

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

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*TRANSCRIPT OF MEETING*  
*July 13, 2023*

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PLANNING BOARD  
CITY OF CAMDEN

- - - -

Thursday, July 13, 2023

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

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

- JOSE DeJESUS, CHAIRMAN
- STEVEN LEE, VICE-CHAIRMAN
- COUNCILWOMAN FELISHA REYES
- IAN LEONARD
- RASHID HUMPHREY
- OMARI THOMAS
- BRENDA FRACTION

- - - -

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

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1                   CHAIRMAN DeJESUS: Good evening. We'll  
2 call this meeting to order. By the direction of the  
3 Planning Board Chairman Jose DeJesus, Jr., the City  
4 of Camden, there will be a regularly scheduled  
5 meeting held on Thursday, July 13, 2023 at 6:00 p.m.  
6 Since the City of Camden remains under a Declaration  
7 of a Health Emergency related to the COVID-19 virus,  
8 City Hall is open. Therefore, this Special  
9 Scheduled Meeting will be conducted as a virtual  
10 meeting via remote conferencing platform, Zoom.  
11 Instructions on accessing this virtual regular  
12 scheduled meeting can be found on the City of  
13 Camden's website [www.ci.camden.nj.us](http://www.ci.camden.nj.us). Opening  
14 statement, please.

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

1 this Board to receive same, and filing a copy thereof  
2 with the City Clerk, City of Camden, New Jersey. The  
3 subject meeting was publicized on July 6, 2023.

4 CHAIRMAN DeJESUS: Roll call.

5 MS. MILLER: Mr. DeJesus.

6 CHAIRMAN DeJESUS: Present.

7 MS. MILLER: Steven Lee.

8 VICE-CHAIRMAN LEE: Here.

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

11 MR. LEONARD: Here.

12 MS. MILLER: Councilwoman Reyes.

13 COUNCILWOMAN REYES: Here.

14 MS. MILLER: Mr. Stephens. Mr. Thomas.

15 MR. THOMAS: Present.

16 MS. MILLER: Mr. Humphrey

17 MR. HUMPHREY: Present.

18 MS. MILLER: Ms. Fraction.

19 MS. FRACTION: Present.

20 MS. MILLER: Thank you.

21 CHAIRMAN DEJESUS: I need approval for  
22 our Planning Board Public Hearing Minutes of the last  
23 two months, May and June. I need a motion to  
24 approve.

25 VICE-CHAIRMAN LEE: So moved.

1 MR. LEONARD: Second.

2 CHAIRMAN DEJESUS: Roll call, Angela.

3 MS. MILLER: Jose DeJesus.

4 CHAIRMAN DeJESUS: Yes.

5 MS. MILLER: Mr. Lee.

6 VICE-CHAIRMAN LEE: Yes.

7 MS. MILLER: Mr. Leonard.

8 MR. LEONARD: Yes.

9 MS. MILLER: Councilwoman Reyes.

10 COUNCILWOMAN REYES MORTON: Yes.

11 MS. MILLER: Mr. Thomas.

12 MR. THOMAS: Yes.

13 MS. MILLER: Mr. Humphrey.

14 MR. HUMPHREY: Abstain.

15 MS. MILLER: Ms. Fraction.

16 MS. FRACTION: Yes.

17 MS. MILLER: Motion carried to approve.

18 Thank you.

19 CHAIRMAN DEJESUS: Swearing in of all  
20 professionals and Planning Board staff.

21 - - -

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

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CHAIRMAN DEJESUS: Planning Board  
Director's Report.

DR. WILLIAMS: No report for this month,  
sir.

CHAIRMAN DEJESUS: Since we don't have  
any Old Business, we'll go into New Business.  
Certificate of Appropriateness for Gustavo Firpi, Jr.  
1202 Yorkship Square. The applicant is proposing  
exterior work. Is anyone here for that?

DR. WILLIAMS: Mr. Chairman, if we may,  
can we, for Items A,B,C and E, approve them  
administratively so we can move along with the  
meeting?

CHAIRMAN DEJESUS: Sure. As long as you  
find there's no issues with any of them.

DR. WILLIAMS: Yes. For A,B,C & E.

CHAIRMAN DEJESUS: So the only one  
missing is D?

DR. WILLIAMS: Yes, that's a denial so  
it's just standing on its on.

CHAIRMAN DEJESUS: I need a motion to  
approve the Certificates of Appropriateness for A,B,C  
and E.

DR. WILLIAMS: Can you open to the public

1 for any comments?

2 CHAIRMAN DEJESUS: Oh, yes, I forgot.  
3 Sorry.

4 MS. MILLER: Before you do that, it needs  
5 to the A,B,D and E; not C.

6 CHAIRMAN DEJESUS: Thank you, Angela.  
7 Anyone in the public has any response to any of these  
8 Certificates of Appropriateness stated? Doctor, do  
9 you have anyone giving a response?

10 DR. WILLIAMS: No, sir.

11 CHAIRMAN DEJESUS: Seeing none and  
12 hearing none and the Board has no questions in  
13 reference to them, I need a motion to approve.

14 MR. LEONARD: So moved.

15 VICE-CHAIRMAN LEE: Second.

16 CHAIRMAN DEJESUS: Roll call.

17 MS. MILLER: Mr. DeJesus.

18 CHAIRMAN DeJESUS: Yes.

19 MS. MILLER: Mr. Lee.

20 VICE-CHAIRMAN LEE: Yes.

21 MS. MILER: Mr. Leonard.

22 MR. LEONARD: Yes.

23 MS. MILLER: Councilwoman Reyes.

24 COUNCILWOMAN REYES: Yes.

25 DIRECTOR WALKER: Mr. Thomas.



1 MR. THOMAS: Yes.

2 MS. MILLER: Mr. Humphrey.

3 MR. HUMPHREY: Yes.

4 MS. MILLER: Ms. Fraction.

5 MS. FRACTION: Yes.

6 MS. MILLER: Motion carried to approve  
7 A,B,D and E. Thank you.

8 CHAIRMAN DEJESUS: So we are left with  
9 'D' which is a Certificate of Appropriateness of  
10 Wanda Sudersan, 1089 Trent Road.

11 MR. EINGORN: No. We're left with 'C,'  
12 LEAP Academy.

13 DR. WILLIAMS: That's correct, sir. The  
14 Board just approved A,B,D and E. What's left is  
15 'C'.

16 CHAIRMAN DEJESUS: So it's 'C'?

17 MR. EINGORN: Yes, sir.

18 DR. WILLIAMS: Also, before we move  
19 forward, Mr. Chair, with 'C,' we have someone on the  
20 CHAT that is writing in Spanish so I want to make  
21 sure that if someone can interpret for them if  
22 needed, that will be important.

23 CHAIRMAN DEJESUS: No problem. I can do  
24 that. That's not an issue.

25 So Certificate of Appropriateness for

1 LEAP Academy University, 527 Cooper Street. The  
2 applicant had been denied regarding exterior work and  
3 demolition. Is anyone here for that, sir?

4 MS. GARCIA: Yes.

5 CHAIRMAN DEJESUS: All right. State your  
6 full name and your position, please.

7 MS. GARCIA: This is Wanda Garcia, Board  
8 liaison of the LEAP Academy Board.

9 MR. EINGORN: Raise your right hand,  
10 please.

11 - - -

12 WANDA GARCIA, having first been duly  
13 sworn/affirmed, was examined and testified as  
14 follows:

15 - - -

16 CHAIRMAN DEJESUS: Mr. Kunz, you want to  
17 be sworn in if you speak?

18 MR. KUNZ: Yes.

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

21 - - -

22 PHILLIP KUNZ, R.A., having first been  
23 duly sworn/affirmed, was examined and testified as  
24 follows:

25 - - -

1                   MR. EINGORN: Can you state your name and  
2 address for the record?

3                   MR. KUNZ: My name is Phillip Kunz. My  
4 office address is 700 Collings Avenue, Collingswood,  
5 New Jersey.

6                   MR. EINGORN: And then, I believe, Ms.  
7 Garcia, you said yes as well; is that correct?

8                   MS. GARCIA: Yes, I did.

9                   MR. EINGORN: Can you state your name and  
10 address for the record?

11                   MS. GARCIA: Wanda Garcia. My home  
12 address is 401 The Woods, Cherry Hill, New Jersey.

13                   CHAIRMAN DEJESUS: Who is going to be  
14 speaking on behalf of LEAP Academy University?

15                   MS. GARCIA: I'm going to start, Wanda  
16 Garcia. And then I'll be followed by Phillip Kunz  
17 and his team. And then I also have Stephanie Rogers  
18 who is the chief operations officer for LEAP Academy  
19 who also will be here to offer testimony, if  
20 necessary. Can I start?

21                   MR. EINGORN: Please proceed.

22                   MS. GARCIA: Thank you.

23                   So first of all, I wanted to thank the  
24 Planning Board and the staff because we've been  
25 working really closely with some of the folks through

1 this process. LEAP Academy has been working on this  
2 building. So we're here to kind of explain more  
3 tonight. We've been doing this for over the last  
4 three years. We strive to find the best alternative  
5 for a building that is immediately adjacent to our  
6 high school building. So this is right next door to  
7 our current high school building.

8 We're going to want to stress tonight  
9 that for all the buildings that LEAP has done  
10 along the location corridor on Cooper street, the  
11 historical authenticity of the Cooper Street District  
12 has been a factor to us as we plan for this  
13 building. And it has been a factor in our design  
14 decisions as we are committed to preserving the  
15 historical relevance of the street while also  
16 adopting it to current needs.

17 We've done a lot of efforts with 39  
18 Cooper and 524 Cooper and the Wilson Building which  
19 were all historical restorations. The building for  
20 which we are coming in front of the Board, is  
21 deteriorated. It's a deteriorated house. And we  
22 have worked to find ways to save portions of that  
23 building, has not be physical in terms of the  
24 structure and complexity and the financial  
25 feasibility to do so. The fact that this building

1 has been altered significantly many times, made this  
2 even more complex and the historical authenticity of  
3 the building has been lost.

4           Our design and engineering team can share  
5 with you the deterioration of the building as  
6 alterations were made over the years that  
7 compromised the historical value of the structure.  
8 This project is important to our overall vision for  
9 LEAP Academy as it will provide a space for the  
10 community to engage in projects with a fabrication  
11 lab and it will provide spaces for gathering and for  
12 adult education opportunities.

13           There is no such space right now in the  
14 Cooper Street location corridor and there is a need  
15 for this kind of space to contribute to the  
16 missionary vision of the corridor. This will  
17 contribute in a significant way to the City's vision  
18 for this District. The building is in dire condition  
19 and our plan to develop this site would provide a  
20 valuable asset to the community and a fitting in-fill  
21 project. We have presented to the Historical  
22 Commission and have offered to work with a design  
23 that blends in with the structural image of the  
24 streets and also would include historical markers  
25 that will be placed in each of the remodeled

1 buildings in the street that we've done over the past  
2 20 years.

3 We are requesting Planning review to be  
4 able to proceed with this project. With this, I want  
5 to be able to give the opportunity to our design team  
6 to present and we are then ready to answer any  
7 questions. We are happy to meet with the members of  
8 the community tonight as this is something important  
9 to them as well. So with this, I leave it open to  
10 Phillip Kunz.

11 MR. KUNZ: Mr. Chairman, can I share our  
12 screen with the group?

13 CHAIRMAN DEJESUS: Yes, you can.

14 MR. KUNZ: We have a number of files to  
15 open. Let's open the floor plan first. I'd like to  
16 just open a site plan to make sure everybody  
17 understands the lot location or the size of the site  
18 plan. So this drawing, this dark bordered area, this  
19 is the lot and the building that we are speaking of.

20 This is the existing school, LEAP School,  
21 and then adjacent to this is an existing lot. So  
22 this lot -- this property is approximately 20-foot  
23 wide sandwiched in between the school and a series of  
24 other rowhomes. So I just want to give a sense of  
25 the project. The existing building square footage --

1 (Background noise)

2 DR. WILLIAMS: To everybody on the call,  
3 either mute yourself because if you don't, I will  
4 mute you. If there is any more interference, I will  
5 take you out of the meeting. So please mute yourself  
6 before I do.

7 MR. KUNZ: So the existing building is  
8 about 3,035 square feet as you can see. It's a  
9 3-story building. And we're proposing -- because of  
10 the conditions, this building was built in 1889, I  
11 believe it was. And over the years as you can  
12 imagine, it was originally built as a residence. It  
13 has had offices in it. It had apartments in it and a  
14 series of remodels that unfortunately have taken  
15 their toll on the structural integrity. And we've  
16 had Michael Beach & Associates, structural engineer,  
17 help us to try figure how and if we could salvage or  
18 save this building. And it's just -- the  
19 construction type on the interior has been, as I  
20 said, modified beyond its integrity. It is  
21 undermined.

22 The exterior of the building especially  
23 on Cooper Street in the 80's, suffered -- not  
24 suffered but it was renovated and the majority of the  
25 front facade was removed. And at some point after

1 that, this image just shows you, the middle image.  
2 So the existing building here in 1889 and then in the  
3 middle of 1985. And there's a number of things that  
4 had gone on with this building. But this facade when  
5 it was going through this process, it was poorly --  
6 it's in poor condition. In this 2020 image, would at  
7 some point after '85 it was modified yet again. But  
8 the materials that were used were very substandard.  
9 It's something called Fypon which is a foam. There's  
10 plywood but it's not exterior grade that's just  
11 painted. And so the building has suffered over the  
12 years.

13 So what we're -- and we've looked at  
14 trying to save portions of the front facade. And the  
15 pricing that we got, we actually did a complete set  
16 of drawings, went out to bid twice. And to believe  
17 or not, our new building is less than -- it's 2,365  
18 square feet. It's a one-story building with a  
19 mezzanine. And that project came in over at  
20 3.8 million dollars. So that translates if it  
21 matters to this Board or not, the cost of \$1,600 a  
22 square foot which is really phenomenally high price.  
23 It's a price that they're building skyscrapers in New  
24 York per square for.

25 So we've run into the financial and



1 structural road blocks. But with that, the building  
2 itself is a building to serve the community. It's a  
3 community fabrication lab. It's where the school  
4 will get to interface with the community in providing  
5 them opportunities to use this fabrication lab. It's  
6 exposure with 3-D printing, programming, all sorts of  
7 projects that can help either small businesses or  
8 individuals start a small business; have access to  
9 technology that is on the forefront of some small  
10 fabrication-type of spaces. So it'll be an interface  
11 between the community and the school. And so it'll  
12 be open for various functions with, again,  
13 interfacing with the community.

14           With that, we've gone through a series of  
15 meetings with the Historic Board. We've tried to  
16 address some of the sense of proportion, materiality  
17 and sort of scale of the building. And I'd like to  
18 show you some 3-D images of the building. Again,  
19 these are computer-generated. So the portion of the  
20 school to the right here, it's just a wing. This is  
21 the existing school, existing and neighboring  
22 building. And this is the building we're proposing  
23 for LEAP.

24           We're trying to make this building  
25 accessible. We're bringing the entrance down to

1 grade so it's accessible. We're utilizing -- in the  
2 base of the building, we have a cast stone called out  
3 but we hope to salvage some of the rusticated  
4 cast stone that's on the existing building and  
5 utilize that here. We tried to -- you know, there's  
6 a Mansard roof if you would, sloped back; trying to  
7 sort of give this new building the scale of the  
8 previous building.

9           So we're just about as tall as the past  
10 building was. We have a standing C-roof element. We  
11 have a brick panel. Again, brick was in the original  
12 facade and we're trying to be in the vocabulary, the  
13 architectural vocabulary of some of the newer  
14 buildings in this district along Cooper. Especially  
15 across the street, LEAP has another school building  
16 across the street that's relatively new. We can show  
17 you an image of that.

18           So this is glass cast stone, standing  
19 seam metal, brick panel in the front. In this image  
20 you can see one of the pieces that we're introducing  
21 is acknowledging what was here in the past with the  
22 marker. I just want to mention like the entrance  
23 coming down to grade. At one point in this  
24 building's life, the entrance was high. It was back  
25 down to grade and was taken up high again. So it's

1 just another example of what has happened to this  
2 building over the years. But we're bringing it back  
3 down for accessibility reasons.

4           So with this let's pan out. I just want  
5 to show you just the front, the same street on Cooper  
6 again. Just another angle of the building, how it  
7 fits within the context of the adjacent buildings.  
8 In the back of the building is where the fabrication  
9 lab will have materials that need be delivered. So  
10 we have a delivery or a loading. I can't call it a  
11 loading dock because it's not evaluated, but a garage  
12 door essentially to bring materials in and out the  
13 back.

14           The back of the building. we're trying to  
15 create an outdoor space which is actually the roof  
16 over some of the storage area for the shop below.  
17 And then in the mezzanine level, there's an open  
18 space for assembly where people can have a lecture  
19 series, display whether it's a gallery setup and  
20 things of that nature. We have screened -- we put  
21 the mechanical system for this new building towards  
22 the back and we've screened those from view using a  
23 mechanical roof screen system.

24           The back of the building, again, has  
25 glass brick on the base, the rusticated stone and

1 metal panel and a concrete party or demising wall  
2 between the two neighboring properties. So it's a  
3 relative -- as I said, it's a relatively small  
4 building. I'll go back to the floor plan just to  
5 give you a sense of what's in the plan. With ZOOM I  
6 get a window off to my side so I can't see.

7           We have a new front entrance area coming  
8 into a large double-height space where there will be  
9 computer stations for students in the community to  
10 work on their projects. We have a series of 3-D  
11 printers that are in this area. We have an office  
12 for someone who is managing or overseeing the space.  
13 And then we go into more of a shop area where we have  
14 equipment. So we've got C & C machines which are  
15 basically driven by the computer program to cut out  
16 materials and a number of other drill-press, other  
17 equipment that you would use for certain fabrication.  
18 The bathrooms, some storage area, janitor's closet,  
19 and then some material storage coming in from the  
20 back through this garage door.

21           So it's a relatively simple building.  
22 We're trying to keep it as a flexible space quasi,  
23 you know, durable and industrial, if you would,  
24 because it is a fabrication area. And then upstairs  
25 the mezzanine is just an open space that's flexible

1 and would accommodate groups of a classroom, a  
2 gallery, education. We have this opening up to an  
3 outdoor roof garden, if you would, above the main  
4 sort of storage and shop below.

5 I'd be happy to answer any questions the  
6 group may have. I can show you two-dimensional  
7 elevations to these drawings which are, I think,  
8 pretty much what you see in the color rendering just  
9 to give you a sense of front elevation, again, brick  
10 panel, cast stone base, glass, wall system. Towards  
11 the top we have the standing seam, metal roof and a  
12 metal panel system that ties in with the framework  
13 around the glass.

14 In the back, again, similar materials,  
15 brick at the base, brick at the base here with the  
16 rusticated stone at the bottom of that. Garage  
17 door. This is that open area garden; trying to get  
18 some outdoor space. And then windows into that  
19 upstairs mezzanine. If anyone has questions, I would  
20 be more happy to try to answer them.

21 MR. THOMAS: So why is the Historic  
22 Preservation Commission opposed to this? What's  
23 their reasoning?

24 MR. KUNZ: I know that they wanted us to  
25 try to save the front facade and we went through that

1 process and we went out to bid. I think and I don't  
2 want to speak for them, I don't know if we ever got a  
3 formal reason for not. I know we only received I  
4 think one affirmative vote. And I think it's just a  
5 case of, they realized their job is to save old  
6 buildings. But in this case, this old building has  
7 really taken a beating. And I don't think that --  
8 regardless of that, I don't think they feel it's in  
9 their purview to ever say, take a building down.

10 DR. WILLIAMS: Through the Chair, can I speak,  
11 Mr. Chair? Mr. Chair, are you muted? Mr. Eingorn.

12 MR. EINGORN: Yes, sir.

13 DR. WILLIAMS: I can't get the Mr.  
14 Chairman. This is Dr. Williams. I'm one of the  
15 members and secretary of the Historic Preservation  
16 Commission. To just counter what the gentleman said,  
17 Cooper Street is one of the City's historic  
18 districts. Cooper Street, over the years, has lost a  
19 number of significant buildings in the District.  
20 Three, LEAP Academy has been the applicant of a  
21 number of cases along Cooper Street in which in some  
22 case, buildings had to be demolished and/or  
23 retrofitted for institutional uses.

24 The Commission has approved demolition in  
25 the past which allowed the high school to be there

1 and other uses. So there has been cases in the past  
2 where HPC did approve demolition. It's just that  
3 their concern, as a board, is to extent possible, to  
4 preserve all buildings as possible in the District.

5 But more importantly for the Board's  
6 consideration and, again, I'm not for or against. I  
7 made my vote in the affirmative at the Commission.  
8 And my vote should not steer the Board one way or  
9 another. Because you have the HPC referral from the  
10 Commission. The biggest concern of the Commission,  
11 not just in Camden but anywhere that has a historical  
12 board, is a term called benign neglect. It's when  
13 buildings are purchased by whomever, not necessarily  
14 LEAP Academy, where they sit some period of time to  
15 the point where there's no other alternative but to  
16 demolish.

17 I'm not making any assertions that this  
18 is the case for LEAP Academy. This has been the  
19 Commission's concern over the years, not just on  
20 Cooper Street but in all districts within the City.  
21 So I want to make sure that that is plain on the  
22 record; that they have approved demolition in the  
23 past where it was completely necessary. Because  
24 Cooper Street is a sensitive district where there are  
25 a few buildings left. Their job and I understanding

1 their role, is to preserve as many buildings as  
2 possible. So I want to make sure that it's on the  
3 record.

4 MS. GARCIA: Can I add something to the  
5 comments here? This is Wanda Garcia.

6 MR. EINGORN: Yes, Ms. Garcia.

7 MS. GARCIA: Thank you. So I just echo  
8 something that Phillip Kunz was able to articulate  
9 very well. And it is that, this is not the  
10 original building. This building was done in 1888  
11 and that it has changed over the years twice. And in  
12 reality, they really invalidated the historical  
13 value of the building because they changed the  
14 facade. The building as it is, is falling apart.  
15 It's too expensive to renovate without demolishing  
16 part of this building.

17 And that in reality, we are improving the  
18 District by fixing this building, repairing, making  
19 it useful, trying to preserve some of the historical  
20 value of it through the design that we have. And  
21 making sure that we contribute in a larger way to the  
22 Historic District by adding, you know, historical  
23 markers to all of our buildings, not just this one,  
24 as a way to contribute to preserving that history of  
25 Cooper Street.



1                   CHAIRMAN DEJESUS: Is Dena there?

2 Dena?

3                   MS. MOORE: Yes, I am.

4                   CHAIRMAN DEJESUS: Do you have anything  
5 on this proposal?

6                   MS. MOORE: No. I have not looked at  
7 this. No. I'm sorry.

8                   DR. WILLIAMS: Mr. Chairman.

9                   CHAIRMAN DEJESUS: Doctor, go ahead.

10                  DR. WILLIAMS: The Board's consideration  
11 in this matter is whether or not they want to uphold  
12 the HPC's recommendation or to overturn it. Again,  
13 I'm not here to sway the Board one way or another. I  
14 just wanted to correct some of the comments that was  
15 made by the architect which is his opinion and I  
16 respect it greatly. But he doesn't have the history  
17 of the HPC and their concerns regarding the  
18 preservation of buildings.

19                  Again, I voted to approve the demolition  
20 as a member. But that doesn't mean that I'm trying  
21 to convince this Board to agree with me. You have to  
22 take all the information that is being brought forth  
23 by the applicant, by their professionals and make the  
24 best decision possible.

25                  CHAIRMAN DEJESUS: Thank you, Doctor.

1 Is there anybody on the Board has any questions  
2 related to this matter?

3 MR. KUNZ: Mr. Chair, can I just make one  
4 comment?

5 CHAIRMAN DEJESUS: Comment, yes. Go  
6 ahead?

7 MR. KUNZ: Just for Dr. Williams. I  
8 don't know exactly what was written down by the Board  
9 under their vote. Doctor Williams, I was only  
10 paraphrasing but the sense I got from the Board  
11 members that did not vote affirmative, was that they  
12 couldn't find it to vote to take another building  
13 down regardless of the cost to try to salvage or save  
14 a portion of it. That was what I took away from  
15 that. If it's written in the record then I do not  
16 mean to contradict the record. If that's other than  
17 what -- that's my paraphrase of what I believe was  
18 their reason stated. I don't mean to misstate it.

19 DR. WILLIAMS: I understand that.

20 MR. KUNZ: Thank you.

21 CHAIRMAN DEJESUS: Hold on, Doctor. Is  
22 there any other Board member that has any response to  
23 this?

24 COUNCILWOMAN REYES: Yes. Chairman, I  
25 would love to, if possible, have any questions or

1 comments after we hear public comment, please.

2 CHAIRMAN DEJESUS: Sure. No problem.

3 Anyone else?

4 MR. EINGORN: Mr. Kunz, are you able to  
5 stop sharing your screen so we can --

6 MR. KUNZ: I'm sorry. Certainly we can.  
7 Sorry.

8 MR. EINGORN: Thank you.

9 CHAIRMAN DEJESUS: Is there any Board  
10 member who is interested in making a response to this  
11 application?

12 MR. HUMPHREY: Just a quick question.  
13 Was an alternative ever presented that would still be  
14 able to kind of preserve the historical spirit  
15 of what the building looked like while still  
16 maintaining the modern utility that you guys are  
17 still trying to establish here?

18 MR. KUNZ: Yes, we did. We actually  
19 documented the whole job twice actually. But the  
20 second time after meeting with the Historic Board, we  
21 drew up a renovation, what would be required to be  
22 renovate the front facade and retain it on the front,  
23 if you would, of the modern building behind it. And  
24 that cost, is that when I said originally, the  
25 original cost for the project was with that aspect to

1 it, was over -- nearly four million dollars.

2           So you're talking about \$1,600, over  
3 \$1,600 a square foot versus what we imagined was  
4 probably more in the lines of \$600 a square foot to  
5 build this building as-is. And it's just cost  
6 prohibitive. And it is a small site. And to be  
7 fair, the size of the site or the limitations between  
8 two buildings is only 20-foot wide, makes it a  
9 challenge no matter what. But the interior of the  
10 building over the years with all the  
11 reconfigurations, the brick that was removed, the  
12 stairs going up and down at the front, it has taken a  
13 lot of adjustments over the years and just the  
14 integrity is a bit compromised.

15           Really, the exterior of the facade today,  
16 at some point was built after '85 so I'm going to  
17 guess somewhere in the '90's. I really don't have a  
18 photograph but somewhere after that '85 demolition  
19 job where they removed the bay window and changed the  
20 front details of that building, it was built with  
21 materials that I don't think really were ever meant  
22 to be exposed to the elements, the plywood, the  
23 Fypon.

24           So these materials are not -- they don't  
25 have the structural integrity. To replace them in

1 the same kind would be a disservice to the building  
2 and the area. If the original building was still  
3 there, it would probably be in the best shape but  
4 it's just not. Over the years it has been -- if you  
5 want, I can walk you through those images again.  
6 Windows have been moved, closed up, sills dropped,  
7 steps raised.

8 CHAIRMAN DEJESUS: You already went  
9 through that. You already explained that in detail.

10 MR. KUNZ: Okay. Thank you.

11 CHAIRMAN DEJESUS: You'd just be  
12 repeating yourself and that's what we don't need  
13 right now.

14 Doctor, is anyone outside in the public  
15 who wants to make a response because the Board  
16 doesn't have any?

17 DR. WILLIAMS: I don't see anyone at this  
18 point with a hand raised, sir.

19 CHAIRMAN DEJESUS: Okay. I have a legal  
20 question to ask you, Kyle, with reference to this  
21 matter. Even though that we depend on other boards  
22 to give us guidelines or how I would say, their  
23 responses to help us make the proper decision and so  
24 forth, but I don't want to do is jeopardize that  
25 relationship by overturning or just making a

1 statement that we're saying, we're going to ignore  
2 what you're talking and we're just going to make a  
3 decision.

4 MR. EINGORN: It's the Board's job to  
5 consider the testimony and the evidence presented and  
6 determine whether or not it believes that it's in the  
7 best interest of the community and they've met their  
8 burden to show that the decision of the Historical  
9 Preservation Committee should be overturn. I mean,  
10 the relationship is what it is. But you have to  
11 uphold your legal job which is to take a look at the  
12 application and make a determination as to whether or  
13 not this building should be chosen for demolition.

14 VICE-CHAIRMAN LEE: Mr. Chair.

15 CHAIRMAN DEJESUS: Yes, Mr. Lee.

16 VICE-CHAIRMAN LEE: The gentleman that  
17 just spoke on behalf of LEAP Academy, is he an  
18 engineer by any chance?

19 MR. KUNZ: I'm an architect.

20 VICE-CHAIRMAN LEE: Okay. Would you guys  
21 happen to have in your possession, an engineer's  
22 report with respect to the structure of the building,  
23 whether that's sound or not; would you happen to have  
24 that?

25 MR. KUNZ: We do. We have an engineer's

1 report from Michael Beach & Associates; that the  
2 gentleman that inspected it was Paul Constantini.  
3 And in his report he addresses what has happened to  
4 the building over the years, and the use of this  
5 building with the change of use, the construction  
6 type changes. So he talks about the deterioration.  
7 We're going to try to find it we can. He talks about  
8 the deterioration over the years. I don't remember  
9 the exact terminology. Maybe we can find it in the  
10 text.

11 So we did a structural report after  
12 walking through the building with the engineer as  
13 well. We can find that. We can provide that  
14 information. I'm going to have my associate here go  
15 out to his computer and see if we can pull that  
16 information up for you.

17 CHAIRMAN DEJESUS: Mr. Phillip, the one  
18 question I have for you, when you went to the  
19 Historical Review Committee board, did you have your  
20 engineer present as well or no?

21 MR. KUNZ: No, the engineer was not  
22 present. We did provide the information the engineer  
23 provided to us.

24 CHAIRMAN DEJESUS: So your intention is  
25 to demolish the front and restructure the, how I

1 would say, the outside of the building and the rear  
2 of the building to reflect what you just shown as  
3 drawings?

4 MR. KUNZ: Yes.

5 CHAIRMAN DEJESUS: So you're not changing  
6 the floors or anything that relates to that part.  
7 I know you're going to do remodelization inside  
8 because for you to accomplish the goals that you set  
9 forth on your photos, is to generate the interior  
10 part. And we are aware of the fact that the interior  
11 has to be in good shape in order for you to  
12 accomplish that goal.

13 MR. KUNZ: Mr. Chair, the idea is that  
14 this would be a new building with concrete and steel  
15 structure. The existing wood structure is in poor  
16 shape in all the floors. There's an existing  
17 basement.

18 CHAIRMAN DEJESUS: You want to demolish  
19 the building flat and then reconstruct it the way --

20 MR. KUNZ: And build new construction  
21 between the two buildings, the existing buildings.  
22 Because of the use group, the idea of putting sort of  
23 an assembly space in here, the fabrication lab in  
24 here. A residential structure as the building was  
25 originally designed, it's great for a house. But



1 when we have equipment when we have the number of  
2 people that could be there.

3 CHAIRMAN DEJESUS: I understand. Which  
4 is weight --

5 MR. KUNZ: Yes.

6 CHAIRMAN DEJESUS: -- the building will  
7 not hold the weight.

8 MR. KUNZ: And we've talked to the  
9 contractors that have bid the project and said, okay,  
10 tell us how can we help this pricing. And part of it  
11 came down, you said, the best pricing you're ever  
12 going to get because we can't put this old building  
13 back together in such a way that makes economical  
14 sense, is to build a new building. And so we're  
15 trying to address the -- what's makes the most  
16 sense.

17 Once the facade is gone and it's gone.  
18 When I say gone, it's there now; technically it's  
19 there; empirically it's there, but it's condition is  
20 gone. And to rebuild that is where, and I don't want  
21 to repeat myself again, but talking about those high  
22 numbers and trying to get this done, it makes most  
23 sense to build a new building, meeting the proper  
24 building codes for its use.

25 CHAIRMAN DEJESUS: Mr. Lee, do you have

1 anything else to say? Steve, do you have anything  
2 else to say?

3 DR. WILLIAMS: Mr. Lee, you're on mute,  
4 sir.

5 COUNCILWOMAN REYES: Is he available,  
6 Chairman, or not?

7 CHAIRMAN DEJESUS: Ms. Reyes, go ahead if  
8 you want to talk.

9 COUNCILWOMAN REYES: Yes. Thank you, Mr.  
10 Chairman.

11 So hearing the proposal and seeing the  
12 renderings and understanding Cooper Street, the  
13 historical designation that it has been for centuries  
14 and understanding development of that community,  
15 right? We're talking about LEAP Academy who had been  
16 instrumental in that community, 21st century  
17 education along with Camden County College, Rutgers  
18 University, even with the progress of graduate  
19 housing that sits across the street. Seeing the  
20 renderings, it looks like it'll appear to be similar  
21 to the rest of the buildings that have been upgraded  
22 in past years.

23 And even understanding the First Bank  
24 that Rowan University took over in that historical  
25 designation. So I think it's really important to

1 support 21st century education as it relates to  
2 Camden and having that expansion and availability for  
3 students to be enrolled in education is important.  
4 So understanding the, you know, the facade of the  
5 building as to historic preservation as to -- by the  
6 Historic Preservation is important. But moreover,  
7 even more important how we need to transition into  
8 being able to make that building come alive again so  
9 it could be usable.

10           If there's no objection by the Board,  
11 I would love to be able to make a motion to overturn  
12 the Historic Commission's decision in supporting the  
13 demolition so that way, you know, Cooper Street  
14 can be further enhanced as there are many things that  
15 the City has been working on on behalf of Cooper  
16 Street, including pedestrian safety and, you know,  
17 water/sewer infrastructure, et cetera, which all play  
18 into the bigger part of the neighborhood structure  
19 and plan that exists on the Cooper Street for the  
20 City of Camden.

21           CHAIRMAN DEJESUS: Thank you for your  
22 statements. Is there any other board member that has  
23 any other response to this project? Since I don't  
24 have any response from the public and don't have  
25 any more further response from the Board, a motion is

1 in order. I know Felisha has already made one. I  
2 need a second.

3 MR. THOMAS: I second it.

4 CHAIRMAN DEJESUS: That's Mr. Thomas,  
5 you're seconding it?

6 MR. THOMAS: Yes.

7 CHAIRMAN DeJESUS: Angela, roll call.

8 MS. MILLER: So are these motions to  
9 approve or to deny?

10 CHAIRMAN DEJESUS: No. This is for  
11 Felisha that has said that she's wanting to permit  
12 them to demolish the property and we're approving --

13 COUNCILWOMAN REYES: No, I'm sorry.  
14 I want them -- I'm for the demolition and the  
15 rebuild.

16 CHAIRMAN DEJESUS: That's what I just  
17 said.

18 COUNCILWOMAN REYES: Okay. Sorry about  
19 that, Chairman.

20 CHAIRMAN DEJESUS: You're going against  
21 the denial of the Historical Committee; is that  
22 correct?

23 COUNCILWOMAN REYES: Yes. Thank you.

24 MS. MILLER: Mr. Omari, you have to  
25 unmute yourself.

1 MR. THOMAS: I second that.

2 MS. MILLER: Thank you. So roll call.

3 Jose DeJesus.

4 CHAIRMAN DeJESUS: Abstain.

5 MS. MILLER: Mr. Lee.

6 VICE-CHAIRMAN LEE: No.

7 MS. MILLER: Mr. Leonard.

8 MR. LEONARD: Abstain.

9 DIRECTOR WALKER: Mr. Thomas.

10 MR. THOMAS: Yes.

11 MS. MILLER: Mr. Humphrey.

12 MR. HUMPHREY: Yes. I vote yes.

13 MS. MILLER: Ms. Fraction. I'm not  
14 really sure what she's saying. Can anybody make her  
15 out?

16 CHAIRMAN DEJESUS: No.

17 MS. MILLER: Can you unmute yourself, Ms.  
18 Fraction?

19 DR. WILLIAMS: No, we can't hear her. We  
20 need to be clear on that. She's writing down that  
21 she's mute.

22 MS. FRACTION: I say yes.

23 MS. MILLER: So you're voting yes,  
24 correct?

25 MS. FRACTION: Yes.

1 MS. MILLER: Thank you. So it looks  
2 like I have -- sorry, I missed one person and that  
3 was Councilwoman Reyes. So Councilwoman?

4 COUNCILWOMAN REYES: Yes.

5 MS. MILLER: So that's a 'yes' for you,  
6 correct?

7 CHAIRMAN DEJESUS: She made the motion.

8 COUNCILWOMAN REYES: That's a 'yes,'  
9 Angela. Thank you.

10 MS. MILLER: Thank you. I just wanted to  
11 be sure, Mr. DeJesus. So I have five 'yes's' -- I'm  
12 sorry. One, two, three, four 'yes's' and three  
13 'no's'.

14 MR. EINGORN: I have four 'yes's' and one  
15 'no' and 'two' abstentions.

16 MS. MILLER: Correct.

17 MR. EINGORN: Thank you.

18 CHAIRMAN DEJESUS: So that relates to an  
19 approval; is that correct?

20 MS. MILLER: Yes, motion to approve.

21 CHAIRMAN DEJESUS: Let's move on to the  
22 next, please.

23 MR. KUNZ: Thank you very much everybody.  
24 We appreciate your time.

25 MR. EINGORN: Thank you. Have a nice

1 night.

2 CHAIRMAN DEJESUS: Preliminary and Final  
3 Site Plan for Virtua Our Lady Lourdes, Inc., 1600  
4 Haddon Avenue, Block 1301, Lot(s) 1 & 2. The  
5 applicant is withdrawing the compactors and request  
6 variance for a fence. The applicant is proposing the  
7 demolition of the existing fence and put up a new  
8 fence. Anyone here for that?

9 MR. HYLAND: Yes, Mr. Chairman. I'm  
10 here, William Hyland. I represent Virtua. Very  
11 briefly, this is an application which has been  
12 continued from several months ago when we were before  
13 you. And you will recall at the time, Virtua was  
14 proposing among other things, installing two trash  
15 compactors in the loading dock area at the rear of  
16 the hospital along Ormond Avenue.

17 There was some resistance and concern  
18 from the neighbors. Virtua said that it would meet  
19 with the neighbors and has done so on a couple of  
20 occasions. And out of that, at the first meeting,  
21 Virtua indicated that it was going to withdraw the  
22 application portion relating to the installation of  
23 the trash compactors. And there was then discussion  
24 with the neighbors concerning installation of a  
25 better fence, one that would possibly be higher and

1 would do more to screen the property; to control the  
2 operations that are within site. And also to perhaps  
3 install some landscaping and street trees along  
4 Ormond Avenue.

5 Out of that, a plan was prepared and was  
6 shown to the residents and I believe  
7 generally-speaking, they were quite happy the  
8 changes. And that's the plan that we have before you  
9 this evening. Basically it is an application to  
10 remove the fence along the rear and some side  
11 portions at the rear of the hospital; install a new  
12 fence. The new fence would be eight feet in height.  
13 It would be a solid fence so that you could not see  
14 through it. And it will be built of materials not  
15 just a chain link fence but rather attractive.

16 In order to do that, we do require  
17 several variances. They are to permit a height of  
18 eight feet and to permit the fence to be solid in its  
19 construction. Meaning, that you would not be able to  
20 see through it. And as I said --

21 CHAIRMAN DEJESUS: Well, why --

22 MR. HYLAND: Pardon me?

23 CHAIRMAN DEJESUS: Just based on those  
24 facts, do you mind if we go to our engineer's letter  
25 and then we can move on quickly with that part?



1                   MR. HYLAND: That's fine with me. I'd  
2 make one suggestion to you, Mr. Chairman, how about  
3 swearing in my witnesses first all together so if  
4 there's any questions of them, we can answer them  
5 right on the spot. I have four witnesses to be  
6 sworn. They're not all going to testify but they are  
7 here available to answer questions as they arise. So  
8 actually, I have five. Hi David. So I'll let them  
9 introduce themselves individually and give their  
10 names to Angela for the record and let's start with  
11 Julie Herb from Virtua.

12                   MS. HERB: Thank you, Mr. Hyland. Good  
13 evening everyone. Julie Herb, last name is spelled  
14 H-E-R-B. I am vice-president for real estate and  
15 development at Virtua Health System.

16                   MR. EINGORN: Would you raise your right  
17 hand.

18                   You swear/affirm the testimony you'll  
19 provide to the Board tonight, including that which  
20 you've already stated, will be true and nothing by  
21 the truth?

22                   MS. HERB: Yes, I do.

23                   MR. HYLAND: Next Mr. Chairman, would be  
24 Joseph Wittman who is a licensed New Jersey  
25 professional engineer. I believe his credentials

1 were accepted at the prior meeting and, Joe, identify  
2 yourself, please.

3 MR. WITTMAN: Hello, I'm Joe Wittman.  
4 Last name is spelled W-I-T-T-M-A-N. I'm a project  
5 manager for Taylor, Wiseman & Taylor.

6 CHAIRMAN DEJESUS: He's fine cause he was  
7 here last time. I recall seeing him. You're good.

8 MR. EINGORN: That's for the acceptance  
9 as a professional but I still need him to raise his  
10 right hand, please.

11 - - -

12 JOSEPH WITTMAN, P.E., having first been  
13 duly sworn/affirmed, was examined and testified as  
14 follows:

15 - - -

16 MR. HYLAND: Third, Mr. Chairman, is  
17 David Cranston from Aegis Group which is the overall  
18 project manager for Virtua at the Camden site.

19 MR. CRANSTON: Good evening, David  
20 Cranston, Aegis Property Group as noted by Mr.  
21 Hyland. My last name is spelled C-R-A-N-S-T-O-N.

22 MR. EINGORN: Mr. Cranston, please raise  
23 your right hand, please.

24 - - -

25 DAVID J. CRANSTON, having first been duly

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

3 - - -

4 MR. HYLAND: And then one last person,  
5 last but certainly not least, Richard McGuire, again,  
6 from Taylor, Wiseman & Taylor He's a professional  
7 engineer at a professional planner.

8 MR. MCGUIRE: This is Richard McGuire,  
9 2821 Haven Avenue, Ocean City, New Jersey. I've been  
10 in the business here for about over 40 years in  
11 planning and engineering.

12 CHAIRMAN DEJESUS: Thank you.

13 MR. EINGORN: Can you raise your right  
14 hand, please.

15 - - -

16 RICHARD MCGUIRE, P.E., P.P., having first  
17 been duly sworn/affirmed, was examined and testified  
18 as follows:

19 - - -

20 MR. HYLAND: All right, Mr. Chairman,  
21 think you wanted to go through Dena's letter?

22 CHAIRMAN DEJESUS: Yes, sir.

23 MS. MOORE: Mr. Chairman, I'm referring  
24 to Remington & Vernick's letter dated May 30, 2023.  
25 I did review this letter with the designing

1 engineering firm so I have a couple of corrections on  
2 here. So I will just go through it rather quickly.

3 Beginning with page 2 under the Area &  
4 Bulk Requirements, I have accessory building setback  
5 front yard. What's required is prohibited. This is  
6 not applicable for this application. So it says  
7 prohibited under proposed so that's not applicable.  
8 And go down to the off-street parking, what's  
9 required, 1,278 spaces. Proposed, 1081 spaces. That  
10 should be instead of variance required, that should  
11 be a 'P' for preexisting condition.

12 Moving to page 3, per section for the  
13 parking the first comment. I mention the parking  
14 spaces that are required and what's provided. The  
15 applicant acknowledges that this is a preexisting  
16 condition, correct?

17 MR. HYLAND: Yes.

18 MR. WITTMAN: Correct.

19 MS. MOORE: So remove the paragraph, the  
20 following paragraph regarding the parking variance.  
21 And I will move on to Item 'B' for Grade and  
22 Utilities, Stormwater Collection & Management System.  
23 And instead of going specifically, do you  
24 acknowledge the underlying comments and that a  
25 stormwater fee would be required and that the project

1 must be approved by both the City Engineer and the  
2 City Fire Chief?

3 MR. WITTMAN: Yes, we do.

4 MS. MOORE: Okay. Construction Details,  
5 do you have any issues with what I'm requesting for  
6 there?

7 MR. WITTMAN: No, we do not.

8 MS. MOORE: We'll move on to  
9 planning design and fencing. Per Section  
10 870-244.D, street trees are required along both  
11 frontages and shall be spaced every 40 feet. Plans  
12 should be revised or a waiver requested. You would  
13 request a waiver for the street trees in this  
14 instance, correct?

15 MR. WITTMAN: That is correct.

16 MS. MOORE: Because you wouldn't be able  
17 to provide 40 feet on center exactly.

18 MR. WITTMAN: Correct.

19 MS. MOORE: The next comment. Per  
20 Section 870-244.E(3)(a), where residential and  
21 nonresidential uses abut, a landscaped strip of least  
22 25 feet is required. Plant material shall be planted  
23 in such a fashion that a year-round screen at least 8  
24 feet in height shall be produced within three growing  
25 seasons. So if you can provide testimony. You don't

1 have the area in this situation for that buffer,  
2 correct?

3 MR. WITTMAN: That is correct.

4 MS. MOORE: And this is pretty much a  
5 preexisting condition?

6 MR. WITTMAN: Correct.

7 MS. MOORE: So you would be requesting  
8 that waiver?

9 MR. WITTMAN: Yes.

10 MS. MOORE: Moving on. Planting notes  
11 should be added to the plans which include a  
12 guarantee of two years. You'll change that?

13 MR. WITTMAN: Yes, we will.

14 MS. MOORE: A minimum caliper of 2.5  
15 inches should be indicated for all trees?

16 MR. WITTMAN: We will place that note on  
17 the plan.

18 MS. MOORE: The plan signature  
19 certification should be removed from the Landscape  
20 Plan.

21 MR. WITTMAN: We will remove that from  
22 the plan.

23 MS. MOORE: The applicant proposes an  
24 8-foot-tall privacy fence along the Ormond Avenue  
25 frontage. Per Section 870-197.A, no fence that is a

1 solid fence shall be erected from the front of a  
2 house or building line forward. This includes fences  
3 erected along a public right-of-way or across a front  
4 yard. So a variance is necessary for that, correct?

5 MR. WITTMAN: We are requesting a  
6 variance for that, correct, for a solid fence, yes.

7 MS. MOORE: Right. Okay.

8 The next comment, per Section 870-197.E,  
9 all fences must be erected within the property line.  
10 A variance is necessary. The location of the fencing  
11 must be approved by the City Engineer. I know that  
12 we had discussions with the City Engineer on that but  
13 he would approve that, okay, in his review. He'll  
14 have to go through and approve the location of the  
15 fence.

16 MR. HYLAND: That's fine. Mr. Chairman,  
17 I would just add there that Dena had pointed out that  
18 there is a slight encroachment along the roadway of  
19 the fence within actually the public right-of-way of  
20 Ormond Avenue, not the street partway but slightly  
21 over the property line. That also is an existing  
22 condition. We are proposing to put the fence exactly  
23 where it is now.

24 Doctor Williams requested that this be  
25 handled by way of a formal license agreement between

1 the City and Virtua to permit the encroachment to  
2 continue. I have no objection to that. In fact,  
3 I have drafted that document already. I provided it  
4 to both Mr. Burns, who I believe, has approved that  
5 as to form. And, Mr. Eingorn, I'm not sure if you  
6 can confirm that or not but that is what Jim had told  
7 me. It has also been sent to Dr. Williams and I  
8 understand it will go to City Council for approval  
9 and that will be the process.

10 MS. MOORE: Can you also send that to my  
11 office so that I can have it on record for the  
12 project, please?

13 MR. HYLAND: Sure, Dena.

14 MS. MOORE: Thank you. On to the next  
15 comment part, No. 8.

16 Per Section 870-197.F, a fence not more  
17 than 6 feet in height is permitted along the rear lot  
18 line and along the side lot line to the front  
19 building line. A fence not more than 4 feet tall is  
20 permitted along the side lot line lot line from the  
21 front building line to the front lot line and along  
22 the front lot line. A variance is necessary.

23 MR. HYLAND: Correct.

24 MR. WITTMAN: That's correct. We request  
25 a variance.



1 MS. MOORE: And then I have an additional  
2 comment. Per Section 870-197.G, no fence hereinafter  
3 erected, altered or reconstructed shall exceed a  
4 height of 6 feet above the ground level. A variance  
5 is necessary. So that's another variance from  
6 another section in the Ordinance, Section  
7 870-197.G for the fence height.

8 MR. HYLAND: We have noticed for that  
9 request, yes.

10 MS. MOORE: Moving on to Lighting Levels.

11 The applicant proposes to use  
12 existing light fixtures. Testimony should be  
13 provided that existing light levels are sufficient.  
14 Lighting levels shall comply with Section  
15 870-243.D(2) or a variance requested. I have noted  
16 the minimum lighting level 0.25 footcandles. Average  
17 lighting level between 0.5 and 2.0 footcandles. And  
18 the maximum lighting level of 3.0 footcandles unless  
19 directly under a fixture. And then 5 footcandles is  
20 permitted.

21 So are you aware of the lighting levels  
22 in the area? And if you're able to meet what I have  
23 shown or if you would be requesting a variance to not  
24 meet those exactly?

25 MR. WITTMAN: So we have done a light

1 study in this area. And there are a few areas where  
2 we do not have the required footcandles. It's  
3 notable that these are areas in the vicinity of  
4 unilluminated light poles. So what we propose is  
5 that we service these light poles and verify that in  
6 so servicing those light poles, that the lighting at  
7 the site complies with the Ordinance.

8 MS. MOORE: The light poles that you're  
9 talking about, are they PSE&G lights or are they on  
10 your property?

11 MR. WITTMAN: They're on the property.

12 MS. MOORE: On the property. Okay. So  
13 you'll service those and then you think you would be  
14 able to meet the lighting standards --

15 MR. WITTMAN: Yes.

16 MS. MOORE: -- or would you request a  
17 variance from strict compliance?

18 MR. WITTMAN: We believe we will. Upon  
19 servicing the unilluminated light poles, that we will  
20 meet the Ordinance or comply with the Ordinance.

21 MS. MOORE: Okay. So you wouldn't need a  
22 variance at all?

23 MR. WITTMAN: No.

24 MR. HYLAND: That's correct.

25 MS. MOORE: I will remove that. So then

1 the Summary of Variances and Waivers. Looking at my  
2 list on page 5, I've removed the accessory structure  
3 in the front yard. I've removed the number of  
4 parking spaces. What we have noted are for the solid  
5 fence for Section 870-197.A. Section 870-197.E for  
6 the fence location. Section 870-197.F for the fence  
7 height. And Section 870-197.G for the fence height.  
8 I've also removed the lighting levels. And you're  
9 requesting waivers for street trees and the buffer.  
10 That's correct?

11 MR. WITTMAN: Yes.

12 MS. MOORE: You're aware of the approval  
13 process that's listed on page 5?

14 MR. HYLAND: Yes.

15 MR. WITTMAN: Yes.

16 MS. MOORE: And the Outside Agency  
17 Approvals, I have noted as Camden County Planning  
18 Board and Camden County Soil Conservation District.  
19 Are there any other approvals you think are  
20 necessary for the project?

21 MR. HYLAND: No. I believe we have  
22 submitted or about to submit to the county. That  
23 probably will be waived because the rear of the  
24 hospital obviously is not on a county road.

25 MS. MOORE: Right.

1                   MR. HYLAND: And the fence has no impact.  
2 But we will either provide a letter of no interest on  
3 an approval.

4                   MS. MOORE: Okay. As soon as you get  
5 those, if you can provide that to my office. And,  
6 Mr. Chairman, that concludes my review.

7                   CHAIRMAN DEJESUS: Thank you, Dena. I  
8 appreciate that.

9                   MS. MOORE: No problem. Is there anyone  
10 on the Board that has any questions or concerns in  
11 reference to this matter?

12                   MR. THOMAS: I have a question, Mr.  
13 Chairman. First, I don't even know. I live on  
14 Ormond Avenue. So I don't even know if I'm allowed  
15 to vote on anything on here. Am I allowed to vote at  
16 all since I live on Ormond Avenue?

17                   MR. EINGORN: Are you within the 200-foot  
18 list?

19                   MR. THOMAS: I'm right behind the  
20 hospital.

21                   MR. EINGORN: Okay. So you received  
22 notice?

23                   CHAIRMAN DEJESUS: This is Ms. Brown,  
24 your public comments, I'm asking for the Board  
25 first. Can you hold on for a moment, please? I'll

1 be glad to give you a response and listen to you.  
2 Just let me get my Board squared away first. Thank  
3 you.

4 Does anyone on the Board has any comments  
5 in reference to this Our Lady of Lourdes application?

6 MR. THOMAS: Yes. This is Omari talking.  
7 I wanted to see if I was allowed to -- if I'm even  
8 allowed to vote because I live on Ormond Avenue.

9 MR. EINGORN: If you're within the  
10 200-foot list then you should recuse yourself from  
11 this application.

12 MR. THOMAS: Okay. So I will recuse  
13 myself. I do have some comments and a couple of  
14 questions.

15 CHAIRMAN DEJESUS: Go ahead.

16 MR. THOMAS: It has been great to work  
17 with Virtua. Actually, they're a great partnership  
18 with us on Ormond Avenue. So it's definitely a  
19 great partnership. We've had plenty of meetings and  
20 conversations and letters going back and forth in  
21 trying to get this resolved and they made a few  
22 changes just to accommodate us.

23 The biggest question is No. 6 about the  
24 fence. We haven't seen any pictures or renditions of  
25 the fence. We had a meeting yesterday. But the

1 fence wasn't shown to us to see what it'll exactly  
2 look like. Do you have that available now?

3 MR. HYLAND: I think we do, Mr. Thomas.

4 MS. HERB: Yes, we do. We did show it,  
5 Mr. Thomas. If I could comment, I think Joe can  
6 bring up what the fence will look like. He's doing  
7 that right now. We did have a -- prior to the last  
8 night's meeting, we had another meeting where a  
9 number of residents did show and they were pleased  
10 with the attractiveness of that fence because we did  
11 show it so they could see it in a large board format,  
12 like a very large photo.

13 MR. THOMAS: Okay.

14 MR. WITTMAN: I'm pulling up the brochure  
15 now. If I may share my screen, Mr. Chairman?

16 CHAIRMAN DEJESUS: Please do.

17 MR. WITTMAN: Is my screen visible?

18 CHAIRMAN DEJESUS: Yes.

19 MR. HYLAND: Yes.

20 MR. WITTMAN: Great. So this is their  
21 product brochure. It's a composite fence  
22 constructed of steel framing, steel framing and  
23 composite material simulating wood boards. These are  
24 the -- this shows the assemblage of the boards. And  
25 these are the color options available.

1                   CHAIRMAN DEJESUS: Has anyone decided  
2 what color it's going to be?

3                   MR. WITTMAN: The selection is Tropical  
4 Tea. So here's some samples of this product  
5 installed that they provide. And that's the extent  
6 of the brochure.

7                   CHAIRMAN DEJESUS: Thank you.

8                   MR. THOMAS: Thank you.

9                   CHAIRMAN DEJESUS: Mr. Thomas, is there  
10 anything else you want to say?

11                  MR. THOMAS: No, that was it. Thank you.

12                  CHAIRMAN DEJESUS: Now I'll open it up to  
13 the public. If anyone that speaks must be sworn in.  
14 Ms. Brown.

15                  DR. WILLIAMS: So far I see no hands,  
16 sir.

17                  CHAIRMAN DEJESUS: So we don't have  
18 anyone that's going to talk from the public?

19                  DR. WILLIAMS: Ms. Brown, do you wish to  
20 speak?

21                  MS. BROWN: No, thank you.

22                  DR. WILLIAMS: Okay. That's all we have,  
23 sir.

24                  CHAIRMAN DEJESUS: Then hearing none, I  
25 go and request a motion to accept or deny, please.

1 Board members to make the decision quickly.

2 MR. EINGORN: Ms. Brown, can you please  
3 mute your screen, please.

4 MS. BROWN: Sure.

5 MR. EINGORN: Thank you.

6 CHAIRMAN DEJESUS: Mr. Lee.

7 VICE-CHAIRMAN LEE: Yes.

8 CHAIRMAN DEJESUS: We need a motion.

9 VICE-CHAIRMAN LEE: You need a motion? I  
10 move to approve.

11 CHAIRMAN DEJESUS: I need a second.

12 COUNCILWOMAN REYES: Second.

13 CHAIRMAN DeJESUS: Angela, can we get a  
14 roll call?

15 MS. MILLER: Mr. DeJesus.

16 CHAIRMAN DeJESUS: Yes.

17 MS. MILLER: Mr. Lee.

18 VICE-CHAIRMAN LEE: Yes.

19 MS. MILLER: Mr. Leonard.

20 MR. LEONARD: Yes.

21 MS. MILLER: Councilwoman Reyes.

22 COUNCILWOMAN REYES Yes.

23 MS. MILLER: Mr. Thomas.

24 MR. THOMAS: Recusing.

25 MS. MILLER: Mr. Humphrey.



1 MR. HUMPHREY: Yes.

2 MS. MILLER: Ms. Fraction.

3 MS. FRACTION: Yes.

4 MS. MILLER: Motion carried to approve.

5 Thank you.

6 MR. HYLAND: Thank you, Mr. Chairman. On  
7 behalf of Virtua, I just would like to compliment  
8 both the Board and the public on the process. We  
9 came with something we thought was a good idea.  
10 There was a difference of opinion. And we're very  
11 glad we worked it out and ended up with an unanimous  
12 vote. We appreciate your consideration this  
13 evening. Thank you.

14 MS. HERB: Thank you. We appreciate it.

15 MS. MOORE: Thank you.

16 MR. EINGORN: Have a nice night.

17 CHAIRMAN DEJESUS: What's important for  
18 us to learn is that as long as we talk to one  
19 another, we can always accomplish the things we look  
20 for.

21 MR. HYLAND: Absolutely.

22 MS. HERB: Agreed. Thank you.

23 MR. HYLAND: Good night.

24 MR. WITTMAN: Good night.

25 CHAIRMAN DEJESUS: Sign Variance: Josef

1 C. Argenio, 2225 Admiral Wilson Blvd. Is he present?

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

3 MR. EINGORN: Mr. Argenio, can you raise  
4 your right hand?

5 - - -

6 JOSEF C. ARGENIO, P.E., having first been  
7 duly sworn/affirmed, was examined and testified as  
8 follows:

9 - - -

10 MR. EINGORN: Can you state your name and  
11 address for the record?

12 MR. ARGENIO: My name is Joseph Argenio  
13 at 2601 Gramercy Way in Mt. Laurel, New Jersey.

14 MR. EINGORN: Thank you.

15 MR. ARGENIO: Thanks everybody. I'm a  
16 professional engineer registered in the State of New  
17 Jersey. I also have two people on the line with me  
18 as well. I'll introduce them to be sworn in. Navier  
19 Engineering is the firm I'm with. With me is  
20 Reverend Duane Quamina. He is with Navier  
21 Engineering. He is our communications liaison with  
22 the City of Camden.

23 MR. EINGORN: Mr. Quamina, please raise  
24 your right hand.

25 - - -

1                   REVEREND DUANE QUAMINA, having first been  
2 duly sworn/affirmed, was examined and testified as  
3 follows:

4                                   - - -

5                   MR. EINGORN: Will you please state your  
6 name and address for the record.

7                   REVEREND QUAMINA: Certainly. Duane  
8 Quamina. My address is 6561 Maple Avenue,  
9 Pennsauken, New Jersey 08109.

10                  MR. EINGORN: Thank you.

11                  MR. ARGENIO: Also on the line is our  
12 representative from Lukoil North America which this  
13 property address has a gasoline station there for  
14 Lukoil North America and his name is David Deola.

15                  MR. DEOLA: Hello.

16                  MR. EINGORN: Mr. Deola, please you raise  
17 your right hand.

18                                   - - -

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

22                                   - - -

23                  MR. EINGORN: Please state your name and  
24 address for the record.

25                  MR. DEOLA: David Deola. Address is 302

1 Hartford Drive, Moorestown, New Jersey 08057.

2 MR. EINGORN: Thank you.

3 MR. ARGENIO: Thanks everybody.

4 We're here for a sign variance at a  
5 Lukoil Gas Station at 2225 Admiral Wilson Blvd.  
6 We're looking to update the station with Lukoil's new  
7 branding initiative and they will be installing a  
8 sign that replaces an existing sign at the station  
9 that's located a couple feet off their property line.  
10 And it's in similar fashion to the existing sign.  
11 However, there are some minor modifications to the  
12 sign in height and width. And I'm here to ask the  
13 Board for approval to replace an existing sign at the  
14 Lukoil Gas Station with the new sign. And I can  
15 share my screen to give a rendering of what this will  
16 look like.

17 CHAIRMAN DEJESUS: Please so.

18 DR. WILLIAMS: Mr. Chair to Kyle, does  
19 the applicant require an attorney?

20 MR. EINGORN: I guess the question is,  
21 who owns it, the applicant? Is it owned by Lukoil  
22 itself or is this a franchise?

23 MR. ARGENIO: I'm the engineer for Lukoil  
24 on a general engineering contract.

25 MR. EINGORN: I guess my question is

1 directed to Mr. Deola because he's with Lukoil. Is  
2 this a franchise?

3 MR. DEOLA: The property is owned by  
4 Lukoil North America and so we are the owner of  
5 record.

6 THE REPORTER: Please repeat yourself as  
7 we cannot hear.

8 MR. EINGORN: Please speak louder.

9 MR. DEOLA: Can you hear me?

10 THE REPORTER: Barely.

11 MR. DEOLA: Can you hear me better now?

12 MR. EINGORN: Yes.

13 MR. DEOLA: So Lukoil is the owner of the  
14 property and we have an operator who leases the  
15 property from us. So we are the owner but we have a  
16 franchisee.

17 MR. EINGORN: So in the State of New  
18 Jersey, when you have a corporation, they can't  
19 appear before a board --

20 CHAIRMAN DEJESUS: Whoever is talking  
21 needs to mute themselves.

22 MR. EINGORN: A corporation of this size  
23 can't appear without the assistance of an attorney.  
24 while you have an engineer, he's not able to practice  
25 law. And as such, you need to have an attorney

1 present to present this application to the Board.

2 MR. DEOLA: Okay. I understand.

3 MR. EINGORN: So you need to put this  
4 matter off until you can come forward with an  
5 attorney. When is the next monthly meeting?

6 DR. WILLIAMS: August 10th.

7 MR. EINGORN: August 10th is the next  
8 meeting. It seems that notice was proper so we can  
9 give notice now to the public that this will be  
10 adjourned. If anybody is here in the public tonight  
11 for this matter, please note that it will not forward  
12 tonight without the assistance of, counsel, and  
13 therefore, it'll be adjourned to the August 10th  
14 meeting. This is the official notice of that  
15 adjournment. There will no further notice to the  
16 public via mail or publication. We will see you in  
17 August.

18 CHAIRMAN DEJESUS: Thank you, Kyle.

19 Next on the agenda is Informal Review:  
20 City of Camden Parking Authority-Solar Facility  
21 Carport System, 330 Federal Street, Block 150,  
22 Lot 35.01. The applicant is proposing a Solar  
23 Carport. Is anyone here for that, Dr. Williams?

24 DR. WILLIAMS: I do not see anyone, sir.

25 CHAIRMAN DEJESUS: Kyle, you didn't get

1 any notice of that or that being withdrawn?

2 MR. EINGORN: I have nothing.

3 MS. MILLER: They don't have to do a  
4 notice for an Informal Review.

5 CHAIRMAN DEJESUS: So they're not here  
6 and we're going to move on.

7 Next on the agenda is the Adoption of the  
8 Following Resolutions for June 2023.

9 Certificate of Appropriateness Approvals:  
10 Gustavo Firpi, Jr., 1202 Yorkship Square.  
11 Johanny & Daniel Batista, 1085 Niagara Road.

12 A Resolution by the City Council  
13 referring to the Planning Board to review proposed  
14 Ordinance amending the Camden City Code to repeal  
15 Section 870-258, which previously was Chapter 577 of  
16 the Camden City Code and amended by MC-4995; adopted  
17 on August 9, 2016; to adopt a new Section 870-258; to  
18 adopt Flood Hazard Maps; to designate a Floodplain  
19 Administrator and provide for severability and an  
20 effective date. Approved.

21 I need a motion to approve all these  
22 Resolutions.

23 COUNCILWOMAN REYES: Motion.

24 MR. THOMAS: Second.

25 CHAIRMAN DeJESUS: Roll call, Angela.

1 MS. MILLER: Jose DeJesus.  
2 CHAIRMAN DeJESUS: Yes.  
3 MS. MILLER: Mr. Lee.  
4 VICE-CHAIRMAN LEE: Yes.  
5 MS. MILLER: Mr. Leonard.  
6 MR. LEONARD: Yes.  
7 MS. MILLER: Councilwoman Reyes.  
8 COUNCILWOMAN REYES Yes.  
9 MS. MILLER Mr. Thomas.  
10 MR. THOMAS: Yes.  
11 MS. MILLER: Mr. Humphrey.  
12 MR. HUMPHREY: Yes.  
13 MS. MILLER: Ms. Fraction.  
14 MS. FRACTION: Yes.  
15 MS. MILLER: Motion carried to approve.  
16 Thank you,  
17 CHAIRMAN DEJESUS: I need a motion to  
18 adjourn.  
19 MR. LEONARD: So moved.  
20 COUNCILWOMAN REYES: Second.  
21 MS. MILLER: Mr. DeJesus  
22 CHAIRMAN DeJESUS: Yes.  
23 MS. MILLER: Mr. Lee.  
24 VICE-CHAIRMAN LEE: Yes.  
25 MS. MILLER: Mr. Leonard.



1 MR. LEONARD: Yes.

2 MS. MILLER: Councilwoman Reyes.

3 COUNCILWOMAN REYES: Yes.

4 MS. MILLER: Mr. Thomas.

5 MR. THOMAS: Yes.

6 MS. MILLER: Mr. Humphrey.

7 MR. HUMPHREY: yES.

8 MS. MILLER: Ms. Fraction.

9 MS. FRACTION: Yes.

10 MS. MILLER: Motion carried to adjourn.

11 CHAIRMAN DEJESUS: Good night.

12 - - -

13 \*(Meeting concluded at 7:18 p.m.)\*

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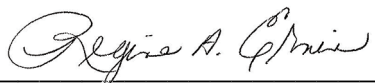
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7 to testify to the truth.

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.

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