted if the applicant  
23 demonstrates that these standards better reflect  
24 local conditions. Factors affecting minimum number  
25 of parking spaces include household characteristics,



1 availability of mass transit, urban versus suburban  
2 location and the availability of off-site parking  
3 resources. Were you going to provide testimony  
4 regarding any of those to support your need for the  
5 De Minimus Exception?

6 MR. SHEEHAN: Nick, do you want to talk  
7 about the Housing Authority's and your history with  
8 development in the City and the parking needs for a  
9 project similar as this?

10 MR. CANGELOSI: Yes, certainly. Chuck,  
11 20 years. Chuck and I have been probably together 15  
12 of those 20 years and you're going to be missed. You  
13 are amazing asset to the City, Chuck, and just  
14 affordable housing and public housing. Chuck and I  
15 have worked on many development efforts similar to  
16 this, McGuire Gardens, Roosevelt Manor, Clement T.  
17 Branch Village. All these sites are located in very  
18 close proximity to mass transit. Many of the  
19 families who live in these homes and seniors are very  
20 low income; very low disposal income and, therefore,  
21 cars are generally never an issue.

22 In fact, this is an aerial of Clement T.  
23 Branch Village in the summer of last year. And you  
24 can see there are a tremendous amount of parking  
25 spaces available. This is 255 total homes and about

1 240 spaces so less than one-to-one. And there's  
2 plenty of parking available. We see the similar  
3 characteristics at McGuire Gardens which is not far  
4 from Ablett Village and Roosevelt Manner. So in deep  
5 conversations with Chuck Valentine and the Housing  
6 Authority and our management team, we believe that  
7 the proposed parking at Ablett Village is more than  
8 sufficient.

9 MR. SHEEHAN: And just for the record, I  
10 originally had up the site plan rendering for Phase 1  
11 that Dena was referring to. We'll call that A-1.  
12 And this aerial that of Branch Village that Nick was  
13 referring to that is on the screen now, we'll call  
14 A-2.

15 CHAIRMAN DEJESUS: No problem.

16 MR. BURNS: That works.

17 MR. SHEEHAN: Thank you, Mr. Chairman.

18 MS. MOORE: Per Section 870-230.L, all  
19 required parking spaces shall be on the same lot or  
20 tract of land as the building or use to which they  
21 are accessory unless the Planning Board, as part of  
22 the site plan review, shall approve collective  
23 off-street parking facilities for two or more  
24 buildings or uses on contiguous lots.

25 The total number of spaces in such

1 collective off-street parking facilities shall not be  
2 less than the sum of the spaces required for the  
3 individual uses computed separately. So a variance  
4 would be required.

5 MR. SHEEHAN: Yes we're requesting that  
6 variance for the same reason.

7 MS. MOORE: I have noted for EV parking  
8 spaces, I think you mentioned previously that that  
9 will be addressed in Phase 2 so I'll move on.

10 The current design of the proposed storm  
11 sewer system and sanitary sewer system indicate a  
12 combination of these systems on-site. So Rod and I  
13 discussed, they're going to be moved to be within the  
14 City's right-of-way, correct, Rod?

15 MR. RITCHIE: That's correct. We will  
16 make that adjustment.

17 MS. MOORE: All right. And it was just  
18 minor; just a couple of feet.

19 MR. RITCHIE: Yes.

20 MS. MOORE: A stormwater fee is to be  
21 calculated for the site as outlined in Appendix XVIII  
22 of the City Ordinance. The calculation will be  
23 reviewed by our office. The fees must be paid by the  
24 applicant prior to final signatures of the plan.

25 MR. RITCHIE: The applicant

1 agrees.

2 MS. MOORE: Do you have any questions  
3 regarding the issues with grading? I don't have any  
4 variances or waivers in there.

5 MR. RITCHIE: No issues whatsoever. We  
6 agree to comply with all of those comments.

7 MS. MOORE: And also with utilities  
8 including that the project must be approved by the  
9 City Engineer, City Fire Chief. The CCTV inspection  
10 may be required or will be required.

11 MR. RITCHIE: Agreed.

12 MS. MOORE: For utilities, Ron?

13 MR. RITCHIE: Yes.

14 MS. MOORE: On to page 10. I think I  
15 just mentioned about a duplication of the utility  
16 notes on the general notes. And then you'll adjust  
17 the construction details with the strength of the  
18 concrete, the correct strength?

19 MR. RITCHIE: Agreed. We will make those  
20 revisions.

21 MS. MOORE: Planting Note 5. I'm on page  
22 11. Planning Note 5 should be revised to indicate a  
23 maintenance period for the plantings of two years.

24 MR. RITCHIE: Agreed.

25 MS. MOORE: Testimony should be provided

1 as to whether security cameras will be utilized. If  
2 so, additional lighting may be warranted. That's  
3 page 12.

4 MR. RITCHIE: Yes. Security cameras will  
5 be utilized and the applicant has agreed to work with  
6 a lighting consultant and the security folks to make  
7 sure that the lighting levels are adequate for the  
8 security cameras. We will provide you with that  
9 information.

10 MS. MOORE: You did receive a variance  
11 previously regarding the parking lot -- I'm sorry --  
12 regarding the lighting.

13 MR. SHEEHAN: Yes.

14 MR. RITCHIE: Yes.

15 MS. MOORE: The Traffic Report starting  
16 on page 12. Now I'm on page 13. I just wanted to  
17 note, I guess for No. 5 on 13, if you can provide  
18 a revised traffic study with updated bedroom counts  
19 as necessary for the project. I think we had old  
20 counts here. So if that can be updated for both  
21 phases.

22 MR. RITCHIE: Yes, that's correct.

23 MS. MOORE: Traffic covered both phases.

24 MR. RITCHIE: Kevin, I don't know if  
25 Nathan is on but I can speak for him and agree to

1 make that change.

2 MR. SHEEHAN: He's nodding. He said the  
3 bedroom counts don't affect; that they go by units,  
4 not by bedroom count. Right?

5 MS. MOORE: Right. I got it.

6 Environmental Impacts, that's actually in  
7 the Phase 2 Report.

8 Trash Enclosure: Per Section  
9 870-255.B, multi-family housing developments should  
10 include an indoor or outdoor recycling area for the  
11 collection and storage of residentially-generated  
12 recyclable materials. The size and dimensions of the  
13 recycling area shall be sufficient to accommodate  
14 recycling bins or containers which are of adequate  
15 size and number and which are consistent with  
16 anticipated usage, as well as current methods of  
17 collection in the area in which the project is  
18 located. The Site Plan indicates typical concrete  
19 pads with trash and recycling enclosure at each unit.  
20 Details should be provided of the proposed enclosure  
21 and this concrete pad area. You'll provide the  
22 details?

23 MR. RITCHIE: Yes. We'll provide those  
24 details.

25 MS. MOORE: What's noted on the plan you

1 find that is adequate for each use?

2 MR. RITCHIE: Yes. The areas designated  
3 on the plan for those trash enclosures, yes, we feel  
4 is adequate. And the details on those enclosures,  
5 the colors, the materials, dimensions, all that, we  
6 can certainly provide that information to your office  
7 for review.

8 MS. MOORE: And then pick up, is this  
9 public or private?

10 MR. RITCHIE: Yes.

11 MS. MOORE: Public?

12 MR. RITCHIE: Yes. The plan is for  
13 public pick-up and the plan is for the residents to  
14 wheel the bins to the curb on trash collection day  
15 and then wheel them back to these enclosures areas  
16 for storage in between trash collections.

17 MS. MOORE: And how many days is the  
18 trash? Is it one or two days?

19 MR. RITCHIE: I believe it's one day a  
20 week.

21 MS. MOORE: One day a week for trash; one  
22 day for recycling?

23 MR. RITCHIE: That's my  
24 understanding.

25 MR. CANGELOSI: Yes, Dena, it's Nick from

1 Michaels. We're on the City's schedule so whatever  
2 the City, they change it from time to time, but their  
3 typical schedule for recycling and for trash.

4 MS. SCOTT: I would just like to add that  
5 the townhomes that are along the wetland, we will  
6 have corrals where the trash bins are grouped. And  
7 for the townhomes that are internal to the site, they  
8 will have separate trash bins behind the unit. And  
9 all of them will be enclosed.

10 MR. BURNS: Tracy, I don't believe I had  
11 you sworn. Can you just raise your right hand?

12 - - -

13 TRACY SCOTT, P.P., having first been duly  
14 sworn/affirmed, was examined and testified as  
15 follows:

16 - - -

17 MR. BURNS: Just identify yourself again  
18 for the record.

19 MS. SCOTT: My name is Tracy Scott. I am  
20 a senior planner and urban designer with Urban  
21 Practice. I have Masters of Architecture in Urban  
22 Design from Washington University in St. Louis. An  
23 undergraduate degree in architecture from the  
24 University of Maryland at College Park. I have over  
25 17 years of experience as a planner and urban



1 designer. And I am a certified professional planner  
2 with the American Institute of Certified Planners as  
3 of last May of 2022.

4 MR. BURNS: Thank you, Tracy.  
5 Mr. Chairman, we can accept Ms. Scott as a  
6 professional planner and proceed forward.

7 MS. MOORE: The applicant must obtain the  
8 correct block and lot numbers from the Tax Assessor.  
9 Written verification must be received by our office  
10 prior to final review and signatures of the deeds  
11 and/or plat.

12 MR. RITCHIE: We agree, yes. We have  
13 that approval and we'll pass that along.

14 MS. MOORE: The applicant should clarify  
15 if this subdivision will be filed by deed or plat.

16 MR. RITCHIE: We plan to file by plat.

17 MS. MOORE: Plat. Okay. And I was  
18 saying legal description should be provided for  
19 review by our office and the Board's Solicitor.

20 MR. RITCHIE: We agree to provide that.

21 MR. SHEEHAN: To take a step back. We're  
22 not providing legal descriptions?

23 MS. MOORE: No.

24 MR. SHEEHAN: We're filing by plat,  
25 right?

1 MS. MOORE: Unless you -- are there any  
2 easements or anything that you're aware on the  
3 sites?

4 MR. SHEEHAN: Not that I'm aware. But if  
5 there are, we'll provide those.

6 MS. MOORE: Okay. On the plat.

7 MR. SHEEHAN: Yes.

8 MS. MOORE: The proposed leasing office  
9 should be shown on the plans.

10 MR. SHEEHAN: That's going to be within  
11 the community hall building.

12 MS. MOORE: So that's for Phase 2.

13 MR. RITCHIE: Correct.

14 MR. SHEEHAN: Yes.

15 MR. RITCHIE: Yes.

16 MS. MOORE: And you're showing colored  
17 rendered architectural elevations should be provided  
18 for the Board's review and approval.

19 MR. SHEEHAN: Yes. Now is a rendering a  
20 of the units, the residential units which we'll mark  
21 as A-3. And then I'm going to show elevations after  
22 this which are A-4 and Tracy can talk you through --  
23 describe the elevations.

24 MS. SCOTT: So this view shows the  
25 residential units that front the view of those units.

1 The residents relate that they desire townhomes with  
2 the traditional style. We have a mix of heights and  
3 roof lines and depth to provide interest in  
4 variation. The front facade is broken up of  
5 different materials. We have brick and lap siding  
6 with a variation of windows, front porches in a few  
7 different colors. We have the red brick. We have a  
8 soft tan and a soft grey. We'll have Energy Star  
9 windows and doors on these units.

10 MR. SHEEHAN: Is this the elevation which  
11 shows in the rear and sides?

12 MS. SCOTT: Yes.

13 MR. SHEEHAN: And that's A-4. Go ahead.

14 MS. SCOTT: So the front elevation is  
15 typically a little bit more detailed than the rear  
16 elevation. The rear elevation will have the same  
17 features as the front elevation. It'll just be a  
18 little bit more simple. And each will also have a  
19 back entrance with a patio.

20 We like to place our family units on the  
21 ends of the buildings. In this way our family units  
22 will have more windows so it'll bring more light and  
23 air into the units themselves. And also allows for  
24 us to place a nice porch on the side of those  
25 buildings which contributes to creating a

1 pedestrian-family neighborhood.

2 CHAIRMAN DEJESUS: Is there any  
3 landscaping attached to this?

4 MR. RITCHIE: Yes. We are proposing  
5 landscaping throughout the community. It's a  
6 combination of street trees, foundation plantings and  
7 it's a mixture of deciduous trees and evergreen  
8 plants all in accordance with your Ordinance  
9 requirements. And I believe, Dena, do you have a  
10 note in here. Maybe you don't.

11 MS. MOORE: No. My only comment that  
12 changed from preliminary had to do with the  
13 maintenance, the amount of years for the maintenance.  
14 But, otherwise, we took care of landscaping under  
15 preliminary.

16 MR. RITCHIE: Right. And the current  
17 landscaping plan is consistent at least for Phase 1;  
18 is consistent with that preliminary approval.

19 MS. MOORE: Should I continue?

20 CHAIRMAN DEJESUS: Yes, of course,  
21 Dena.

22 MS. MOORE: On page 15 on No. 5, I'm  
23 referring to Section 870-252.G where it mentions  
24 about recreation shall be provided based on the  
25 number units proposed. So I went into everything

1 according to the Ordinance. Did someone want to  
2 mention at this point regarding that section and that  
3 comment?

4 MR. SHEEHAN: Sure. I spoke to Mr. Burns  
5 earlier today. I can have -- there's passive  
6 recreation and a Tot Lot proposed. I can have Tracy  
7 explain what is proposed. It would be on the Phase 2  
8 section of the project. Since we're doing this as  
9 all one hearing, we can talk about that now. So I  
10 can have her describe what is proposed then I can go  
11 through the Ordinance requirements or Dena's  
12 require -- not Dena's -- the Ordinance requirements  
13 and respond to that. So if you would bear with me a  
14 second.

15 MR. BURNS: Kevin, you and I did discuss  
16 however pertinent case law as it relates the  
17 requirement or the -- how case law affects the  
18 Ordinance requirement for contribution in lieu of  
19 recreation, open space and providing recreation; is  
20 that correct?

21 MR. SHEEHAN: Correct. For the Board's  
22 benefit, there's a case called Shore Builders versus  
23 Jackson which was from 2008. A lot of towns had and  
24 still have a similar Ordinance that identifies  
25 recreation or open space requirements that are

1 required of developments of certain size similar to  
2 yours where you have X-number of units, it requires  
3 you to provide a Tot Lot.

4 Additional X-number of units, it requires  
5 you to provide a basketball court or a tennis court  
6 or a multi-purpose field or something of that nature.  
7 That's your builders case that said, notwithstanding  
8 the fact that it is certainly a laudable goal for  
9 municipalities to want open space and recreation as  
10 part of their overall planning, and part of  
11 development of projects.

12 The Municipal Land Use Law only allows a  
13 municipality to require those types of projects  
14 on-site or to require a in-lieu contribution when  
15 it's part of a planned development within the meaning  
16 of the Municipal Land Use Law. When you have a  
17 project similar to this which is not a planned  
18 development as defined by the Municipal Land Use Law  
19 then the MLUL did not give municipalities the  
20 authority to require on-site open space and  
21 recreation or in-lieu contributions.

22 So it's our position that those things  
23 that are in the Ordinance in which Dena had put into  
24 her report, are not permissible under the Land Use  
25 Law and New Jersey case law. Notwithstanding that, I

1 can have Tracy tell you that they have met with the  
2 residents and the amenities and things like that. So  
3 Tracy if you can outline that.

4 MS. SCOTT: So the first thing to note is  
5 that a resident-driven design is strongly desired by  
6 HUD and we work very closely with them throughout all  
7 of these projects. We collaborated very closely with  
8 existing residents to design the open space and park  
9 amenities for Ablett Village. They specifically  
10 asked us to redesign the Site Plan which originally  
11 had parking lots behind the homes to increase the  
12 amount of green space and back yards. We had a  
13 series of ongoing meetings with residents throughout  
14 the design process and all of the open space and park  
15 amenities were requested and approved by existing  
16 residents.

17 And I'm going to outline the following  
18 open space and park amenities that were designed and  
19 agreed upon by the existing residents. In the center  
20 of our community, we have essential green with a  
21 healing garden, a community garden, an orchard, a  
22 playground, a nice lawn with benches, a plaza with  
23 tables and a large porch on the community building  
24 facing the green.

25 CHAIRMAN DEJESUS: Would you make that

1 A-4 --

2 MR. SHEEHAN: A-5, Mr. Chairman, yes.

3 MR. BURNS: We would say five.

4 CHAIRMAN DEJESUS: Thank you.

5 MS. SCOTT: If we could look at the  
6 overall site plan.

7 MR. SHEEHAN: Yes. And we'll mark that  
8 as A-6.

9 MS. SCOTT: Throughout the community we  
10 have shared courts for kids to play and residents to  
11 socialize with each other. And those shared courts  
12 are spread out so that almost every resident has  
13 access to one.

14 MR. SHEEHAN: To be clear, when you say  
15 courts, you're talking about the Green Space between  
16 the buildings here?

17 MS. SCOTT: Yes.

18 We also have Pocket Parks along the  
19 perimeter to experience the wetlands with a more  
20 natural, private and quieter park experience. A dog  
21 park is located near the maintenance building. And  
22 overall, we provide a pedestrian-friendly  
23 neighborhood with inner-connected sidewalks, trails  
24 and shared paths to encourage walking, running,  
25 biking. And I just like to point out that most of



1 the site is also a preserved wetland for the benefit  
2 of the community.

3 Now, in the neighborhood of Cramer Hill,  
4 there are a lot of open spaces and amenities that are  
5 already provided. And so within a five to ten-minute  
6 walk which is a quarter to a half mile of the  
7 residents who live in Abeltt, or will live in Ablett  
8 Village; the Masters School of Camden; Cramer Hill  
9 Elementary which is right across the street, they  
10 have a small soccer field and playground and it is  
11 secured with a fence. And then the new waterfront  
12 park has a large playground with outdoor fitness,  
13 playground equipment along a path.

14 The Salvation Army KROC Center has  
15 basketball courts, one full-size and two half-size  
16 courts. They also have multi-purpose fields, two  
17 baseball and one soccer. And 22nd & Harrison Park  
18 also has multi-purpose field. They have two baseball  
19 fields and they have two basketball courts.

20 If you want to walk to 20 minutes to  
21 Von Nieda Park, von Nieda Park is a really nice park.  
22 It's right in the heart of Cramer Hill and there are  
23 a lot of fields and different things for residents to  
24 participate with. There's two minor league fields;  
25 two T-ball fields; a senior field; a playground; four

1 basketball courts; a tennis court, a hard-surface  
2 play area; a handball wall; a bike path and soccer  
3 fields. So we feel that the neighborhood really has  
4 a lot of amenities for our Ablett Village residents  
5 to also use.

6 MR. SHEEHAN: Thank you, Tracy.

7 CHAIRMAN DEJESUS: Are you finished Dena?

8 MS. MOORE: A couple more.

9 Per Section 870-254, street furniture  
10 such as benches and trash receptacles should be  
11 considered. So that's also in Phase 2.

12 MR. SHEEHAN: Yes.

13 MR. RITCHIE: Yes. We've proposed or  
14 included benches, trash receptacles throughout, yes,  
15 throughout Phase 2. I don't believe there are any in  
16 Phase 1. But we --

17 MS. MOORE: Because the amenities are in  
18 Phase 2.

19 MR. RITCHIE: Yes. So we would only be  
20 asking for a waiver for Phase 1 on the condition that  
21 those elements are included as part of Phase 2.

22 MS. MOORE: Okay.

23 The plan should note that the applicant  
24 will comply with the City's "Ordinance Establishing  
25 Standards for the Submission of Maps and Other

1 Documents in a Digital Format" for the subdivision.  
2 And that would be providing two flash drives of the  
3 plan in NAD 1983. And the applicant should be aware  
4 that final signatures of approval and building  
5 permits will not be issued until the require  
6 information is received. You acknowledge that?

7 MR. RITCHIE: Yes. We acknowledge and  
8 agree.

9 MS. MOORE: The Board Engineer's  
10 certification should be removed from the signature  
11 block for the Board Engineer since only the signature  
12 line is necessary.

13 MR. RITCHIE: Will do.

14 MS. MOORE: I have listed the Summary of  
15 Variances and Waivers granted with the preliminary  
16 approval. And then the Summary of Variances and  
17 Waivers with this application include the setbacks  
18 for the front, rear side yard, parking on the same  
19 lot, contribution in lieu of parking, footcandles at  
20 property line, walkway lighting levels, parking lot  
21 lighting. I believe those are all from preliminary  
22 into final. The waivers include the residential site  
23 improvement standards, the De Minimus Exception for  
24 the number of parking spaces and for the street  
25 furniture for the Phase 1.

1 MR. RITCHIE: Yes.

2 MS. MOORE: Am I missing anything?

3 MR. BURNS: Dena, what's the section,  
4 Ordinance section for the setbacks for the front and  
5 rear yard setbacks?

6 MS. MOORE: I'm just looking at my letter  
7 from Phase 2. That's the Redevelopment.

8 MR. BURNS: Oh, that's Redevelopment.

9 MS. MOORE: Redevelopment, yes.

10 MR. BURNS: Okay. That's in Phase 2  
11 then. Thank you.

12 MS. MOORE: Yes. But it's also required  
13 for Phase 1, so I just looked in the Phase 2 letter  
14 but it's the Redevelopment Plan for those.

15 MR. BURNS: Got you. No problem. Thank  
16 you.

17 MS. MOORE: You're welcome.

18 You're aware of the Approval Process as  
19 listed on pages 16 & 17?

20 MR. SHEEHAN: Yes.

21 MS. MOORE: If you have any questions,  
22 you can contact me.

23 Outside Agency Approvals I have noted:  
24 Camden County Planning Board, Camden County Soil  
25 Conservation District, Camden County Municipal

1 Utilities Authority, New Jersey American Water. Are  
2 there any others that you're aware of?

3 MR. RITCHIE: There are some NJDEP  
4 approvals that are already in process.

5 MS. MOORE: Do you know exactly which  
6 ones?

7 MR. RITCHIE: Sure. There's a Flood  
8 Hazard Area Individual Permit.

9 MS. MOORE: Do you know which one?

10 MR. RITCHIE: I'm only aware one of  
11 individual permit.

12 MS. MOORE: I mean, is there a number,  
13 like a certain number for the individual permit?

14 MR. RITCHIE: I'm not aware of that, no.

15 MS. MOORE: I'm sorry. I could be  
16 thinking GP, General Property.

17 MR. RITCHIE: Yeah. No. It's just an  
18 individual permit. I don't think there's separate  
19 numbers for that.

20 MS. MOORE: Sorry.

21 MR. RITCHIE: No problem.

22 MS. MOORE: Any other ones?

23 MR. RITCHIE: Yes. There's a Freshwater  
24 Wetlands Transition Area Redevelopment Waiver.

25 MS. MOORE: Okay. Transition Area --

1 MR. RITCHIE: Redevelopment Waiver. And  
2 inherent in that will be an LOI.

3 MS. MOORE: I'll just put in parenthesis,  
4 LOI.

5 MR. RITCHIE: Yes.

6 MS. MOORE: So I added that.

7 MR. RITCHIE: And then I believe we would  
8 need a TWA to extend the sewer lines.

9 MS. MOORE: Right. That I have through  
10 Camden County Municipal Utilities Authority. That's  
11 what I was assuming for the TWA.

12 MR. RITCHIE: Okay.

13 MS. MOORE: Okay. All right. Any other  
14 ones?

15 MR. RITCHIE: That's all I'm aware of.

16 MS. MOORE: That's it. Mr. Chairman,  
17 that concludes our review for Phase 1. I can go  
18 right into Phase 2?

19 MR. SHEEHAN: Yes.

20 MS. MOORE Phase 2.

21 CHAIRMAN DEJESUS: We appreciate that.

22 MR. SHEEHAN: Sorry, Mr. Chairman.  
23 That's why I put my hand up.

24 CHAIRMAN DEJESUS: The reason why is,  
25 cause we have to vote on the one you just finished.

1 MS. MOORE: Okay.

2 CHAIRMAN DEJESUS: Then we can move on to  
3 the second one.

4 MR. SHEEHAN: Mr. Chairman, before you  
5 vote, though, we would have to open to the public. So  
6 would you rather --

7 CHAIRMAN DEJESUS: I know that route,  
8 sir. Thank you very much.

9 MR. SHEEHAN: Sorry.

10 CHAIRMAN DEJESUS: I know my job.

11 MR. SHEEHAN: I apologize.

12 CHAIRMAN DEJESUS: Anybody on the Board  
13 have any questions or concerns in reference to this  
14 Phase 1 part? Not hearing any, I'll open it to the  
15 public. Doctor Williams, do you have anyone going to  
16 respond to this Phase 1 project?

17 DR. WILLIAMS: No, sir, no hands up at  
18 this point.

19 CHAIRMAN DEJESUS: Not seeing any or  
20 hearing any, I close the public section and I need a  
21 vote for a Phase 1 of Ablett Village amendment to  
22 preliminary and final site plan and major  
23 subdivision.

24 VICE-CHAIRMAN LEE: So moved.

25 CHAIRMAN DEJESUS: I need a second.

1 MR. HUMPHREY: Second.

2 CHAIRMAN DeJESUS: Roll call.

3 MS. MILLER: Jose DeJesus.

4 CHAIRMAN DeJESUS: Yes.

5 MS. MILLER: Mr. Lee.

6 VICE-CHAIRMAN LEE: Yes.

7 MS. MILLER: Director Walker.

8 DIRECTOR WALKER: Yes.

9 MS. MILLER: Mr. Humphrey.

10 MR. HUMPHREY: Yes.

11 MS. MILLER: Ms. Fraction. I will call  
12 her. Your answer is yes?

13 MS. FRACTION: Yes.

14 CHAIRMAN DEJESUS: I heard that so we're  
15 good. Thank you, Angela.

16 MS. MILLER: Motion carried to approve.  
17 Thank you.

18 CHAIRMAN DEJESUS: All right, Kevin,  
19 you're in the second phase now.

20 MR. SHEEHAN: Thank you, Mr. Chairman.  
21 And we can go right to Dena's report since all the  
22 other preliminaries are the same.

23 MS. MOORE: As I mentioned under Phase 1  
24 with the Area and Bulk Requirements, that combined  
25 both phases since that's the way that the subdivision



1 plan was submitted. So we also would need in some  
2 areas, front yard, rear yard and side yard setbacks.  
3 And I will specify that should this project be  
4 approved under the Resolution compliance exactly  
5 which lots need one. But it's a lot. I will  
6 continue.

7 I do have on page 5 one thing that's  
8 applicable outside of the setbacks. Plans should be  
9 revised to show the location of the mean high water  
10 line and a 35-foot buffer, if applicable. If not  
11 applicable, a note should be added to the plan. So  
12 you'll add that, Rod?

13 MR. RITCHIE: Yes.

14 MS. MOORE: I'll only mention something  
15 that I didn't mention before. The road profile is  
16 correctly note that utilities should be added. Those  
17 will be added. Another new roadway, cross-street  
18 West will be constructed for the project. And that  
19 road name should be shown on all plans.

20 MR. SHEEHAN: Yes.

21 MS. MOORE: And you'll check the names.  
22 I mentioned in the letter about the names that  
23 they're very close and when the project goes through,  
24 to get the names approved with the 911 coordinator.  
25 Whatever the final names wind up being, you'll add

1 those to the plan.

2 MR. RITCHIE: Yes, that's correct.

3 MR. SHEEHAN: Yes.

4 MS. MOORE: Once, again, it looks like we  
5 have a situation here with a De Minimus Exception  
6 being required for the parking?

7 MR. RITCHIE: That's correct, yes.

8 MS. MOORE: What I have noted on here is  
9 correct, I guess, with the unit numbers?

10 MR. RITCHIE: Yes. The unit numbers are  
11 correct and the requirement of 324 spaces is correct.  
12 And we're proposing 164 spaces total; 144 on-site and  
13 20 off-site.

14 MS. MOORE: Okay. So you're requesting  
15 the De Minimus Exception and we did accept your  
16 testimony previously regarding your alternative  
17 parking standards. So I'll skip to parking No. 2 on  
18 page 6.

19 Per Section 870-230.K, required parking  
20 spaces may not be located on streets, access aisles  
21 or driveways, whereas on-street parking is proposed  
22 along both frontages we well as along the internal  
23 roadways. Plans should be revised or a variance  
24 requested. And you're requesting a variance,  
25 correct?

1 MR. SHEEHAN: Yes.

2 MR. RITCHIE: Correct.

3 MS. MOORE: This is the same as with  
4 Phase 1. And the same for Section 870-230.L, the  
5 fact that all the parking spaces are suppose to be  
6 located on the same lot. You provided testimony for  
7 that previously?

8 MR. SHEEHAN: Yes.

9 MR. RITCHIE: Yes.

10 MS. MOORE: Per 870-230.F, recreation  
11 centers, clubs, and service organizations require 1  
12 space for each 500 square feet of gross floor area  
13 plus 1 space for each 2 full-time employees. The  
14 applicant has not proposed parking spaces designated  
15 for the proposed club house. So testimony should be  
16 provided.

17 MR. RITCHIE: Yes. I mean, we are  
18 proposing spaces around the community building.

19 MS. MOORE: Okay.

20 MS. SCOTT: I can talk about it, Rod.

21 MR. RITCHIE: Yes, sure Tracy, why don't  
22 you go ahead.

23 MR. SHEEHAN: So the community building  
24 is here where -- sorry, Dena, you can't see that, can  
25 you? So the community building is here where I'm

1 circling, right?

2 MS. SCOTT: Yes.

3 MR. SHEEHAN: Go ahead, Tracy.

4 MS. SCOTT: So we have two handicap  
5 spaces on Wayne that will be dedicated to the  
6 community building. We also have additional  
7 on-street spaces in front of the community building  
8 along State Street. There are also parking spaces  
9 surrounding the block where the community building is  
10 located. There will be three leasing offices; one  
11 supportive services; and five maintenance staff for a  
12 total of nine full-time employees.

13 The community building is an accessory  
14 use to the residents who live on-site. Since on-site  
15 residents will be using this facility, we do not  
16 anticipate many visitors using the community  
17 building. The community building is 5,763 square  
18 feet. The parking requirement is one parking space  
19 for every 500 gross square feet which creates about  
20 12 parking spaces. Plus one parking space for every  
21 2 full-time employees which creates 5 parking spaces  
22 for 9 employees for a grand total of 17 parking  
23 spaces for the community building. Three hundred and  
24 forty-one (341) total parking spaces are required for  
25 units and the community building in Phase 2. We are

1 providing 164 spaces.

2 CHAIRMAN DEJESUS: Do we have rendering  
3 of that building?

4 MR. SHEEHAN: I'm sorry, Mr. Chairman?

5 CHAIRMAN DEJESUS: Do you have rendering  
6 of that building?

7 MR. SHEEHAN: Yes. Bear with me for one  
8 second.

9 MS. MOORE: So is your testimony then the  
10 fact that you have all 17 spaces for the community  
11 building and then you're going keep the De Minimus  
12 Exception for or decrease the De Minimus Exception?

13 MR. SHEEHAN: I think we saved more as a  
14 total requirement for the residents and the community  
15 building all within one number. So there's a -- when  
16 you combine the two for Phase 2 --

17 MS. MOORE: You're still deficient.

18 MR. SHEEHAN: Yes, we're still deficient.  
19 I was going to come up with the numbers and Tracy  
20 said it. Is it 141, Tracy, or?

21 MS. SCOTT: Three hundred and forty-one.  
22 (341)

23 MR. SHEEHAN: Three hundred and forty-one  
24 (341) are required but the number we're providing --

25 MS. MOORE: Well, my concern is, if you

1 don't have enough for the community center then you  
2 would need a variance for this.

3 MR. SHEEHAN: Okay. We'll request a  
4 variance for that because we don't have 17 dedicated  
5 spaces for it.

6 MS. MOORE: Okay.

7 MR. BURNS: That's correct. And we're  
8 going to mark this A-7, okay. A-7 will be  
9 community building rendering.

10 MR. SHEEHAN: Yes.

11 MS. MOORE: And then I'm going to add  
12 that because I did not have that section in the  
13 back. So that's Section 870-230.F. And I'll say  
14 community center parking.

15 MR. SHEEHAN: Thank you.

16 MS. MOORE: You're welcome.

17 MS. SCOTT: So this is a really beautiful  
18 rendering of the community building. You can see  
19 that it's designed to complement the traditional  
20 style of the townhomes, but it also has a civic  
21 presence. The same materials will be used, brick and  
22 lap siding with a few colors, primarily red brick and  
23 white. There will be a central lobby and main  
24 entrance at the middle and a secondary entrance to  
25 the right for the community space. We'll have large

1 windows to provide ample sunlight in the spaces to  
2 promote health and wellness. You can go to the rear  
3 elevation.

4 MR. SHEEHAN: That will be A-8. That's  
5 the elevation of the community building.

6 MR. BURNS: Perfect.

7 MS. SCOTT: So you can see the north  
8 elevation on the right. That's primarily the  
9 community space and you can see te nice larger  
10 windows there on that space. The south elevation  
11 shows the management-leasing office so you can see  
12 the windows are a little bit smaller.

13 And then the rear elevation, we're going  
14 to have a really nice -- on the left-hand side we're  
15 going to have a really nice porch with another  
16 entrance to the community space and that will kind of  
17 front on to the green. It will also have a very  
18 nice presence on to the central green for the  
19 residents as well.

20 MS. MOORE: I can continue.

21 Pedestrian Circulation: Per Section  
22 870-230.Z, bicycle parking facilities shall be  
23 provided at a rate of 10 percent for the first 100  
24 required automobile parking spaces as specified in  
25 your parking calculation, plus two percent of any

1 amount thereafter. So if 324 parking spaces are  
2 required, 14 bicycle parking spaces are required.

3 The plans should be revised or a variance  
4 requested.

5 MR. RITCHIE: We've included 18 bicycle  
6 spaces on the plans and we can clarify that for you  
7 on compliance plans submission. We don't need to  
8 request a variance; that we will provide those  
9 spaces.

10 MS. MOORE: Thank you.

11 On to Stormwater Collection and  
12 Management. You can take care of any of these  
13 including the Stormwater Fee calculation. Are you  
14 just going to do one for the entire project or each  
15 phase?

16 MR. RITCHIE: Yes. I would suggest we do  
17 one for the entire project.

18 MS. MOORE: Stormwater Fee. Okay.

19 MR. RITCHIE: Actually, no. I take that  
20 back.

21 MR. SHEEHAN: They're two different  
22 financing phases so we'll do two.

23 MS. MOORE: Separate. That's fine. Just  
24 checking.

25 Grading, do you have any issues with the



1 grading comments?

2 MR. RITCHIE: No issues, Dena. I agree  
3 to comply with all those comments.

4 MS. MOORE: Okay. And Utilities, once,  
5 again, noting that -- oh, you know, for Utilities on  
6 page 9: Each building appears to be located within  
7 400 feet of a fire hydrant except for Building  
8 No. 31. So the water main design should be revised  
9 accordingly. Did you know that, Rod?

10 MR. RITCHIE: We will work with you to  
11 address that comment, yes.

12 MS. MOORE: Okay. I just wanted to make  
13 sure that was noted. And you understand that the  
14 project must be approved by both the City Engineer,  
15 City Fire Chief?

16 MR. RITCHIE: Yes.

17 MS. MOORE: Any issues with the  
18 Construction Details? The EV parking signage and the  
19 playground fencing details should be added to the  
20 plans. That was extra in this phasing.

21 MR. RITCHIE: Yes, will do.

22 MS. MOORE: I'm on Planting Design, page  
23 10.

24 Per Section 870-244.C(9) in residential  
25 developments, besides the screening and street trees

1 required, additional plantings or landscaping  
2 elements may be required throughout the subdivision  
3 where necessary for climate control, privacy or other  
4 reasons.

5 MR. RITCHIE: As we've done before, Dena.  
6 I would to work with your office to come up with an  
7 acceptable landscaping plan.

8 MS. MOORE: All right. I'm just checking  
9 to make sure we didn't include a waiver of that. So  
10 you would add any landscaping element that we would  
11 think. You would work with us on that. So a  
12 waiver --

13 MR. SHEEHAN: Dena, just so we're safe,  
14 can we do a waiver for that and work with you to get  
15 as close as possible, if not comply?

16 MS. MOORE: That's fine.

17 And Per Section 870-244.F(2), parking  
18 lots exposed to view shall have a minimum planted  
19 buffer of four feet in width on all perimeter areas  
20 abutting lot lines or street rights-of-way. This  
21 buffer shall include a continuous visual screen with  
22 a height of five feet at the time of planting and is  
23 50 percent evergreen plant material. Additional  
24 landscaping should be provided or a waiver  
25 requested.

1                   MR. SHEEHAN: The same. If it's okay,  
2 we'll do the waiver but we'll work with you to get as  
3 close as possible.

4                   MS. MOORE: Yes.

5                   MR. RITCHIE: But in this case, Dena, I  
6 would say we're definitely requesting a waiver here  
7 because this requirement sort of goes against what  
8 we've been envisioning here for this community with  
9 some access to the open spaces and just the way the  
10 parking is configured, that would really block off  
11 some areas. So we can talk through that but I think  
12 we'll be leaning on the waiver for that one.

13                   MS. MOORE: Existing light fixtures  
14 should be shown on the plans including street  
15 lighting and decorative pedestrian fixtures. Any  
16 flood light fixtures mounted to PSE&G poles should be  
17 replaced with non-floodlight fixtures at this time.

18                   MR. RITCHIE: All existing light fixtures  
19 on the site are going to be removed and demolished as  
20 part of the demolition plan and replaced with new  
21 street lights throughout the community as indicated  
22 on the Lighting Plan.

23                   MS. MOORE: Lighting for parking areas  
24 shall be revised to comply with Section 870-243.D(2)  
25 or a variance requested. You'll add that information

1 on the plan, your minimum lighting level, average  
2 lighting level and maximum lighting level?

3 MR. RITCHIE: We will. But the same as  
4 Phase 1, if we could request a variance -- well, that  
5 same variance, I believe, was already listed --

6 MS. MOORE: Yes.

7 MR. RITCHIE: -- and we would ask that  
8 that variance is also included.

9 MS. MOORE: For Phase 2?

10 MR. RITCHIE: Yes, for Phase 2; for  
11 meeting -- for providing strict compliance with those  
12 requirements, we will list the levels on our plan.  
13 But we're requesting a variance from meeting or  
14 strictly complying with those requirements.

15 MS. MOORE: Okay.

16 Per Section 870-243.A(10), no more than  
17 0.25 footcandles are permitted 10 feet from the  
18 property line. A variance is necessary. I know you  
19 requested that with Phase 1 so I'm assuming you're  
20 requesting that with Phase 2, correct?

21 MR. RITCHIE: That's correct.

22 MS. MOORE: And then also the  
23 lighting levels along any portion of a walkway not  
24 part of a parking lot shall be between 0.5 and 1  
25 footcandles. A variance is necessary. You also

1 requested that previously.

2 MR. RITCHIE: Yes.

3 MS. MOORE: You're requesting that now  
4 again?

5 MR. RITCHIE: Yes we are.

6 MS. MOORE: It is the applicant's  
7 responsibility to contact PSE&G concerning  
8 modifications required to make proposed or installed  
9 lighting fixtures within the City's Right-of-Way  
10 tamper resistant. No dedication will be accepted by  
11 the City without the required modification. You  
12 acknowledge?

13 MR. RITCHIE: We acknowledge that and we  
14 agree to coordinate with PSE&G.

15 MS. MOORE: Testimony should be provided  
16 as to whether security cameras will be utilized. Yes  
17 on this phase also?

18 MR. RITCHIE: Yes. The same testimony as  
19 Phase 1 on this one.

20 MS. MOORE: We did the Traffic Report  
21 with Phase 1. Now we're doing the environmental  
22 report with Phase 2. You acknowledge that you'll  
23 need a Soil Erosion and Sediment Control Plan. And  
24 that you have to comply with the Stormwater  
25 Management Regulations? Correct?

1 MR. RITCHIE: Yes.

2 MS. MOORE: On page 13, Remington  
3 & Vernick Engineers encourages the applicant to  
4 continue its process of working closely with DEP,  
5 Soil Conservation District, Camden County Planning  
6 Board and the City of Camden to avoid impacts to any  
7 environmental features adjacent to and/or on the site  
8 and to comply with any outstanding issues and obtain  
9 all necessary licenses, permits and approvals prior  
10 to site development. You acknowledge that?

11 MR. RITCHIE: We do.

12 MS. MOORE: You provided the trash  
13 enclosure testimony with Phase 1. I'm assuming it's  
14 the same as Phase 2, correct?

15 MR. RITCHIE: That's correct.

16 MS. MOORE: Signage: The applicant  
17 should confirm if address or decorative signs are  
18 proposed for each townhouse unit and the  
19 community building.

20 MR. RITCHIE: Yes. We are proposing one  
21 sign. Tracy, do you want to talk about that proposed  
22 sign that's up on your screen now?

23 MS. SCOTT: Sure. So we have this one  
24 main sign for the whole Ablett Village. It's about  
25 one foot and a half tall. And I'm talking about the

1 letters themselves, by 20 feet and 7 3/4 inches long  
2 for a total of 31 square feet. The letters are brush  
3 stainless steel pin-mounted. And you can see on the  
4 rendering, it provides a really nice kind of entrance  
5 to the community. And the letters will be placed on  
6 this low-brick wall. Actually right behind the wall  
7 is a ramp and then you have the building facade. And  
8 so we see this sign as being a wall sign rather than  
9 a monument sign. And it's 31 square feet. And I  
10 believe we will need a variance.

11 MS. MOORE: Right. For the size. That's  
12 the next comment because --

13 MR. BURNS: Sorry Dena. Tracy, is this  
14 the same rendering that we had before?

15 MR. SHEEHAN: It has details. I would  
16 call it A-9 because it has the sign detail as well.

17 MR. BURNS: Thank you.

18 MR. SHEEHAN: You're welcome.

19 MS. MOORE: So you would need a variance  
20 from Section 870-253.N for the wall sign size because  
21 we have noted the maximum should be 24 square feet  
22 and you mentioned 31 square feet will be provided.

23 MR. SHEEHAN: Correct.

24 MS. MOORE: Now the color and material  
25 details should be added for the monument -- for the

1 we'll say wall sign to confirm compliance with  
2 Section 870-253.N. You'll add that information, the  
3 color and material?

4 MR. RITCHIE: Yes, we'll add that  
5 information to the plans.

6 MS. MOORE: Block and lots would be the  
7 same.

8 Fence and Walls: Per Section 870-196.H,  
9 walls should be required to complement the  
10 structural, style, color and design of the principal  
11 buildings. Testimony should be provided for the  
12 details for the retaining wall.

13 MR. RITCHIE: We will propose -- we are  
14 proposing walls that will complement the structural  
15 style. We'll provide those details to you for review  
16 and approval.

17 MS. MOORE: Okay. And the walls will now  
18 be less than 3 feet so you will not be requiring  
19 calculations, correct?

20 MR. RITCHIE: That's correct. We're  
21 going to modify that.

22 MS. MOORE: Under Miscellaneous. We  
23 mentioned about the existing conditions. You'll  
24 adjust that and the legend will be added to the site  
25 plan?



1 MR. RITCHIE: Yes.

2 MS. MOORE: Testimony should be provided  
3 as to whether a leasing office is proposed. If so,  
4 it should be shown on the plans.

5 MR. SHEEHAN: Again, this is within the  
6 community center.

7 MS. MOORE: Oh, okay, within.

8 MS. SCOTT: The leasing office is in the  
9 community building. It's located in the wing along  
10 Wayne Avenue and it starts with the label, reception  
11 management lobby. There are three offices, a  
12 reception management lobby, a conference room and  
13 support spaces.

14 MS. MOORE: Testimony should be provided  
15 regarding the ADA accessibility of the units.

16 MS. SCOTT: Five percent of the units are  
17 ADA accessible. All ground-floor units are adaptable  
18 meeting the requirements of the Fair Housing Act, ADA  
19 and UFAS.

20 MR. RITCHIE: And your grading comments,  
21 Dena, talked about adding spot elevations to confirm  
22 compliance with ADA requirements so we will be doing  
23 that.

24 MS. MOORE: And you have the color  
25 rendering. We'll skip the one regarding recreation.

1 And you have the trash receptacles. Per Section  
2 870-254.C, trash receptacles shall be located near  
3 recreational activities at street corners, at  
4 entrances and exits to buildings and where people  
5 naturally congregate such as under street lights.  
6 Trash receptacles should be considered in the common  
7 area.

8 MR. RITCHIE: Yes. We are proposing  
9 trash receptacles but I can certainly clarify those  
10 locations for you on the compliance plans.

11 MS. MOORE: Okay. And once, again, I  
12 have the comment regarding the Board Engineer's  
13 Certification being removed.

14 MR. RITCHIE: Yes. Acknowledged.

15 MS. MOORE: So let's go through -- we  
16 have a waiver on here. I'm sorry. I missed this.  
17 Under Miscellaneous. So is this also applicable,  
18 No. 6, per Section 870-252.F, at least 10 percent of  
19 the property shall be dedicated open space of which  
20 50 percent must be usable land for active or passive  
21 recreation? Is that no longer applicable?

22 MR. SHEEHAN: Correct.

23 MR. RITCHIE: No. We meet that.

24 MR. SHEEHAN: Yes, we meet it but it's  
25 not required.

1 MS. MOORE: Okay. I will take that off.

2 So the Summary of Variances and Waivers:  
3 For redevelopment we have the front yard setback,  
4 rear yard setback, side yard setback. I added  
5 Section 870-230.F for community center parking. Then  
6 we have parking on the street; parking on the same  
7 lot. I eliminated 230.Z, the bicycle parking. We're  
8 keeping footcandles at property line, walkway  
9 lighting levels, parking lot lighting. And then I  
10 added Section 870-253.N, wall signage size.

11 For Waivers, New Jersey Residential Site  
12 Improvement Standards, I have a De Minimus Exception  
13 for the number of parking spaces. I eliminated under  
14 City Ordinance, 870-252.F, the percentage of open  
15 space. And we have landscaping elements and buffer  
16 for the other City Waivers.

17 MR. SHEEHAN: That's what I have.

18 MS. MOORE: And you're aware of the  
19 approval process as listed on page 15 and 16 in the  
20 letter?

21 MR. SHEEHAN: Yes.

22 MS. MOORE: And Outside Agency Approvals,  
23 these are all the same, correct?

24 MR. SHEEHAN: Yes.

25 MS. MOORE: So I just need to add the

1 NJDEP permits.

2 MR. RITCHIE: Correct.

3 MS. MOORE: Okay. Mr. Chairman, that  
4 concludes my review.

5 CHAIRMAN DEJESUS: Thank you, Dena. I  
6 appreciate that. Anyone on the Board having any  
7 request to ask any questions that relates to this  
8 Phase 2 of Ablett Village? Hearing none, I will open  
9 it up to the public. Doctor Williams, do you have  
10 anyone?

11 DR. WILLIAMS: No, sir.

12 CHAIRMAN DEJESUS: Not hearing anything  
13 from the public and nothing from the Board I need,  
14 therefore a motion, please.

15 MR. BURNS: This is for Preliminary and  
16 Final Site Plan?

17 CHAIRMAN DEJESUS: Yes, that's correct.  
18 Phase 2 of this final site plan.

19 MR. HUMPHREY: I make a motion.

20 VICE-CHAIRMAN LEE: Second.

21 CHAIRMAN DeJESUS: Roll call.

22 MS. MILLER: Jose DeJesus.

23 CHAIRMAN DeJESUS: Yes.

24 MS. MILLER: Mr. Lee.

25 VICE-CHAIRMAN LEE: Yes.

1 MS. MILLER: Director Walker.

2 DIRECTOR WALKER: Yes.

3 MS. MILLER: Mr. Humphrey.

4 MR. HUMPHREY: Yes.

5 MS. MILLER: Ms. Fraction.

6 MS. FRACTION: Yes.

7 MS. MILLER: Thank you, Ms. Fraction.

8 She said yes. Motion carried to approve.

9 CHAIRMAN DEJESUS: I heard it.

10 Therefore, you've been approved. Steven, Kevin and  
11 you're ready to go.

12 MR. SHEEHAN: Thank you, Mr. Chairman.  
13 And thank you for having a special meeting tonight  
14 and everybody showing up. We know it's the day  
15 before Labor Day weekend so we do appreciate it.

16 CHAIRMAN DEJESUS: We appreciate your  
17 efforts in helping us as well.

18 MR. SHEEHAN: Thank you, Mr. Chairman and  
19 the Board. We appreciate it all very much.

20 MR. BURNS: Take care.

21 MS. MOORE: Congratulations on the  
22 retirement.

23 MR. VALENTINE: Thank you.

24 CHAIRMAN DEJESUS: Congratulations as  
25 well.

1 DR. WILLIAMS: Congratulations and good  
2 luck. Proud to have a partner like you working wit  
3 the stuff in Camden. I appreciate it.

4 MR. VALENTINE: Thank you.

5 CHAIRMAN DEJESUS: You've done a lot for  
6 the City and there's no way to say thank you in words  
7 so we're doing in prayers.

8 MR. VALENTINE: Thank you.

9 MR. BURNS: We have a number of  
10 Resolutions to adopt tonight. With your permission we  
11 have 5 Certificates of Appropriateness: Firpi;  
12 Batista; LEAP Academy University; Wanda Sudersan;  
13 Michelle Grant. And we have a Preliminary and Final  
14 Site Plan application to approve, Lady of Lourdes,  
15 1600 Haddon Avenue. I believe that was for the  
16 proposed fence. So we can do them all with a motion  
17 to approve all and a second and a rol call.

18 CHAIRMAN DEJESUS: We need a motion.

19 VICE-CHAIRMAN LEE: So moved.

20 MR. HUMPHREY: Second.

21 CHAIRMAN DeJESUS: Roll call.

22 MS. MILLER: Jose DeJesus.

23 CHAIRMAN DeJESUS: Yes.

24 MS. MILLER: Mr. Lee.

25 VICE-CHAIRMAN LEE: Yes.

1 MS. MILLER: Director Walker.

2 DIRECTOR WALKER: Yes.

3 MS. MILLER: Mr. Humphrey.

4 MR. HUMPHREY: Yes.

5 MS. MILLER: Ms. Fraction.

6 MS. FRACTION: Yes.

7 MS. MILLER: Motion carried to approve  
8 Resolutions.

9 CHAIRMAN DEJESUS: Motion to adjourn?

10 MS. FRACTION: Motion to adjourn.

11 DIRECTOR WALKER: Second.

12 CHAIRMAN DeJESUS: Roll call.

13 MS. MILLER: Jose DeJesus.

14 CHAIRMAN DeJESUS: Yes.

15 MS. MILLER: Mr. Lee.

16 VICE-CHAIRMAN LEE: Yes.

17 MS. MILLER: Director Walker.

18 DIREDTOR WALKER: Yes.

19 MS. MILLER: Mr. Humphrey.

20 MR. HUMPHREY: Yes.

21 MS. MILLER: Ms. Fraction.

22 MS. FRACTION: Yes.

23 MS. MILLER: Motion carried to adjourn.

24 - - -

25 (\*Meeting concluded at 8:10 p.m.\*)

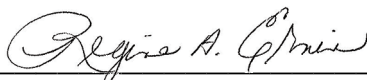
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2  
3  
4 I HEREBY CERTIFY that I am a Certified Court  
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6 I FURTHER CERTIFY that the witness was sworn  
7 to testify to the truth.

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

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

18 

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