

In The Matter Of:
CITY OF CAMDEN
PLANNING BOARD

TRANSCRIPT OF MEETINGS
May 11, 2023

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PLANNING BOARD
CITY OF CAMDEN

- - - -

Thursday, May 11, 2023

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

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

- JOSE DeJESUS, CHAIRMAN
- STEVEN LEE, VICE-CHAIRMAN
- COUNCILWOMAN FELISHA REYES-MORTON
- IAN LEONARD
- OMARI THOMAS
- 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,
- DIRECTOR OF PLANNING & DEVELOPMENT & SECRETARY,
- HISTORIC PRESERVATION COMMISSION

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1 CHAIRMAN DeJESUS: Good evening. We'll
2 call this meeting to order. By the direction of the
3 Planning Board Chairman Jose DeJesus, Jr., the City
4 of Camden, there will be a regularly scheduled
5 meeting held on Thursday, May 11, 2023 at 6:00 p.m.

6 Since the City of Camden remains under a
7 declaration of a Health Emergency related to the
8 COVID-19 virus, City Hall is open but the meeting is
9 being held under the ZOOM format. To obtain access
10 to it, you must go to the City of Camden's website
11 and seeking the information there. Opening
12 statement, please.

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

1 subject meeting was publicized on May 5, 2023.

2 CHAIRMAN DeJESUS: Roll call.

3 MS. MILLER: Jose DeJesus.

4 CHAIRMAN DEJESUS: Present.

5 MS. MILLER: Steven Lee. Mayor

6 Carstarphen. Director Walker. Ian Leonard.

7 MR. LEONARD: Here.

8 MS. MILLER: Councilwoman Reyes-Morton.

9 COUNCILWOMAN REYES-MORTON: Here.

10 MS. MILLER: Mr. Stevens. Mr. Thomas.

11 MR. THOMAS: Here.

12 MS. MILLER: Mr. Humphrey. Ms. Fraction.

13 MS. FRACTION: Here.

14 CHAIRMAN DEJESUS: Approval of Planning
15 Board Public Hearing Meeting April 13, 2023. I need
16 a motion to approve.

17 MS. MILLER: Chair, we have not received
18 those minutes. We had a fill-in for Regine while she
19 wasn't here and we have not received those minutes so
20 we cannot approve those minutes this evening.

21 CHAIRMAN DEJESUS: We'll bypass that
22 then. Thank you.

23 MS. MILLER: Thank you very much.

24 CHAIRMAN DEJESUS: Swearing in of all
25 professionals and planning staff.

1 MR. BURNS: For our professionals and
2 planning staff. Raise your right hands, please.

3 - - -

4 DR. EDWARD C. WILLIAMS, PP, AICP, CSI,
5 AHP, CZO; DENA MOORE JOHNSON, PE, CME, having been
6 duly sworn/affirmed, testified as follows:

7 - - -

8 CHAIRMAN DEJESUS: Planning Board
9 Director's Report.

10 DR. WILLIAMS: Mr. Chair, I do have
11 Mr. Lee on the line. I'm going to help get back on.
12 But there's one thing is, on the agenda, we have
13 consideration Item 'N' under New Business, 1828
14 Realty Associates. I just want the Board to keep in
15 mind that the Planning Board only recommends Street
16 Vacations as we have done in the past to the City
17 Council, this Board doesn't have the power to
18 authorize an actual approval; just a recommendation
19 for or against based on the materials you'll get
20 tonight and any testimony you'll hear from either the
21 audience or any applicants.

22 MR. BURNS: Thank you, Dr. Williams.

23 MS. MOORE: Excuse me, Dr. Williams. I
24 just wanted to note, I just contacted by that
25 applicant. They're having a problem getting into the

1 Zoom.

2 DR. WILLIAMS: I don't know what the
3 problem is tonight but let me first deal with Mr. Lee
4 who I have on the line and then I'll come back on.

5 MS. MOORE: I will forward what I have
6 over to the applicant.

7 MR. BURNS: Perfect. It's the same
8 attorney. He can then forward to both teams, both
9 his engineering teams.

10 MS. MOORE: Which attorney is that?

11 MR. BURNS: That's Amerikaner, David
12 Amerikaner.

13 MS. MOORE: Oh, right.

14 MR. BURNS: He's with Duane Morris.

15 MS. MOORE: I think Carol.

16 MS. MILLER: Carol is the legal
17 assistant.

18 MS. MOORE: Okay. I will send it to
19 Carol.

20 COUNCILWOMAN REYES-MORTON: The link that
21 I received wasn't the link of the meeting that I used
22 to log in.

23 CHAIRMAN DEJESUS: Neither was mine.
24 We need to find out what's going on. Let's continue,
25 please.

1 New Business since we don't have any Old
2 Business. The Certificate of Appropriateness for
3 Jesus Perez, 2871 Kansas Road. Jose Rivera, 429
4 Emerald. Fairview Village, 1185 Yorkship Square.
5 They have approximately four them and they're
6 Fairview Village 2981 Yorkship Square; Fairview
7 Village 2950 Yorkship Square; Fairview Village, 1201
8 Yorkship Square. And I believe there's two more.
9 Most of all these have installation of a roof,
10 windows, and exterior work.

11 The other Certificates of Appropriateness
12 is Center for Family Services. 590 Benson Street.
13 Center for Family Services, 574 Benson Street. And
14 Center for Family Services, 560 Benson Street. And
15 then the last one is Ashley Torres, 2804 Yorkship
16 Road.

17 Doctor Williams, do you have anything on
18 any of those Certificates?

19 DR. WILLIAMS: Yes, Mr. Chairman and
20 members of the Planning Board, as the secretary
21 member to the HPC, we've reviewed all the items under
22 New Business for C of As for the ones mentioned by
23 you, sir, and would recommend approval to them all in
24 a block once we go past public review.

25 CHAIRMAN DEJESUS: Thank you, Doctor. Is

1 any questions from the Board at this point? Hearing
2 none, I open it up to the public in reference to
3 this. Hello, Mr. Lee.

4 VICE-CHAIRMAN LEE: Hi, how are you?

5 CHAIRMAN DEJESUS: Good. Do you have any
6 responses, Dr. Williams, for any these Certificates?

7 DR. WILLIAMS: No, sir.

8 MR. BURNS: I note, Mr. Chairman, that
9 Ashley Torres is available. I can see her name on
10 the screen. Ms. Torres does not have to add anything
11 to it if she does not wish to. But if she would like
12 to speak on her application, she can. But the
13 recommendation of our Director of Planning is that
14 your Certificate of Appropriateness be approved with
15 the others. And if Ms. Torres doesn't want to say
16 anything, we can take it out of public and bring it
17 back for a motion to approve all the Certificates of
18 Appropriateness.

19 MS. TORRES: I do not have anything to
20 say at this point.

21 MR. BURNS: Thank you, ma'am.

22 CHAIRMAN DEJESUS: Thank you, Ms. Torres.
23 We appreciate that. Therefore, I request that the
24 Board give me a motion to approve all the
25 Certificates of Appropriateness read by me under the

1 New Business.

2 MR. LEONARD: So moved.

3 MS. MILLER: That's 'A' through 'J.'?

4 MR. BURNS: Correct.

5 MS. MILLER: For the record.

6 CHAIRMAN DEJESUS: Thank you, Angela.

7 MS. MILLER: You're welcome. I'm sorry.

8 Who first made the motion?

9 MR. LEONARD: Ian Leonard.

10 COUNCILWOMAN REYES-MORTON: Second.

11 MS. MILLER: 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: Mr. Leonard.

18 MR. LEONARD: Yes.

19 MS. MILLER: Councilwoman Reyes

20 Morton.

21 COUNCILWOMAN REYES MORTON: Yes.

22 MS. MILLER: Mr. Thomas.

23 MR. THOMAS: Yes.

24 MS. MILLER: Ms. Fraction.

25 MS. FRACTION: Yes.

1 MS. MILLER: Motion carried to approve.
2 Thank you.

3 CHAIRMAN DEJESUS: The Resolution
4 authorizing the Planning Board as a City Council
5 referral to consider amending the Gateway
6 Redevelopment Plan regarding Tax Block 366, Lot 2 on
7 the Camden City Municipal Tax Map. What is this
8 location?

9 DR. WILLIAMS: This location, sir, is
10 near the Campbell Soup Corporate Headquarters in the
11 Gateway Redevelopment Plan. Just for the record,
12 again, my name is Dr. Ed Williams, Director of
13 Planning and Development, City of Camden.

14 The City Council passed an Ordinance on
15 first reading to send a referral to the Planning
16 Board to review on this Gateway Redevelopment area
17 for the purpose of relocating the Coriell Institute
18 from its current location on Haddon Avenue to an area
19 within the Gateway Redevelopment Plan. The purpose
20 of this amendment is to look at modifying some area
21 and bulk requirements to allow for this proposed
22 facility to be constructed on this site within the
23 redevelopment area.

24 CHAIRMAN DEJESUS: Do we have any
25 information on the size of the building that's being

1 proposed?

2 DR. WILLIAMS: Well, this is conceptual
3 right now. There's nothing that has been forged in
4 stone. But the main elements of the amendment center
5 around building height, building materials and in
6 similar type of amenities. We will provide the Board
7 with additional information as we move forward, but
8 this is only an amendment to the language in the
9 Redevelopment Plan with respect to the site
10 improvement standards and site planning standards to
11 allow for the facility to go forward.

12 COUNCILWOMAN REYES-MORTON: I have a
13 question. What is the specific change of the
14 location? I'm sorry.

15 DR. WILLIAMS: The location is currently
16 on Haddon Avenue across from 3 Cooper Plaza. And
17 they're considering a site within the Gateway
18 Redevelopment Plan along the Pine Street area but
19 near the Campbell Soup Corporate Headquarters.

20 COUNCILWOMAN REYES-MORTON: I believe
21 this is for the Coriell University?

22 DR. WILLIAMS: The Coriell Institute,
23 yes, ma'am.

24 COUNCILWOMAN REYES-MORTON: As a
25 councilmember, I was able to receive a big pamphlet

1 of the building look and size and everything that the
2 Chairman was asking for.

3 DR. WILLIAMS: Those are conceptuais that
4 we provided to counsel. We don't want to put that in
5 stone. All we're doing, as a Planning Board, is
6 looking at the actual language. And we're going to
7 be going through that as we go forward. By the time
8 we get back to City Council, we will have more
9 concrete information for them.

10 All we're doing is, allowing the staff to
11 work with the developers to shape the language and
12 make sure the language is appropriate for inclusion
13 in the Gateway Redevelopment Plan. Not for the
14 construction of the building; not for the approval of
15 any conceptuais.

16 MR. BURNS: I think our job tonight, and
17 Ed, correct if I'm wrong is, to find that the
18 proposed change is consistent with the Master Plan,
19 correct?

20 DR. WILLIAMS: Absolutely.

21 CHAIRMAN DEJESUS: And the only person
22 that has that answer is you.

23 DR. WILLIAMS: I'm happy to be you guys.

24 CHAIRMAN DEJESUS: So what are your
25 recommendations then?

1 DR. WILLIAMS: Recommendation is to
2 approve said language in the Gateway Redevelopment
3 Plan with respect to height; to not to allow any use
4 variances for the same and bulk variances as well as
5 appropriate design waivers. Keep in mind that this
6 project, once it's solidified in terms of concept,
7 will come before this Planning Board in total for
8 appropriate site plan review.

9 MR. BURNS: In your opinion, Ed, is
10 what's being proposed, consistent with the City's
11 Master Plan?

12 DR. WILLIAMS: Yes, sir. And in
13 particular, I'm going to put language. Therefore, an
14 important purpose, an intended result of this
15 amendment is to avoid the need for 'D' or use
16 variances, 'C' bulk variances and design waivers in
17 connection with the redevelopment of the sub-project
18 area, which is the proposed location for the
19 relocation of the Coriell Institute. But that does
20 not recuse Coriell Institute from coming before the
21 Planning Board for a typical site plan review,
22 preliminary and final, for the Board's review and
23 consideration.

24 MR. BURNS: This is really just a change
25 or amendment to the Redevelopment Plan then it's got

1 go to -- so we can make the recommendation that's
2 consistent with the Master Plan and recommend
3 adoption but it has to still go to the City for a
4 first reading and then a second reading where it's
5 just really where the hearing takes place. Correct?

6 DR. WILLIAMS: That's correct. The
7 actual amendments are pretty simple. It seeks to
8 make adjustments to the multiple principal
9 structures; to the building height; fence height; and
10 materials. That's pretty typical for the Planning
11 Board's review. Any bulk tanks that could be
12 considered bulk variances and construction materials.

13 Keep in mind, the Coriell Institute is a
14 research laboratory; very prominent. Not just in
15 this region but across this nation, as well as any
16 accessory structures, any signage, all of which will
17 come before the Planning Board, in addition to any
18 lead requirements that we already have incorporated
19 in our Zoning Code, is another feature that Coriell
20 is going to bring to the Board upon review by this
21 Board.

22 CHAIRMAN DEJESUS: So basically what
23 we're doing is giving them an opportunity to
24 construct that location so that they can move on with
25 their development?

1 DR. WILLIAMS: Absolutely. I don't want
2 to give the impression that any conceptuals is the
3 actual plan would bring --

4 CHAIRMAN DEJESUS: No. Understood,
5 Doctor.

6 Does the Board has any questions that
7 relates to this matter? Hearing none, I'd like to
8 have a recommendation to accept the proposed idea
9 that Dr. Williams has just explained so we can move
10 on.

11 MR. BURNS: Mr. Chair, do you want to
12 open it up to the public and see if there's any
13 comment?

14 CHAIRMAN DEJESUS: Sure. Because this is
15 the only conceptual, it's going to be difficult.
16 I'll open it to the public. Doctor, do you have
17 anyone there who wants to talk about it?

18 DR. WILLIAMS: No, sir, I don't see any
19 hands up.

20 CHAIRMAN DEJESUS: Back to the Board.

21 MR. BURNS: Mr. Chairman, if the Board is
22 inclined to make a motion, the motion would be to
23 refer it back to City Council to consider amending
24 the Gateway Redevelopment Plan regarding Tax
25 Block 366, Lot 2 with a finding that the apparent

1 change is based on the testimony of Dr. Williams
2 here, are consistent with the Master Plan. That
3 would be the motion.

4 CHAIRMAN DEJESUS: Therefore, anyone
5 going to say hello?

6 MR. THOMAS: Motion to what Mr. Burns
7 said.

8 CHAIRMAN DEJESUS: Thank you, Mr. Thomas.
9 I appreciate that. I need a second.

10 MR. LEONARD: Second.

11 MS. MILLER: Mr. DeJesus.

12 CHAIRMAN DeJESUS: Yes.

13 MS. MILLER: Mr. Lee.

14 VICE-CHAIRMAN LEE: Yes.

15 MS. MILLER: Mr. Leonard.

16 MR. LEONARD: Yes.

17 MS. MILLER: Councilwoman Reyes-Morton.

18 COUNCILWOMAN REYES MORTON: Yes.

19 MS. MILLER: Mr. Thomas.

20 MR. STEPHENS: Yes.

21 MS. MILLER: Ms. Fraction.

22 MS. FRACTION: Yes.

23 MS. MILLER: Motion carried to approve.

24 Thank you.

25 CHAIRMAN DEJESUS: Thank you.

1 Preliminary and Final Site Plan, Virtua
2 Our Lady of Lourdes Hospital, Inc., 1600 Haddon
3 Avenue, Block 1301, Lot(s) 1 & 2. The applicant is
4 proposing to remove two ADA parking spaces and
5 install a cardboard recycling compactor and a trash
6 compactor. This is a continuation of last month's
7 meeting. Is anyone here for that?

8 MS. MILLER: They asked to --

9 MR. BURNS: It's being continued again,
10 Mr. Chairman. They've requested a continuance to the
11 June 1st meeting. So we will carry them to June 1st
12 with no additional notice being provided, unless new
13 variances are identified in which case, they will
14 have to renotice.

15 CHAIRMAN DEJESUS: Do you know if they
16 still reached out to the community as they promised
17 they would do?

18 MR. BURNS: My understanding is they
19 did, Mr. Chairman. They've had extensive talks with
20 the community which is why they are continuing to try
21 to work through issues and maybe redesign the plan.
22 If it's a redesign plan then it will -- they will
23 have to provide new notice.

24 But that's my understanding that they
25 have reached out. Now they're looking to redesign

1 the plan. I don't know how extensive they reached
2 out but that was my understanding. And we have a
3 handout, I believe, Mr. Chairman, on this matter.

4 CHAIRMAN DEJESUS: Next is 'M', Capital
5 Courtesy Review, New Jersey Economic Development
6 Authority (NJDEA) - Cooper's Poynt Waterfront Park &
7 Roads Project Delaware Avenue & State Street,
8 Block 79, Lot 13. The applicant is proposing a
9 subdivision to create three new lots, Parcels A, B, C
10 and Right-of-Way. Anyone here for that?

11 MS. FULTON: I had my hand up for
12 Lourdes --

13 DR. WILLIAMS: I think Ms. Judy has her
14 hand up.

15 MS. FULTON: -- Virtua Hospital.

16 DR. WILLIAMS: Virtua, yes.

17 MR. BURNS: Yes, ma'am. We carried that
18 to June 1st. Is there something that you want to
19 add?

20 MS. FULTON: Yes, I do want to add
21 something. Good evening. The attorneys for Virtua
22 Hospital sent their neighbors a notification, a
23 letter and it says and I'll just read it real
24 briefly.

25 MR. BURNS: Ma'am, I'm going to swear you

1 in.

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

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MS. FULTON: The letter says: As you may be aware, a meeting with the Camden City Planning Board concerning Virtua's application to install several trash compactors and other improvements was scheduled for this Thursday evening April 23rd.

Last week Virtua's representatives met with some of the Ormond Avenue residents to discuss the detail of the plan. As a result of that meeting, Virtua has decided to withdraw its request for approval of the propose trash compactors and to propose additional fencing and landscaping improvement at the rear of the property.

I just wanted to put that on the record. That's what we received as residents.

MR. BURNS: Very good. I appreciate you putting that on the record, Judy. That was very helpful. If the applicant -- so, I guess, Dr. Williams, they're not coming forward, I guess, with the requested relief based on that letter. So

1 anything that they refile, would have to be a new
2 application.

3 DR. WILLIAMS: That's correct.

4 MR. BURNS: We really didn't address
5 landscaping and all those things. We were just
6 addressing the trash compactor. We can continue to
7 June 1st.

8 MS. FULTON: Can I interrupt?

9 MR. BURNS: Judy, hang on for a minute.

10 MS. FULTON: I will finish reading: This
11 change will require Virtua to submit modified plans
12 for review by the Planning Board's engineer before
13 any public hearing.

14 MR. BURNS: Okay.

15 MS. FULTON: Moreover, Virtua intends to
16 request a variance to allow construction of a new
17 fence at the rear of its property which will be eight
18 feet in height to better screen the rear of the
19 property. This fence will require a height variance
20 and, therefore, new certified mail notice to all
21 property owners will be required.

22 MR. BURNS: Thank you, Judy. So with
23 that, Mr. Chairman, with that information knowing
24 that they're going to submit a new application, a new
25 variance then the matter, it can be carried to the

1 June 1st but new notice will have to be provided for
2 that application.

3 CHAIRMAN DEJESUS: So what we should do
4 then is deny without prejudice because this has
5 been --

6 MR. BURNS: No, I wouldn't deny them
7 without prejudice. I would just -- we will continue
8 without prejudice to June 1st with the understanding
9 that the applicant is going to submit a new
10 application and refile an application and ask for
11 variance relief through notice. So they'll have to
12 provide new notice.

13 DR. WILLIAMS: That's correct.

14 MS. FULTON: Thank you very much.

15 CHAIRMAN DEJESUS: Thank you, Judy. We
16 appreciate everything you said.

17 MR. BURNS: Good job.

18 CHAIRMAN DEJESUS: Moving right along.

19 Is anyone here for the EDA, New Jersey, Dr.
20 Williams?

21 DR. WILLIAMS: No, I don't think so.

22 CHAIRMAN DEJESUS: I'll leave that for
23 last. If they don't show up then we'll move them to
24 the next month.

25 The next matter is Preliminary and Final

1 Site Plan and Street/Alley Vacation, 1828 Realty
2 Associates, LLC (Resin Tech, Inc.), 1801 Federal
3 Street, Block 1188, Lot 3; 191 Federal Street, Block
4 1189, Lot 2.

5 The applicant is proposing to construct
6 two warehouse building additions; one 9,396 square
7 feet addition to the rear and one 16,814 square feet
8 addition to the side, with associated fencing and
9 other site improvements. Anyone here for that?

10 MR. AMERIKANER: Good evening, my name is
11 David Amerikaner, the Law Firm of Duane Morris here
12 on behalf of the applicant. The applicant is here as
13 well. Jeff, do you want to introduce yourself?

14 MR. GOTTLIEB: Hi everybody, Jeff
15 Gottlieb, Resin Tech. Nice to see all of you.

16 CHAIRMAN DEJESUS: Thank you. Jim, do
17 you want to swear him in?

18 MR. BURNS: Yes. David, who are you
19 going to have testify tonight.

20 MR. AMERIKANER: I'm going to have
21 testify potentially Jeff Gottlieb, also Jackie
22 Berenato of Pennoni who is our engineer. I can't see
23 everybody who is on but I'm not sure if -- Harry, are
24 you there as well from Ruggieri & Partners?

25 MR. WRIGHT: Yes, I am.

1 MR. AMERIKANER: Harry Wright. So the
2 four of us.

3 MR. BURNS: For Jeffrey, Jackie and
4 Harry, could you please raise your right hands.

5 - - -

6 JACKIE BERENATO, P.E., HARRY WRIGHT,
7 R.A., JEFFERY GOTTLIEB, having first been duly
8 sworn/affirmed, was examined and testified as
9 follows:

10 - - -

11 MR. BURNS: Back to you, David.

12 MR. AMERIKANER: Thank you.

13 Good evening Members of the Board.

14 Again, my name is David Amerikaner with the Law Firm
15 of Duane Morris and we're here on behalf of the
16 applicant, 1828 Realty Associates and really on
17 behalf of Resin Tech. We are seeking preliminary and
18 final site plan approval, as well as an alley
19 vacation to permit an expansion of Resin Tech's
20 existing facility on Federal Street.

21 We're very pleased to be back before the
22 Board this evening. As you may know that Resin Tech
23 is a premier manufacturer of Water Treatment
24 products, including ion exchange resin,
25 granular-activated carbon, water purification

1 cartridges and high-purity water systems. And it is
2 a citizen of Camden, an enthusiastic citizen and an
3 employer of Camden.

4 Resin Tech's global headquarters are in
5 Camden. The current facility which this Board
6 approved is approximately 360,000 square feet and
7 opened in 2020. It's the first new Ion exchange
8 factory in the United States in more than 20 years --
9 more than 30 years. Excuse me. Resin Tech provides
10 close 500 jobs in Camden. It's comprised of about
11 300 full-time jobs and more than 150 part-time jobs.
12 And about 33 percent of the employees are Camden
13 residents.

14 The current facility is modern, efficient
15 and sustainable with LEAD certification and it draws
16 power from a roof-mounted solar array. The current
17 facility was designed to expand. And we are here
18 tonight to present the first phase of that expansion.
19 All of the existing and proposed expansions at the
20 property are permitted in the general industrial GI-2
21 Zone. We believe that the expansion will allow Resin
22 Tech to continue to grow and continue to provide a
23 high-quality, safe, well-lit use that will continue
24 to employ Camden residents.

25 You have already sworn in, thank you, Mr.

1 Burns, our witnesses this evening. We are prepared
2 to offer testimony about the project itself and about
3 the items raised and the review letter that we
4 received from Remington & Vernick. I wanted to
5 address at the outset, that the review letter calls
6 out now two variances that the project may require.
7 One related to fence height and one related to
8 parking.

9 As to parking and we will provide
10 testimony on this point, even with the expansion of
11 the facility, we're only a few parking spaces short
12 of the requirement under the Code. And the project
13 proposes to provide a bus shelter under Section
14 870-230.N of the Code. And would ask that the Board
15 reduce the number of required spaces accordingly so
16 that we don't require a variance for parking.

17 As to the fence height, the fence in
18 question that is a little bit over the fence height
19 maximum requirement, is an extension of an existing
20 fence on the property that already has a variance.
21 And the extension would be at the same height for
22 which the existing fence already sits. There are no
23 other variances requested and we can provide
24 testimony this evening to demonstrate that we will be
25 in compliance with everything in the review letter

1 either by plan revision or where appropriate, through
2 waivers.

3 With that, I'll ask the Board, and
4 Mr. Burns, if you would prefer that we present
5 testimony on the various elements of the application
6 and the review letter or if you prefer that we answer
7 questions?

8 MR. BURNS: I think that's through the
9 Chairman. I think that's the Chair call.

10 CHAIRMAN DEJESUS: In reference to that
11 part, I would like us to go through our engineer's
12 letter. Dena, are you ready?

13 MS. MOORE: Yes, I'm ready.

14 Mr. Chairman, I'm referring to Remington
15 & Vernick's letter dated March 30, 2023 starting on
16 page 3 under Zoning Requirements. You did make
17 reference regarding the parking, off-street parking.
18 What's required is 258 spaces. Proposed is 231
19 spaces in which we note that a variance would be
20 required. We'll get to that in further testimony.
21 On page 4, street names should provided on all plan
22 sheets as indicated on the Existing Conditions Plan.
23 Yes?

24 MS. BERENATO: Yes, we will comply.

25 MS. MOORE: Federal Street and 19th

1 Street are existing two-way roadways. The County
2 route number should be indicated on the plans for
3 Federal Street. No improvements are proposed for
4 these roadways with this application. You'll add
5 that?

6 MS. BERENATO: Yes.

7 MS. MOORE: And you'll acknowledge that a
8 Road Opening Permit from Camden County Highway
9 Department will be required for Federal Street and a
10 Street Opening Permit would be required for 19th
11 Street or Cooper Street from the City of Camden?

12 MS. BERENATO: Yes. If they're required,
13 we will comply.

14 MS. MOORE: Our office takes no exception
15 to the Description of Property and the plan provided
16 for the vacation of the alleyways. The City Engineer
17 will include any comments of his regarding the
18 requested vacation in his review.

19 So regarding Parking, B-1: The parking
20 required for the use is outlined in Section 870-230,
21 Manufacturing uses require one parking space for
22 every 800 square feet of gross floor area. The
23 existing manufacturing area is 93,721 square feet and
24 requires 118 parking spaces.

25 Office uses require one space for every

1 300 square feet of floor area. You do the
2 calculations. The total is the 258 parking spaces.
3 And the applicant proposes to retain the 231 existing
4 parking spaces. I'll skip to the next one. The
5 existing bus stop should be shown near the
6 intersection with 19th Street. You'll add that?

7 MS. BERENATO: Yes. And I do want to
8 make a clarification regarding the parking breakdown.

9 MS. MOORE: Right.

10 MS. BERENATO: So the total square
11 footage we have is 60,565 and then we note that it
12 requires 61 spaces. But the requirement is .66 per
13 every 1,000. So it's actually 40 spaces required.
14 So it's actually a total of 237 spaces required where
15 231 are provided. So we're actually only six spaces
16 short.

17 MS. MOORE: So the manufacturing area
18 isn't 93,721 square feet?

19 MS. BERENATO: The warehouse space is a
20 total of 60,565. But it doesn't require 61 spaces.
21 It's .66 per every thousand and we both calculated it
22 as one per every 1,000. So it's actually 40 spaces
23 that are required for that 60,565 square feet.

24 MS. MOORE: So it's not the total of 258.
25 So I'm going to have to look at that.

1 MS. BERENATO: Correct. Yes. And
2 definitely it's confusing. But, yes, so we are -- so
3 the requirement is 237 where 231 are provided.

4 MS. MOORE: Okay. We'll check that.
5 We'll note that for now.

6 CHAIRMAN DEJESUS: Are there any
7 drawings of the new proposed buildings anywhere?

8 MS. BERENATO: Yes. I can share my
9 screen.

10 CHAIRMAN DEJESUS: So I can see where
11 this thing is being laid out?

12 MS. BERENATO: Sure. Let me know when
13 you can see it.

14 CHAIRMAN DEJESUS: Yes, I can.

15 MS. BERENATO: So this is the eastern
16 building expansion. And this is the rear building
17 expansion. And then this is the existing facility.

18 CHAIRMAN DEJESUS: So, Dena, are you
19 calculating on the total of all that space including
20 the existing square footage?

21 MS. MOORE: Yes. It includes the
22 existing square footage. So I just have to go back
23 and look at that calculation, which I'll have to look
24 at it later. So I'll check that. But you did say
25 the total -- you have the same total that we had, the

1 60,565, correct?

2 MS. BERENATO: Correct.

3 MS. MOORE: Okay. And it's just the
4 division then with the .66 with every thousand?

5 MS. BERENATO: Yes.

6 MR. BURNS: By the way, Mr. Chairman, a
7 variance is still required.

8 MS. BERENATO: Correct.

9 MS. MOORE: Until we get to the next
10 comment where we say, the existing bus stop should be
11 shown which you'll add.

12 MS. BERENATO: Correct.

13 MS. MOORE: It should be noted that Per
14 Section 870-230.N, transit stops may be used toward
15 to satisfying parking requirements if the following
16 conditions are met. So if the transit stop shall be
17 designed to be a station or a waiting area for
18 transit riders, clearly identified as such and open
19 to the public at large. So do you satisfy that?

20 MS. BERENATO: Yes. So we are currently
21 working with New Jersey Transit to -- they actually
22 provide -- they have standard structures that they
23 would be providing. So we would be working with them
24 and with your office to incorporate something that
25 works.

1 MS. BERENATO: Okay. So also the transit
2 stop shall be designed as an integral part of the
3 development project, with direct access to the
4 station or waiting area from the development site
5 which you'll provide?

6 MS. BERENATO: Correct.

7 MS. MOORE: The transit waiting area or
8 platform shall be designed to accommodate passengers
9 in a covered waiting area, with seating for a minimum
10 of 8 persons. And that shall include internal
11 lighting and other features which encourage the use
12 of the facility, such as temperature control within
13 the waiting area or the inclusion of food vendors.

14 MS. BERENATO: So for this item we can
15 definitely accommodate a covered waiting area and a
16 minimum of eight persons. But working with New
17 Jersey Transit, they don't offer any shelters that
18 have internal lighting or temperature control. So we
19 wouldn't be able to meet that part of this
20 condition.

21 MR. AMERIKANER: We would be seeking a
22 waiver from those requirements as part of this
23 request.

24 MS. MOORE: All right. So then if you
25 don't meet all of those then... And then the maximum

1 reduction in number of parking spaces shall be no
2 more than the 20 percent of the total required
3 spaces. You would need that. And then the Planning
4 Board shall request a report and recommendation from
5 the Planning Division on the planning aspects, and
6 the potential impacts. And the transit stop shall be
7 maintained by the developer for the life of the
8 development project. Would you do that?

9 MS. BERENATO: Yes.

10 MR. AMERIKANER: Yes.

11 MR. BURNS: And through the Chair, we can
12 ask right now that the Planning Department provide
13 that or Planning Division would provide that
14 recommendation. Doesn't have to be on the record
15 tonight but we can make that request through the
16 Chair tonight.

17 MS. MOORE: Now, the only item that they
18 would not meet is the one with the internal
19 lighting and the temperature control. So it would be
20 up to the Board whether or not they would consider
21 the fact that they have a bus stop to be a part of
22 their parking, or they would be deficient according
23 to the calculations, six parking spaces for the
24 parking variance.

25 MR. BURNS: It's an interesting issue,

1 Dena, because that description is rather expansive,
2 temperature control within a waiting area or the
3 inclusion of food vendors --

4 MS. MOORE: Which is outside.

5 MR. BURNS: -- which is designed to be a
6 bus stop that you're working with NJDOT to place
7 there, correct?

8 MS. BERENATO: New Jersey Transit.

9 MS. MOORE: New Jersey Transit.

10 MR. BURNS: New Jersey Transit. So
11 you're working with New Jersey Transit and you're
12 working with their specs and their regulations?

13 MS. BERENATO: Correct.

14 CHAIRMAN DEJESUS: Where is this spot
15 going to be placed at, please?

16 MS. BERENATO: So the existing area is in
17 this location. And this is -- I didn't mean to show
18 it on there, but this would be conceptually where we
19 would be looking. We would be most likely having to
20 do some sort of easement on to the property and then
21 just, you know, relocating the fence.

22 CHAIRMAN DEJESUS: Sort of like a
23 cut-out.

24 MS. BERENATO: Because it's just not
25 going to fit along the existing sidewalk.

1 MR. BURNS: This is, as I see it, Mr.
2 Chairman is not designed to be a large expansive
3 transit waiting area. I think that they are
4 providing a covered waiting area. What's the seating
5 proposed?

6 MS. BERENATO: We'll meet the eight
7 people.

8 MR. BURNS: You're meeting the eight;
9 it's covered. You're not going to be providing
10 temperature control which would mean it would be a
11 fully-enclosed area, correct? And you're not
12 going to provide or the inclusion of any food
13 vendors. This is a smaller scale bus stop designed
14 to really accommodate a bus-stopping, picking up like
15 we're used to seeing throughout the City, Again,
16 you're working with the Transit Authority to develop
17 this, correct?

18 MS. BERENATO: Correct. Yes. We have a
19 brochure of options and standard specifications that
20 they approve of.

21 MR. BURNS: So I guess the question, Mr.
22 Chairman, if the Board is inclined to grant the
23 variance, we want the bus stop clearly. But if they
24 can't meet that requirement 'C,' you can either waive
25 it based on fact that it's complying with some of the

1 important factors covered, eight persons. Or you can
2 just simply work to approve the variance for what
3 appears to be six parking spaces.

4 MS. MOORE: We'll get into the next
5 comment. It may not be six because they still have
6 to add their electrical vehicle charging spaces. So
7 once they add that, that counts one space for two.
8 So it's probably less than the six.

9 MR. BURNS: Yes. It's probably around
10 three to four.

11 COUNCILWOMAN REYES-MORTON: I have a
12 question. What's requiring the warming or the
13 temperature for the bus stop?

14 MS. MOORE: The Ordinance? The City
15 Ordinance?

16 COUNCILWOMAN REYES-MORTON: Yes.

17 CHAIRMAN DEJESUS: An enclosed area.
18 It's an enclosed area, therefore, you need the
19 temperature control.

20 MS. MOORE: I guess this is assuming that
21 you would have some type of enclosed area, yes. But
22 your typical bus stop is open.

23 MS. BERENATO: This would be more open.
24 The option is either to have sidewalls or like a
25 cantilevered top. It just depends on what we can fit

1 in this location and what New Jersey Transit
2 recommends.

3 The other issue is, when you have
4 lighting and heating in this enclosure, we're talking
5 about most likely an additional electric service
6 because, you know, Jeff would be maintaining this for
7 the life of the project. But in order to kind of
8 create that agreement, I think eventually if he ever
9 sold the property, I guess, it would be a part of the
10 City's responsibility for maintaining and paying the
11 electric. Or, I guess -- so there's a little bit of
12 coordination on that as well when you have that
13 additional lighting and heating.

14 CHAIRMAN DEJESUS: Is New Jersey Transit
15 asking you to make an enclosed area or is
16 available for it to be just an open area where people
17 can sit and wait for the bus to arrive?

18 MS. BERENATO: So it would be open and
19 their standard enclosures do not have heating or
20 lighting inside of them. They'd have an opening.
21 There are two different options. One is a
22 cantilevered with the entire front open. And then
23 the other one has like sidewalls on it.

24 So I think it depends of what fits best
25 in the location. But we can work with you guys and

1 New Jersey Transit to determine which works best.
2 But either one is not going to have lighting or
3 heating working with New Jersey Transit.

4 MR. BURNS: The food trucks?

5 MS. BERENATO: Or food trucks. Sorry
6 guys.

7 MR. BURNS: I joke when I say that. Mr.
8 Chairman I think you're in a position or the Board is
9 a position where they can grant waiver of that
10 Section C provided that they comply with the
11 specifications being required or the two options
12 being required by New Jersey Transit. And allow them
13 to take advantage of the parking space reduction. Or
14 it gets built the way it is any way. They don't get
15 the credit for the reduction and you're left with the
16 EV spaces. As Dena indicated, you're left with a
17 variance, a nominal, a De Minimus variance of three
18 to four spaces.

19 CHAIRMAN DEJESUS: Dena, why don't you
20 finish your letter so that way we can make this
21 building situation go.

22 MS. MOORE: Truck-turning templates
23 should be provided to ensure ramp access.

24 MS. BERENATO: We will comply.

25 MS. MOORE: Per Section 870-241.A,

1 sidewalk is required along all streets. Sidewalk
2 exists along Federal Street, but no sidewalk exists
3 or is proposed along 19th Street or Cooper Street.
4 The plans should be revised or a waiver requested.

5 MS. BERENATO: So for this item, we would
6 like to request a waiver. The sidewalk was not a
7 requirement as part of the overall development on
8 19th Street. And it is just simply is not going to
9 fit with our current layout. We have the existing
10 fencing and existing utility poles in this area. So
11 we would like to request a waiver for that item.

12 MS. MOORE: Along both 19th Street and
13 Cooper Street?

14 MS. BERENATO: Yes. Because we have the
15 same issue here. There's two utility poles and an
16 existing hydrant in Cooper Street.

17 MS. MOORE: The sidewalk and curb should
18 be replaced along the frontage of Block 1189, Lot 2.
19 All other property frontage of sidewalk and curb
20 appear to be in good condition. The plans should
21 note that any sidewalk or curb damaged during
22 construction must be replaced.

23 MS. BERENATO: Yes, we will comply.
24 While we are here, do you mind if we go back to the
25 electric charging vehicle comment?

1 MS. MOORE: Yes. Okay.

2 MS. BERENATO: So I do have an e-mail
3 from the DCA. I did look into this a little bit
4 further. So the electric charging facilities are
5 triggered by new parking spaces. So if no spaces are
6 proposed or if the variance is approved, then no
7 electric charging facilities are required. I do have
8 that e-mail and I can send that to you if you want.
9 And then I do also want to note --

10 MS. MOORE: The Ordinance --

11 MS. BERENATO: Yes. Absolutely.

12 MS. MOORE: Because that wasn't my
13 understanding of reading the modeled Ordinance.
14 Was that your understanding, Jim?

15 MS. BERENATO: So I directly -- I have
16 the same question so I did coordinate directly with
17 DCA on that and I'll send it to you.

18 MR. BURNS: And then I'll see that.

19 MS. BERENATO: Yes.

20 MS. MOORE: Yes, that's good to know.

21 MR. BURNS: We encourage, for obvious
22 reasons, electrical vehicles. And even if that's the
23 case, we would ask -- certainly ask that the
24 applicant consider installing them given the
25 nature of their use and the number of employees they

1 have. The hope is that people do go for greener
2 energy and we encourage EV. So something for the
3 applicant to consider. But I would like to see that
4 DCA letter.

5 MS. BERENATO: Absolutely. And I will
6 also note that we do have four existing electric
7 charging stations, electric parking spaces. So we
8 just don't meet the overall -- if we apply the
9 regulations to the overall parking for the site, we
10 don't meet that. And then, you know, for the
11 proposed building expansion, we wouldn't -- we're not
12 proposing any as part of that.

13 So we do have four electric charging
14 stations. I'm not sure if you can use existing
15 electric charging stations as a parking space 2:1
16 (2 for 1. In that case, we would only need for
17 variance for two parking spaces. So we do have some
18 existing electric charging stations out there.

19 MS. MOORE: In the parking that you're
20 showing here in the existing parking?

21 MS. BERENATO: Yes.

22 MS. MOORE: Because they do count.
23 Wouldn't they count?

24 MR. BURNS: Yes, they would count.

25 MS. MOORE: Two for -- right.

1 MS. BERENATO: I definitely have them.

2 MS. MOORE: They would count 2:1

3 (2 for 1).

4 MS. BERENATO: Okay, yes. These four are
5 electric.

6 MS. MOORE: Then that's eight. Yes.
7 It's 2:1 (2 for 1).

8 MS. BERENATO: Okay. So, yeah --

9 MS. MOORE: So then you would need a
10 variance.

11 MS. BERENATO: Then we would only need a
12 variance for two parking spaces. Maybe by the end we
13 can have no variances.

14 CHAIRMAN DEJESUS: Hopefully.

15 MS. MOORE: Well, no. You said there
16 were four spaces, four EV spaces, right?

17 MS. BERENATO: Correct.

18 MS. MOORE: Well, then that counts as
19 eight.

20 MR. BURNS: That's eight. You don't need
21 a variance.

22 MS. MOORE: Right. You don't need a
23 variance.

24 MS. BERENATO: Okay.

25 CHAIRMAN DEJESUS: Because you got six

1 missing so you have eight slots so you're covered?

2 MS. BERENATO: Okay.

3 MR. BURNS: The Chairman is an accountant
4 so we trust his opinion on that.

5 MS. BERENATO: Great.

6 MS. MOORE: Well, that's good to know
7 then. We'll go -- is that it for the EV?

8 MS. BERENATO: Yes. I wanted to make
9 sure we hit that point.

10 MS. MOORE: And then any time I guess in
11 the future, too, if there are ever existing spaces
12 for something like that, just let us know and then
13 we'll write that in the actual account for the
14 existing spaces.

15 MS. BERENATO: Okay.

16 MS. MOORE: Because there was nowhere
17 that I read in the model Ordinance that said that
18 existing did not count 2:1 (2 for 1) also.

19 MS. BERENATO: Okay.

20 MR. BURNS: That's correct, Dena.

21 MS. MOORE: The space is 2:1 (2 for 1).

22 Our office has concerns that existing and
23 proposed storm sewer pipes are to be located beneath
24 the westernmost building expansion area with this
25 application. The applicant should consider rerouting

1 these pipes around the building expansion.

2 MS. BERENATO: Yes. The existing and
3 proposed stormwater pipes have been accounted for in
4 the building foundation design. So we really do want
5 to keep them where they're located at this time.

6 MS. MOORE: Okay.

7 The roof drain pipes appear to be missing
8 at the westernmost building expansion area. The
9 applicant should provide testimony regarding how the
10 roof is draining in this area.

11 MS. BERENATO: Sure. The proposed roof
12 area runs back from the edge of the building back to
13 the existing and then runs through a proposed
14 roof-drain system. If anything is missing from the
15 plans, we'll definitely add it. But that's how that
16 roof system works.

17 MS. MOORE: The storm sewer pipe from
18 Storm Manhole 14 to FES-1 (Flared End Section 1)
19 should have a minimum pipe diameter of 15 inches.
20 The plan should be revised accordingly.

21 MS. BERENATO: Yes, we will comply.

22 MS. MOORE: According to the drainage
23 area plans for pre and post-development conditions,
24 the total areas are not equivalent for the analysis.
25 The applicant should correct this as these areas

1 should be equivalent.

2 MS. BERENATO: Yes, we will comply.

3 MS. MOORE: The hydrologic analysis to
4 confirm that the open space curve number is in good
5 condition under pre-development conditions and in
6 fair condition under post-development conditions
7 should be added to the report. Only a composite
8 value is indicated. Once this information is
9 provided, our office can confirm the runoff quantity
10 and runoff quality designs indicated in the
11 report.

12 MS. BERENATO: We will comply.

13 MS. MOORE: The applicant should be aware
14 that the Stormwater Management Measures Maintenance
15 Report must be recorded at the County Clerk's Office
16 prior to receiving final signatures on the plans.

17 MS. BERENATO: Yes. We are aware and we
18 will comply.

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

24 MS. BERENATO: We will comply.

25 MS. MOORE: The following language is

1 included in the Stormwater Management Measures
2 Maintenance Report, but it must also be included as
3 notes on the plans. You'll add, A, B, C, D
4 specifically?

5 MS. BERENATO: Yes. On to Grading: Spot
6 grades should be shown at the building corners and
7 all building access points.

8 MS. BERENATO: Yes, we will comply.

9 MS. MOORE: The applicant should confirm
10 that the proposed building expansions do not have a
11 basement or a crawl space.

12 MS. BERENATO: That's correct. There's
13 no basement or crawl space proposed.

14 MS. MOORE: Top and bottom of wall
15 elevations should be provided at the ends of all
16 proposed retaining walls.

17 MS. BERENATO: We will comply.

18 MS. MOORE: Spot grades should be
19 provided at the top and bottom of all exterior
20 stairways.

21 MS. BERENATO: Yes, we will comply.

22 MS. MOORE: A spot grade should be
23 provided at the eastern location where the proposed
24 curb is to match the existing according to the site
25 plan.

1 MS. BERENATO: We will comply.

2 MS. MOORE: The grading plan should note
3 that the grading and grassed areas should not be more
4 steep than 3:1 (3 to 1).

5 MS. BERENATO: We will comply.

6 MS. MOORE: Utilities: The plans do not
7 indicate proposed sanitary sewer or potable water
8 laterals for the building expansions. The applicant
9 should confirm that no new laterals are required.

10 MS. BERENATO: That's correct.
11 Everything is routed internally.

12 MS. MOORE: All developers and
13 applicants -- oh, okay. So that's -- so the Capacity
14 Fee is not applicable here. Or it may be. Hold on.

15 All developers and applicants should note
16 that due to a City Ordinance, a Capacity Fee may be
17 applicable to the proposed development. The
18 applicant shall contact the City Engineer for all
19 costs related to the same.

20 MS. BERENATO: If it's required, we will
21 comply.

22 MS. MOORE: The project must be approved
23 by both the City Engineer and the City Fire Chief
24 with written verification provided to our office
25 prior to final signatures on the plans.

1 MS. BERENATO: Yes. I do want to note
2 just for the record that we -- like as of this
3 hearing, we have not received a review letter from
4 the City Engineer but we'll definitely work with his
5 office to obtain approval.

6 MS. MOORE: Do we have -- while we're on
7 the City Engineer's review, Dr. Williams, do you have
8 a review regarding the street vacation from the City
9 Engineer?

10 DR. WILLIAMS: Not at this time through
11 the Board Chair. And would condition any approvals,
12 any recommendations to counsel upon receiving
13 responses from, at a minimum, the City Engineer and
14 the Fire Department.

15 MS. MOORE: I will note because his
16 review regarding the street vacation would be
17 separate than his typical review regarding the
18 Right-Of-Way and utilities, so I'll note that.
19 He'll note those.

20 MS. BERENATO: Okay.

21 MS. MOORE: And then the City Fire Chief
22 Dave Munoz.

23 The HDPE Storm Sewer Trenching Detail
24 appears to be missing the filter fabric. The filter
25 fabric type should be indicated in the detail.

1 MS. BERENATO: We will comply.

2 MS. MOORE: The strength of the concrete
3 in the 48-inch Diameter Storm Manhole Detail should
4 be revised.

5 MS. BERENATO: We will comply.

6 MS. MOORE: The concrete for the curbing
7 and sidewalk should indicate a minimum compressive
8 strength of 4,500 psi.

9 MS. BERENATO: We will comply.

10 MS. MOORE: The following additional
11 details are required: Concrete ramp, ramp wall,
12 pavement restoration, concrete pad, and the 60-inch
13 diameter storm manhole detail.

14 MS. BERENATO: We will comply. And then
15 the ramps will be shown on architectural plans.

16 MS. MOORE: The applicant proposes to
17 transplant existing plant material and relocate it
18 onsite, whereas the plant schedule on Sheet 12
19 indicates that new landscaping is proposed. The
20 applicant should clarify.

21 MS. BERENATO: New landscaping is going
22 to be provided to replace the existing. No
23 transplanting is proposed and we're going to update
24 the plans to reflect the same.

25 CHAIRMAN DEJESUS: Do you know where

1 they're putting that landscaping at?

2 MS. BERENATO: What was the question,
3 sorry?

4 CHAIRMAN DEJESUS: I'm sorry. Where are
5 you putting the landscaping at?

6 MS. BERENATO: I will show you. There's
7 going to be some along the existing berms in the
8 back. And then some of this landscaping needs to be
9 basically relocated because of the building
10 expansion. But we're going to be providing new
11 landscaping. But just the same that was existing.
12 And then we are going to be landscaping around this
13 area here.

14 CHAIRMAN DEJESUS: Isn't that where the
15 bus stop is going to be?

16 MS. BERENATO: We can work with your
17 office regarding if you feel that some additional
18 landscaping --

19 CHAIRMAN DEJESUS: That would be great
20 because you have a beautiful building and it's a
21 well-known street. So it's a very traffic area and
22 it would nice that you do something in that format.

23 MS. BERENATO: Okay. We'll definitely
24 work with your office to provide some landscaping
25 around the bus shelter.

1 CHAIRMAN DEJESUS: Yes, Federal Street
2 area.

3 MR. GOTTLIEB: Can I offer a comment on
4 that?

5 CHAIRMAN DEJESUS: Yes, please.

6 MR. GOTTLIEB: Thank you for your
7 comments. This is Jeff Gottlieb, Resin Tech.
8 Just to comment here, years ago
9 when we came before the Planning Board, we did not
10 own what was then a tire store that sat in that area;
11 kind of right behind where the bus stop is going to
12 go. Independent of this, we are working on a
13 landscape plan to beautify that area of the
14 property. And certainly want to enhance the entire
15 property this year. We have some nice plans to
16 beautify it. So, yes, I agree completely and we will
17 definitely make that look as good as possible.

18 CHAIRMAN DEJESUS: Thank you. We
19 appreciate that.

20 MR. GOTTLIEB: My pleasure.

21 CHAIRMAN DEJESUS: Go ahead, Dena.

22 MS. MOORE: Loading areas should be
23 screened per Section 870-224.B(13). Additional
24 landscaping should be provided.

25 MS. BERENATO: So the loading areas are

1 in the back of the building. And the areas are
2 screened by -- there's an approximately 15-foot high
3 wooded berm that exists in this area. It buffers
4 East State Street. And then the existing tank
5 building acts as a screening in this location and we
6 have existing berms to the rear of the property which
7 buffer. Really it's just the existing Conrail Lines
8 that are located over here. We'll definitely be
9 adding the existing tree line just to more clearly
10 note that. But at this time, we would propose to not
11 add any additional landscaping for screening in the
12 back.

13 MS. MOORE: But you'll note the tree
14 line?

15 MS. BERENATO: Absolutely, yes.

16 MS. MOORE: Existing tree line, okay.
17 So then it's your testimony that the
18 existing tree line is adequate regarding the
19 screening for the loading areas?

20 MS. BERENATO: Correct.

21 MS. MOORE: On Sheet 13 in the northwest
22 corner of the parking lot, there appears to be a
23 conflict between the utilities and the proposed
24 landscaping. Plans should be revised to allow at
25 least 10 feet of clearance.

1 MS. BERENATO: We will comply.

2 MS. MOORE: All electrical and mechanical
3 equipment shall be screened from view. A note should
4 be added to the plan regarding that?

5 MS. BERENATO: Yes. We will comply.
6 Anything really that's not also buffered by this area
7 in the back. So if there's any equipment that's
8 added in the front area, we'll definitely comply with
9 that.

10 MS. MOORE: Areas of existing vegetation
11 in the northeastern corner of the site should be
12 shown on the plan?

13 MS. BERENATO: Yes. We will comply with
14 that. So that's this -- I think that tree line will
15 kind of take care of that.

16 MS. MOORE: Per Section 870-244.D, street
17 trees are required along both frontages and shall be
18 spaced every 40 feet, whereas no street trees exist
19 or are proposed along 19th Street or Cooper Street.
20 The plans should be revised or a waiver requested.

21 MS. BERENATO: So maybe it's easier to
22 first look at it on this plan. We recommend against
23 or we'd like to request a waiver for that along both
24 19th Street and Cooper Street because of the existing
25 overhead utility lines and the hydrant that's here.

1 We do provide existing landscaping along the 19th
2 Street frontage within the property so we'd like to
3 request a waiver from that requirement.

4 MS. MOORE: It's just not the street
5 trees. Do you have any street trees you're
6 proposing?

7 MS. BERENATO: I don't believe so. We
8 have proposed landscaping shown all along 19th but
9 not in the right of way. It's just not going to fit,
10 I don't think, in these two areas. And then we also
11 have the overhead utilities. We do have existing
12 street trees all along Federal.

13 MS. MOORE: So then you'll be requesting
14 that waiver?

15 MS. BERENATO: Correct.

16 MS. MOORE: And the loading areas
17 screening, so you would request a waiver from that,
18 correct?

19 MS. BERENATO: Correct. I mean, yeah, if
20 it's required. I mean in my opinion, we are
21 screening. But if it's required then, yes. I'm just
22 making sure we have everything for the planting.
23 I have on here foundation plantings. Are you
24 requesting a waiver for foundation plantings?

25 MS. BERENATO: I did not have that

1 noted, but if it's required. We're aren't showing
2 anything along the proposed building.

3 MS. MOORE: Right.

4 MS. BERENATO: So, yes.

5 MS. MOORE: So then you would need one.
6 And then perimeter buffer, is there a waiver
7 regarding perimeter buffer?

8 MS. BERENATO: I don't believe so. If
9 it's required.

10 MS. MOORE: Because I have perimeter
11 buffer, landscape parking area, reforestation of
12 basin -- I'm sorry. I'm in the wrong section.
13 Those were the ones that are previously granted or
14 requested. I apologize. So what I need to add under
15 waivers is the sidewalk along 19th Street and Cooper
16 Street for now and you have street trees. Those are
17 the only ones.

18 MS. BERENATO: Correct. That makes
19 sense.

20 MS. MOORE: Sorry about that. I was
21 wondering why there were so many we didn't touch
22 upon. But those were the ones that were previously
23 granted.

24 On to Lighting: The applicant proposes
25 1 new pole-mounted fixture; 1 added fixture to an

1 existing pole; and 5 wall-mounted fixtures. Details
2 of proposed fixtures should be provided along with
3 the mounting height. Testimony should be provided
4 that the proposed fixtures would
5 substantially match the existing fixtures.

6 MS. BERENATO: Yes. The proposed
7 fixtures will match the existing fixtures and we will
8 add the details as required.

9 MS. MOORE: Plans should be revised to
10 comply with Section 870-243.D(2) or a variance
11 requested. That's the minimum lighting level,
12 average lighting level, maximum lighting level of
13 three foot candles unless directly under a fixture.
14 Five foot candles permitted. You requested this
15 variance previously, I believe.

16 MS. BERENATO: Yes. I believe we will
17 need it. It's for the parking areas, correct.
18 So the minimum, we meet the minimum level in the
19 parking lot as .25 foot candles. We meet the average
20 for each parking area. It's 1.8 and 1.9 but we do
21 not meet the maximum. So 5 foot candles directly
22 under a light and we are providing 6.4.

23 MS. MOORE: And your justification for
24 the 6.4?

25 MS. BERENATO: The additional lighting

1 has been added. The applicant has noted that the
2 parking lot gets very dark on a regular basis and
3 additional fixtures will increase the security within
4 the parking lot for the employees during shift
5 changes.

6 MS. MOORE: Per Section 870-224.B(9) and
7 870-243.A, lighting should minimize glare and
8 off-site spillage. Full cut-off fixtures should be
9 specified for the proposed wall-mounted lights.

10 MS. BERENATO: We will comply.

11 MS. MOORE: Per Section 870-243.H, all
12 outdoor lighting not essential for safety and
13 security purposes, shall be activated by automatic
14 control devices and turned off during non-operating
15 hours.

16 MS. BERENATO: We will comply.

17 MS. MOORE: And if you can add that note
18 to your plan too?

19 MS. BERENATO: Absolutely.

20 MS. MOORE: Traffic Report: A traffic
21 statement should be provided indicating the change in
22 traffic flow from existing to proposed conditions.

23 MS. BERENATO: Yes. So the proposed
24 building addition will provide the square footage
25 necessary to work the facility at the previously

1 anticipated full capacity. There's really no
2 increase in employees anticipated from the previously
3 approved application. So we are not anticipating any
4 additional parking or traffic concerns at this time.

5 MS. MOORE: Can you put that in a signed
6 and sealed statement so we have that for this then?

7 MS. BERENATO: Yes.

8 MS. MOORE: Thank you.

9 The applicant is to provide testimony
10 regarding any and all environmental concerns, studies
11 and remediation pertaining to the site.

12 MS. BERENATO: Yes. So the history of
13 Resin Tech, the project site is made up of four
14 separate main properties. Each of the properties has
15 a history of commercial or industrial usage
16 stretching back approximately 100 years.

17 At the time that the acquisition
18 activities began in 2015, building materials applied,
19 metal fabrication entire sales had ceased, vacant
20 land, warehousing and auto salvage operations were
21 the active site uses at that time. Between 2015 and
22 2020, Pennoni conducted Phase 1 Environmental
23 Assessments, Limited Phase 2 Assessments and
24 Preliminary Assessments for all these properties.

25 So breaking down the four sites, the

1 DiMedio site, remedial action occurred during
2 redevelopment. That included removal of underground
3 storage tanks and then a Response Action Outcome
4 letter which is final remediation document was issued
5 for this property in 2018. There's the 1895 Federal
6 Street property. The Remedial Action included soil
7 removal in addition to underground storage tank
8 removal and groundwater attenuation to achieve
9 quality standards. The Response Action Outcomes were
10 issued in September of 2019 and September 2020 for
11 that property.

12 There's the former United Fabricator site
13 aka Monaco. Remedial Action included soil
14 excavation and off-site disposal. And the Response
15 Action outcome was issued in May of 2020. And then
16 even the tire shop site that has just been acquired
17 was studied. No remedial action was recommended or
18 required based on the findings. And that had a Phase
19 1 completed, a Preliminary Assessment completed, a
20 Phase 2 Environmental Assessment which included
21 5 test trenches, 14 soil borings and 5 groundwater
22 samples. So a lot of cleanup has occurred on this
23 property. Between all 4 sites they got final
24 remediation documents for all of those. That's a
25 long history.

1 MS. MOORE: Can you provide those final
2 Remediation Outcome letters for us --

3 MS. BERENATO: Absolutely.

4 MS. MOORE: -- so that we have that on
5 file?

6 MS. BERENATO: Sure. Because I know we
7 probably reviewed some of those initially but just to
8 have that information, the follow-up information
9 would be good on record.

10 MS. BERENATO: Yes, absolutely, I will
11 provide those to your office.

12 MS. MOORE: It appears that no trash
13 enclosure exists or is proposed for this building.
14 Testimony should be provided regarding waste storage
15 and hauling?

16 MS. BERENATO: So we have one existing
17 compactor inside the building. And then there are
18 two existing 30-yard dumpsters that are in this area
19 near the tank field in the back. And then no
20 additional waste storage is anticipated as part of
21 this project.

22 MS. MOORE: You're using existing
23 facilities?

24 MS. BERENATO: Correct.

25 MS. MOORE: Got it.

1 The architectural plans indicate that the
2 existing facade sign will be relocated. Testimony
3 should be provided.

4 MS. BERENATO: And I'm going to transfer
5 that --

6 MR. WRIGHT: Hi, this is Harry Wright,
7 the architect working on the project. The existing
8 signage is located facing the Conrail Railway. We're
9 going to remove that signage. After the new building
10 is built, we're going to replace the signage on the
11 same orientation facing the Conrail Railway.

12 CHAIRMAN DEJESUS: Is that the same size
13 of the sign?

14 MR. WRIGHT: We're going to reuse what is
15 existing and that is actually shown on the
16 elevations. I don't have access to them to share a
17 screen, but we do show the new location of the
18 signage.

19 MS. MOORE: You're just going to relocate
20 it on the expansion, the expanded area?

21 MR. WRIGHT: Correct.

22 MS. MOORE: Okay.

23 CHAIRMAN DEJESUS: You're not making it
24 any larger than what it already is?

25 MR. WRIGHT: No.

1 CHAIRMAN DEJESUS: That was my question.

2 MS. MOORE: The applicant proposes to
3 extinguish the lot line the property shares with
4 Block 1190, Lot 1. Our office recommends that all
5 lots associated with this site should be consolidated
6 at this time. The applicant must obtain the correct
7 tax map plates and block and lot numbers from the Tax
8 Assessor. Written verification must be provided to
9 our office prior to final review and signature of the
10 deeds and/or plat. So you are going to consolidate
11 the property?

12 MR. WRIGHT: Jackie, do you want me to
13 handle that one or are you going to handle that
14 one?

15 MS. BERENATO: Yes, you can handle that
16 one.

17 MR. WRIGHT: We will comply, yes.

18 MS. MOORE: And the consolidation, will
19 that be by deed or plat?

20 MR. WRIGHT: I believe it will be by deed
21 and we'll work with your office on that.

22 MS. MOORE: If you can just make sure
23 that you provide the descriptions and everything to
24 our office and also the Planning Board Solicitor.

25 MR. BURNS: I'll need to see a copy of

1 the deed as well.

2 MS. MOORE: Street names and the location
3 of all alleys should be coordinated with Tax
4 Assessor.

5 MR. WRIGHT: We will do that at the same
6 time as we handle the deeds.

7 MS. MOORE: The applicant proposes an
8 8-foot tall black-vinyl-clad chain link fence along
9 the Cooper Street frontage. Per Section 870-197.F, a
10 fence not more than 6 feet in height is permitted
11 along the rear lot line along the side lot line to
12 the front building line.

13 A fence not more than 6 feet tall is
14 permitted along the side lot line from the front
15 building line to the front lot line and along the
16 front lot to the front line. A variance will be
17 necessary. It should be noted that this variance was
18 previously granted, but the fence along the remainder
19 of the frontage is decorative. Our office recommends
20 that this fence should be continued around the
21 property and that a variance should be granted.

22 MS. BERENATO: So there is an existing
23 8-foot high ornamental fence located along Federal
24 Street which transitions to an 8-foot high chain link
25 fence along 19th Street and then continues around the

1 rest of the existing site as an eight-foot high chain
2 link fence. The applicant is willing to extend
3 additional ornamental fencing along the Cooper Street
4 frontage, but we really recommend continuing the
5 chain link fence to match the 19th Street frontage.

6 We would also like to install chain link
7 fencing in lieu of ornamental fencing where the fence
8 extends back from Cooper to tie into the existing
9 fencing. So really we have ornamental all along
10 Federal and then it transitions to chain link here so
11 we'd like to really keep it as chain link but we're
12 willing to work with you guys if you'd rather have an
13 ornamental along this frontage but chain link here.

14 MS. MOORE: Does the Planning Board have
15 an opinion? Rarely you guys you have an opinion
16 regarding the fencing.

17 CHAIRMAN DEJESUS: I do. I don't see a
18 problem with it because it has been there for a long
19 time since the building was constructed. And since
20 they're contemplating on putting landscaping on
21 Federal Street, at least we should do is comply with
22 helping them out with the chain link fence to be
23 continued around the side back end of the property
24 because it's highly seen from Federal Street anyway.

25 MS. MOORE: But then we're saying along

1 Federal then you keep the ornamental?

2 CHAIRMAN DEJESUS: Absolutely.

3 MR. BURNS: Yes. Is a chain link more
4 secure too than an ornamental fence?

5 MS. BERENATO: I mean maybe slightly.

6 MR. BURNS: Okay.

7 CHAIRMAN DEJESUS: I guess you could cut
8 through the chain link more quickly than a
9 decorative.

10 MS. MOORE: So it's basically for the
11 fence height then?

12 CHAIRMAN DEJESUS: Yes.

13 MS. MOORE: And we have the location,
14 ornamental along Federal. Chain link for the other
15 locations.

16 CHAIRMAN DEJESUS: Is that all right,
17 Jackie; you got that?

18 MS. BERENATO: Yes.

19 MS. MOORE: The length of the proposed
20 fencing should be provided?

21 MS. BERENATO: We will comply.

22 MS. MOORE: And additional landscaping
23 should be provided along the northeast corner of the
24 site. We mentioned that before.

25 MS. BERENATO: Okay.

1 MS. MOORE: Miscellaneous. Our office
2 recommends that an Overall Site Plan be provided.

3 MS. BERENATO: Yes, we will comply.

4 MS. MOORE: Sheet 14 appears twice in the
5 plan set. The second Sheet 14 should be renumbered
6 as 15.

7 MS. BERENATO: Yes, we will comply.

8 MS. MOORE: The signature block on the
9 Cover Sheet should be revised to include the
10 signatures for the Board Chairman, Board Secretary,
11 Board Engineer, and the Zoning Officer/Administrative
12 Officer as being approved by the Planning Board
13 without the individual certifications.

14 MS. BERENATO: Yes, we will comply.

15 MS. MOORE: And we have the Summary of
16 Previously Granted Variances and waivers and then
17 jump to the Summary of Requested Variances and
18 Waivers. With this application, we have the fence
19 height, Section 870-197.F. I added Section
20 870.243.D.2 for the lighting levels. And we removed
21 Section 870-230.F, the number of parking spaces. And
22 it's fine, that's what you also have for your
23 variances?

24 MS. BERENATO: Yes.

25 MS. MOORE: And then waivers, I have

1 Section 870.244.D for street trees. And Section
2 870.241.A, the sidewalk along 19th Street and Cooper
3 Street.

4 MS. BERENATO: And then do I need a
5 waiver for the buffering around the loading?

6 MS. MOORE: Loading area screening, you
7 know, I was reading off of the previously granted
8 ones. So you're not adding a new loading area.
9 You're using the existing loading area and you
10 already received a waiver for that screen.

11 MS. BERENATO: Great.

12 MS. MOORE: So you're fine with the
13 waivers and variances, right?

14 MS. BERENATO: Yes.

15 MS. MOORE: Are you aware of the Approval
16 Process as listed on page 12? If you have any
17 questions, you can contact my office or contact me.

18 MS. BERENATO: Yes.

19 MS. MOORE: The Outside Agency Approvals
20 I have listed as Camden County Planning Board, Camden
21 County Soil Conservation District. The New Jersey
22 DEP, do you need anything from DEP with this
23 application?

24 MS. BERENATO: I am not aware of anything
25 but we can look into that.

1 MS. MOORE: Okay. I was thinking, there
2 might be an existing permit that you may need to
3 adjust due to this location, I mean, due to the
4 additional building space?

5 MS. BERENATO: Yes, I can look into
6 that.

7 MS. MOORE: And then I have any others
8 that may be necessary.

9 MS. BERENATO: Okay.

10 MS. MOORE: I wasn't thinking --
11 I wasn't aware of any. Mr. Chairman, that concludes
12 our review.

13 CHAIRMAN DEJESUS: Thank you, Dena.

14 Is there anyone on the Planning Board
15 having any questions to this applicant in reference
16 to this proposed construction? Hearing none, Doctor,
17 do you see anyone raising their hands or saying
18 something?

19 DR. WILLIAMS: No, sir.

20 CHAIRMAN DEJESUS: Opening it to the
21 public. Is there anyone in the public interested in
22 getting a response or ask questions in reference to
23 the application of the Resin Tech Corporation on
24 Federal Street? Do you have anyone, Doctor?

25 DR. WILLIAMS: No, sir.

1 CHAIRMAN DEJESUS: Hearing none and not
2 seeing anyone, then I would like to have a motion to
3 conclude with this application.

4 MR. BURNS: Mr. Chairman, if I could, I
5 just want to stipulate the conditions. All approvals
6 and any street vacation which is part of what the
7 motion would be, would be to recommend that the Mayor
8 and Council consider the street vacation subject to
9 receiving all of the responses from all the required
10 City departments as outlined in the fact sheet dated
11 May 8, 2023 from the Department of Community
12 Development. And all approvals will also be
13 subject to review and comment by the City Engineer
14 and fire official, police department and any
15 applicable City departments.

16 The applicant will work with R&V and the
17 Department of Planning to provide additional
18 landscaping around the bus stop and along Federal
19 Street. The 8-foot high fence is to be ornamental
20 along Federal Street and chain link for the rest of
21 the site. You have to work with R&V as it relates to
22 the supplemental landscaping and comply with the R&V
23 review letter and any other City review letters and
24 comply with the testimony provided by the applicant's
25 professionals on the record.

1 CHAIRMAN DEJESUS: Okay. Do I have a
2 motion, please?

3 COUNCILWOMAN REYES-MORTON: Motion.

4 MR. THOMAS: Second.

5 CHAIRMAN DEJESUS: We have Councilwoman
6 Reyes-Morton and Mr. Thomas. Roll call, Angela.

7 MS. MILLER: Jose DeJesus.

8 CHAIRMAN DeJESUS: Yes.

9 MS. MILLER: Mr. Lee.

10 VICE-CHAIRMAN LEE: Yes.

11 MS. MILLER: Mr. Leonard.

12 MR. LEONARD: Yes.

13 MS. MILLER: Councilwoman Reyes
14 Morton.

15 COUNCILWOMAN REYES MORTON: Yes.

16 MS. MILLER: Mr. Thomas.

17 MR. THOMAS: Yes.

18 MS. MILLER: Ms. Fraction.

19 MS. FRACTION: Yes.

20 MS. MILLER: Motion carried to approve.

21 Thank you.

22 CHAIRMAN DEJESUS: Congratulations and
23 wish you lots of luck over there.

24 MR. GOTTLIEB: Thank you, everybody. I
25 really appreciate it.

1 MR. AMERIKANER: Thank you.

2 MS. MOORE: Thank you.

3 CHAIRMAN DEJESUS: Moving right along.
4 We have Patrick J. Kelly Drums, Inc., 1900 Hayes
5 Avenue, Block 867, Lot 10. The applicant is
6 proposing to have a concrete pad with canopy located
7 at 1900 Hayes Avenue. It will be for the drum
8 scraping operation as well as the trash compactors.
9 The pad will solely be used for the management of
10 metal and trash that are post-production byproducts
11 of the Applicant's operations. Is anyone here for
12 that?

13 MR. AMERIKANER: Yes, good evening,
14 Members of the Board, Mr. Chair. This is David
15 Amerikaner again at Duane Morris. I am here as
16 counsel for Kelly Drums as well. And the applicant,
17 a representative of the applicant, Ed Bash, is here
18 as well as Kris Kluk, the engineer, they are here as
19 well.

20 CHAIRMAN DEJESUS: Since we already know
21 about this location, I'd like to go directly to
22 Dena's letter so we can keep moving forward. Dena.

23 MS. MOORE: All right. I just wanted to
24 make sure they didn't want to put any testimony on
25 record before I go right to the letter.

1 MR. BURNS: I don't know if David wanted
2 to do just a brief intro as he did before; just
3 highlight the need for any variances.

4 MR. AMERIKANER: Yes. I'm happy to just
5 put a brief statement on the record if that's all
6 right with you, Mr. Chair.

7 CHAIRMAN DEJESUS: Yes, go ahead.

8 MR. AMERIKANER: I will skip over the
9 niceties although this is a wonderful --

10 CHAIRMAN DEJESUS: I appreciate that.
11 Thank you.

12 MR. AMERIKANER: Been in Camden for a
13 very long time and it's an excellent citizen of
14 Camden. This is a property that has been
15 contaminated in the past. It is near Kelly Drums'
16 existing property at 1810 River. Because of the
17 installation of a new pollution controlled
18 equipment at their property -- their other property
19 on Howell Street, they are moving operations to this
20 new property that they are going to acquire that's
21 the former Magnetic Metals site. So this is really a
22 green project.

23 In terms of variances, I want to clarify
24 a couple of things about the application; what we're
25 applying for. So we did file an amended site plan

1 application that is for both the concrete pad and
2 canopy but also for the processing building that will
3 go on the new property. So both are before you this
4 evening. I wanted to make sure that was clear
5 because that affects what variances may be needed.
6 The other thing I wanted to make clear is that we do
7 intend to consolidate the two properties after the
8 acquisition is complete. That I think will also
9 relieve the need for a number of the variances,
10 especially the ones, the related setbacks that are
11 needed.

12 The final thing, and we'll provide
13 testimony on all of this, but the final thing I
14 wanted to note and Mr. Kluk will provide testimony on
15 this, is that this property, as the Board knows, is
16 environmentally-impacted. And we have submitted --
17 we have a letter from the LSRP who is responsible for
18 this property regarding the environmental response
19 there. Part of the eventual final outcome at this
20 property, will be a complete concrete cap of the
21 property.

22 This concrete pad and the concrete
23 underneath the building, are part of that cap. But
24 the property is going to be capped with concrete as
25 part of the environmental response under the LSRP at

1 DEP. So that limits some of the things that we're
2 able to do in terms of plantings and things like
3 that. I wanted to make the Board aware of that
4 before we get into the testimony.

5 But our general message is that we intend
6 to comply with everything in the review letter.
7 There may be a few minor variances, minor waivers
8 that we need; some related to the environmental
9 condition of the property which we'll get into. But
10 the overall message is that we intend to comply.

11 CHAIRMAN DEJESUS: Do you have any
12 witnesses that you're going to be presenting so that
13 James can swear them in?

14 MR. AMERIKANER: Yes. Ed Bash from Kelly
15 Drums is here, as well as Kris Kluk from Kluk
16 Consultants. Is there anybody else that we have. I
17 think that's all. That's the only ones that we have
18 now and that should be enough. That's who we have.

19 MR. BURNS: Gentlemen, if you could raise
20 your right hands, please. And Kris, if you take
21 yourself off of mute so we hear you.

22 - - -

23 KRZYSZTOF KLUK, P.E.; EDWARD BASH, PETER
24 YOUNG, having first been duly sworn/affirmed, was
25 examined and testified as follows:

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MR. BURNS: And I also see a Mr. Field.
Mr. Field, are you related to this application?

MR. YOUNG: Yes. It's Peter Young
Building Services, the general contractor and
builder, and yes, I am. And I do affirm.

MR. AMERIKANER: I apologize. I did not
see Mr. Young there.

CHAIRMAN DEJESUS: Can we go directly to
the letter? That way, we can keep moving forward.

MS. MOORE: Yes. Mr. Chairman, I'm
referring to Remington & Vernick's letter dated May
8, 2023.

The architectural plans -- on page 2, the
site plans must be signed in accordance with the
state regulations. You'll do that, Kris?

MR. KLUK: Yes, we'll comply.

MS. MOORE: And the architectural plans
also. Is that your name? Because it lists the same
license number.

MR. KLUK: Once more for clarification.
I usually use Kris so people don't have to say my
real name is Krzysztof. Now you understand why I am
using Kris.

MS. MOORE: Okay.

1 MR. KLUK: We'll basically make sure that
2 signatures are uniformed across the entire
3 application.

4 MS. MOORE: All right. Thanks for that
5 clarification.

6 And the zoning requirements. So the
7 testimony -- for the use, I mentioned the testimony
8 should be provided regarding the exact nature of the
9 propose use which you provided. It is recommended
10 that the lot be consolidated which you did. You
11 mentioned that you are going to consolidate it. And
12 that the phases that are listed, you're going to
13 build them at the same time, even though the plans
14 still show, Phase 1, Phase 2. They will be built at
15 the same time, correct?

16 MR. AMERIKANER: Yes.

17 MS. MOORE: Thank you.

18 Setbacks -- so I have variances for
19 impervious coverage, the maximum impervious coverage,
20 what's required is 80 percent. What's proposed is
21 100 percent. And from the testimony, I guess, does
22 tha deal with the cap?

23 MR. KLUK: That's correct.

24 MS. MOORE: The front yard setback,
25 required is 25 feet. What's proposed is, looks like

1 less than. It should be less than or greater than 25
2 feet, I have there. That confirms. That's
3 conforming to the requirements. The rear yard
4 setback, what's required is 30 feet. What's proposed
5 is 26.93 feet. So you'll require a variance for
6 that?

7 MR. KLUK: Yes, I believe so. We need to
8 establish who is going to answer those questions so
9 we don't talk over each other.

10 MS. MOORE: I just wanted to point out
11 these variances. So side yard, each one, 20 feet
12 required. What's proposed is around 4 feet.

13 MR. KLUK: Correct.

14 MS. MOORE: The buffers, required is 25
15 feet. You're proposing no buffer so you would need a
16 variance?

17 MR. KLUK: That's correct.

18 MS. MOORE: And off-street parking,
19 what's required is 42 spaces. You're not proposing
20 any spaces. You would need a variance?

21 MR. KLUK: That's correct. Basically
22 what we are going to request is that we build parking
23 for employees only at this moment. And tweak the
24 rest of the parking. We can show it graphically and
25 they will be like a phantom parking spaces in case

1 employment increases.

2 MS. MOORE: So you're going to show those
3 on the plans? Do you know how many spaces?

4 MR. KLUK: Well, basically, we'll show 42
5 but in actuality, I believe you can get, what Ed, 15
6 employees?

7 MR. BASH: When everything is up and
8 running, it should be about 15 employees on Lot 10
9 itself.

10 MS. MOORE: Okay. So we would need to
11 see that. So then you're testifying that you
12 wouldn't need a variance?

13 MR. KLUK: I don't think we'll need a
14 variance as long as you agree with us to show phantom
15 parking, which will be constructed properly if there
16 is a substantial increase in number of employees.
17 But for now, we'll construct parking for 15 parking
18 spaces. And the remainder will be on the drawing.
19 Unless you don't like this approach, we can just
20 provide parking for employees that we know that we'll
21 have.

22 MR. BURNS: I think phantom parking is
23 acceptable if you show it on the plans, that's the
24 plans that will be approved.

25 MR. KLUK: Yes.

1 MR. BURNS: Then you can eliminate that
2 variance. And just for the record, from what I heard
3 when counsel did his introduction, I do believe that
4 once the lots are consolidated, the rear yard, side
5 yard and buffer variances, will be eliminated,
6 correct?

7 MR. KLUK: Yes.

8 MR. BURNS: So that consolidation will
9 help alleviate as was indicated, many of these
10 variances.

11 MR. KLUK: That's correct.

12 MR. BURNS: And the applicant has assured
13 us on the record tonight and it'll be a condition of
14 approval, that the lots will, in fact, be
15 consolidated.

16 MR. BASH: Yes.

17 MR. BURNS: Very good.

18 MS. MOORE: And I wanted to note too, I'm
19 sorry, I missed that we have "To Be Determined"
20 (TBD) for the building coverage, the maximum building
21 coverage and the maximum building height. Do you
22 have that information for the maximum building
23 coverage what is required is 60 percent? And what is
24 proposed? Will you be less than the 60 percent?

25 MR. KLUK: Yes.

1 MS. MOORE: It'll be less than?

2 MR. KLUK: Yes.

3 MS. MOORE: I just need to make sure that
4 you wouldn't need a variance.

5 MR. KLUK: We don't need a variance.

6 MS. MOORE: Okay. So less than 60
7 percent?

8 MR. KLUK: Yes.

9 MS. MOORE: And then the building height,
10 the maximum is five stories, 75 feet. Are you less
11 than five stories, 75 feet?

12 MR. KLUK: I believe this is a good
13 question for Ed.

14 MR. BASH: Yes, it's 22 feet. It's going
15 to be an exact copy of the building that's on the
16 1810 lot that this Board approved back in 2013.

17 MS. MOORE: Okay. So you don't need a
18 variance?

19 MR. BASH: Yes.

20 MS. MOORE: Setback for both structures
21 should be dimensions on the plans. Architectural
22 plans for the principal building should be provided.

23 MR. KLUK: Yes, we agree to do it.

24 MS. MOORE: If a street opening permit is
25 necessary, this application would be subject to the

1 Street Opening Permit Ordinance of the City. The
2 City Engineer should be contacted concerning the
3 application and fees involved. You acknowledge that?

4 MR. KLUK: Yes, we'll comply.

5 MS. MOORE: And we mentioned about the
6 parking. So you mentioned that you're going to show
7 many spaces?

8 MR. KLUK: Whatever the Ordinance
9 requires. I believe you said --

10 MS. MOORE: Well, you're going to show --
11 well, how many are you going to have actually on the
12 plan and then how many are going to be phantom?

13 MR. KLUK: I believe we'll show 15; am I
14 correct, Ed?

15 MR. BASH: Yeah, we'll show 15 and then
16 42 total, including phantom.

17 MS. MOORE: Okay.

18 And then Per Section 870-230.L, all
19 required parking spaces shall be on the same lot as
20 the building they serve.

21 MR. BASH: Yes.

22 MR. KLUK: Yes.

23 MS. MOORE: Per the Redevelopment Plan
24 referencing Section 870-230.K, no areas specifically
25 intended for parking or loading use may be located

1 between the front building line and the street line,
2 whereas loading is proposed in this location. Plans
3 should be revised or a variance requested.

4 MR. KLUK: Again, the owner, Ed, how do
5 you --

6 MR. BASH: So all traffic is going to be
7 coming in through the 1810 facility. There's going
8 to be no truck, car traffic coming on Hayes Avenue at
9 all. So I don't quite understand what this question
10 relates to since there's no traffic coming on Hayes
11 Avenue. It's all coming from our one facility on to
12 Lot 10. Does that apply even?

13 MR. YOUNG: This is Peter Young, Building
14 Services. What they're asking is, your loading
15 facility, even has loading docks in front of it. So
16 you'd probably be requesting a variance as you're
17 going to be looking in front of the building. I'd
18 like to state for the record, that the building is as
19 far set-back as possible and will have the maximum
20 distance between the curb line and the building. So
21 the actual load docks should be -- will be as far
22 back as they can possibly be as they'll be connected
23 to the building.

24 MR. BASH: They're going to be several
25 hundred feet back. The docks are 200 feet back from

1 Hayes Avenue. So it's not like they're close --

2 MS. MOORE: You're still requesting that
3 variance, correct?

4 MR. BASH: Correct.

5 MS. MOORE: It appears that a concrete
6 sidewalk exists along the frontage of Hayes Avenue.
7 The sidewalk and curb should be replaced along the
8 property frontage.

9 MR. KLUK: We agree.

10 MS. MOORE: Any proposed roof drains
11 should be shown indicating the size, material, and
12 slope of the pipes.

13 MR. KLUK: Yes, we'll comply.

14 MS. MOORE: The project appears to
15 disturb more than 1 acre. According to the DEP, the
16 project would be considered a Major Development for
17 stormwater management purposes. So stormwater
18 quantity, quality and groundwater recharge must be
19 addressed incorporating green infrastructure. The
20 stormwater management report and stormwater
21 maintenance report should be provided for review.

22 MR. KLUK: This is where we have a
23 problem with site capping. Obviously, once the site
24 is capped, we cannot provide any stormwater
25 facilities. And the purpose of capping is to make

1 sure that there is no infiltration to ground water.
2 So by letter which we received our LSRP, we would
3 like to request (Inaudible word) complying with
4 stormwater regulations.

5 MS. MOORE: All right. What I would need
6 from the LSRP, I guess, would they be able to get
7 something from DEP that basically says, that when you
8 have this project that involves a cap and it's more
9 than one acre, that it would not be applicable. Is
10 there noted some place that you're aware of, where
11 the environmental cap, where it's excluded from this
12 requirement?

13 MR. BASH: I can answer that. The letter
14 that the LSRP prepared refers to a bunch of statutes
15 within the DEP regulations on capping. I can have
16 him put a more detailed letter that has those
17 exact regulations spelled out within the letter to
18 satisfy your request.

19 MS. MOORE: Yes. Please.

20 MR. BASH: I can do that.

21 MS. MOORE: Now, I'm aware of the LSRP
22 letter but it wasn't, you know -- I didn't have it
23 when I did the review so you'll know that our
24 comments, you know -- I did not realize that a letter
25 will be coming in from the LSRP.

1 MR. BASH: Not a problem.

2 MS. MOORE: Or that this project even had
3 an LSRP.

4 MR. BASH: Oh, yeah, we did extensive
5 cleanups. Like Resin Tech, we had underground
6 storage tanks that we had to clean up. We had
7 contaminated soil to remove. And we're basically
8 almost done.

9 MS. MOORE: Well, that's good then.

10 MR. BASH: Because the foundations of
11 these two buildings are part of the cap. So what I
12 need to clarify is, the entire site is not going to
13 be concrete. The foundations and the buildings are
14 going to be concrete and then everything else is
15 asphalt.

16 MR. KLUK: That's correct.

17 MS. MOORE: But that is still the
18 cap?

19 MR. BASH: It's still the cap in the
20 entirety.

21 MS. MOORE: Right.

22 MR. KLUK: To expedite the review for
23 grading, we agree to comply with all eight
24 items which you listed in your review letter.

25 MS. MOORE: Well, you're aware of the

1 stormwater fee that's to be calculated for D-3?

2 MR. BASH: For where? We don't know what
3 the fee is yet.

4 MS. MOORE: Well, you'll do that. Kris
5 will do that calculation for you. And you'll provide
6 that calculation to our office, Kris?

7 MR. KLUK: Yes.

8 MS. MOORE: So grading, all right, you're
9 fine with everything. I just need to make sure --
10 oh, so No. 5. Per Section 870-22 -- well, No. 1, the
11 permanent benchmarks. Are you going to add permanent
12 benchmarks?

13 MR. KLUK: Yes.

14 MS. MOORE: Okay. Then No. 5, existing
15 grades, Per Section 870-227.A.7, existing grades
16 shall not be changed within 5 feet of the boundary
17 with an adjacent property. The plans may require
18 revisions or a waiver requested. You need to request
19 a waiver from that?

20 MR. KLUK: Yes, we do.

21 MS. MOORE: I just wanted to note that.

22 So you're fine with everything else here.
23 How about utilities? You're fine with everything in
24 utilities?

25 The project must be approved by both the

1 City Engineer, City Fire Chief.

2 MR. KLUK: Yes.

3 MR. BASH: Absolutely.

4 MS. MOORE: All utilities must be
5 underground. You'll add that note specifically.
6 And these other notes on the plans, you'll add them?
7 Whether they seem applicable now or not, you'll add
8 these notes?

9 MR. KLUK: Yes, we will do it.

10 MS. MOORE: Let's jump to Construction
11 Details. You're fine with these three items for
12 construction details?

13 MR. KLUK: We will comply.

14 The next item which is planting which
15 basically blends into stormwater because those
16 plants' roots will be sitting in soil contaminated
17 with PCB which obviously is not a good idea.

18 MS. MOORE: Right. So then it appears no
19 landscaping is proposed. A landscape plan should be
20 provided per the Redevelopment Plan so you would be
21 requesting a variance from providing the landscape
22 plan?

23 MR. KLUK: That's correct.

24 MS. MOORE: And also regarding the
25 buffer. So you would basically be requesting a

1 variance from each of these items, is that correct,
2 due to the environmental issue of the capping?

3 MR. KLUK: Yes.

4 MS. MOORE: So I can basically say, the
5 landscape plan, street trees. Well, all electrical
6 and mechanical equipment shall be screened from view.
7 You'll add that note? You'll screen everything from
8 view?

9 MR. BASH: Yes.

10 MR. KLUK: Fencing or some other way to
11 screen it because obviously, we cannot use any
12 plants.

13 MS. MOORE: Right. And then also street
14 trees, you're --

15 MR. BASH: Can I talk about street trees
16 for a minute?

17 MS. MOORE: Yes.

18 MR. BASH: So the property is basically a
19 square. One side borders us or is adjacent to us.
20 One side is Conrail. One side is the other part of
21 Magnetic Metals which we also are purchasing. And
22 then the fourth side is Hayes Avenue itself.

23 On the Hayes Avenue side, the existing
24 sidewalk has a grass median between our fence
25 line -- you have the fence line, the grass median,

1 the sidewalk and the curb. I don't have a problem
2 putting trees in that grass line to meet the tree
3 standard that the City Code has. I don't know if
4 we're allowed to put trees on City-owned property.
5 So I'm offering it. You, the Planning Board, I mean,
6 if you want me to put trees on that grass median when
7 I replace the sidewalk and curbs, I can or I will.

8 MS. MOORE: Yes, along which roadway?
9 I'm sorry.

10 MR. BASH: Hayes Avenue.

11 MS. MOORE: Along Hayes, yes.

12 MR. AMERIKANER: This would be to clear,
13 this would be in the right-of-way; is that correct?

14 MR. BASH: Yes. It's not on our
15 property. So we have our fence line --

16 MS. MOORE: That's the buffer.

17 MR. YOUNG: Also, the actual strip of
18 the -- it's probably close to two feet and planting
19 may be tough.

20 MS. MOORE: Oh, no, no. They wouldn't
21 want you to do that. There's not enough room for
22 landscaping.

23 MR. BURNS: If you had a bigger apron, it
24 would be better but, no, not with that.

25 MR. BASH: I was just offering.

1 MR. BURNS: Good to offer.

2 MS. MOORE: And then -- but we have noted
3 going back to, a buffer being required between
4 residential and nonresidential uses. Were you also
5 going to request a variance from that, the buffer?

6 MR. BASH: Well, there is no res -- we
7 don't border any residences. That lot does not
8 border a residence. It's us on both sides, Conrail
9 on one side and Hayes Avenue on one side.

10 MS. MOORE: All right. So that's not
11 applicable. So I'll remove that.

12 And then, where residential and
13 nonresidential uses abut, the landscaped strip,
14 that's also not applicable, correct?

15 MR. KLUK: That's correct. Yes.

16 MS. MOORE: Areas of existing vegetation
17 should be shown on the plan. Are there any?

18 MR. BASH: No.

19 MS. MOORE: It appears that no lighting
20 is proposed. Testimony should be provided as to
21 whether lighting will be necessary for the proposed
22 use. It appears a lighting plan should be provided.

23 MR. BASH: Yes.

24 MS. MOORE: You'll add the lighting
25 plan?

1 MR. BASH: Well, yes. The original
2 building that we're making a copy of, has lighting
3 around it. So we'll just duplicate what was approved
4 for that building for this building.

5 MR. KLUK: We will work with Ed and we'll
6 prepare a lighting plan.

7 MS. MOORE: Okay.

8 MR. YOUNG: We'd like to stipulate that
9 most of the lighting will be on the building itself
10 as maintenance of a capped area requires the digging
11 up of contaminated soil. So light posts with
12 underground utilities is a little bit much but
13 wall caps on the building are easily accessible and
14 changeable and maintainable.

15 MS. MOORE: Okay. And the only thing
16 with that since we don't have that now, to know
17 whether or not you would be able to stay within the
18 standards of the lighting which is Section -- the
19 lighting section --

20 MR. BASH: Number 2?

21 MS. MOORE: 870-243.D.2 in which there's
22 a minimum lighting of .25 foot candles; average
23 lighting of .5, two foot candles; and maximum
24 lighting of 3 foot candles, unless you're directly
25 under a fixture in which you're five. So it's only

1 going to be architectural lighting?

2 MR. YOUNG: It would only be service
3 lighting on the side of the building, yes.

4 MS. MOORE: Okay.

5 MR. BURNS: Dena, I think they would need
6 a variance if that's the case, don't you?

7 MS. MOORE: Just in case.

8 MR. BURNS: Yes. Save yourself from
9 having to come back. It's a recommended variance
10 certainly by this Board by our engineer as a
11 safeguard. Given the fact we do understand that you
12 cannot penetrate that gap. Wall Cap lighting is not
13 going to meet the standard, so ask for that variance.

14 MR. BASH: Okay. I'm in.

15 MS. MOORE: I'm just noting that too and
16 lighting levels.

17 Per the Redevelopment Plan referencing
18 Section 870-243, all outdoor lighting not essential
19 for safety and security purposes, shall be activated
20 by automatic control devices and turned off during
21 non-operating hours. A note should be added to the
22 plans.

23 MR. KLUK: Yes, we'll comply.

24 MS. MOORE: Traffic Report: A traffic
25 impact statement should be provided indicating the

1 change in traffic from existing to proposed
2 conditions. You'll provide an impact statement?

3 MR. BASH: We will provide one, yes.

4 MS. MOORE: The Environmental Impacts:
5 The applicant is to provide testimony regarding any
6 and all environmental concerns, studies and
7 remediation pertaining to the site. So that's the
8 LSRP information you'll provide?

9 MR. KLUK: Yes, that's correct.

10 MS. MOORE: That's a letter. Is there a
11 Phase, 1, Phase 2, any additional?

12 MR. BASH: Yes.

13 MS. MOORE: Everything; all of that?

14 MR. BASH: As soon as the facility is
15 capped then we're going to be submitting for our RAO.

16 MS. MOORE: Okay.

17 MR. BASH: You know that's take a year or
18 so to get it?

19 MS. MOORE: Yes.

20 MR. BASH: So once we get it, I will
21 forward it to you and then you'll have a complete.
22 Because I saw you wanted it from Resin Tech so I
23 wanted to send it to you guys.

24 MS. MOORE: Now, the Phase 1 and Phase 2
25 for this site, do you have that or Phase 2?

1 MR. BASH: Everything that I have, I'll
2 forward it.

3 MS. MOORE: Thank you.

4 And that's electron -- I mean --

5 MR. BASH: It's big.

6 MS. MOORE: I was going to say, if
7 it's --

8 MR. BASH: If you were to print it out,
9 it would be half-mile long.

10 MS. MOORE: Okay. Usually they're
11 hundreds of pages so that can just be forwarded
12 electronically just so we have it in our file
13 electronically. So you will provide. I'll just note
14 you'll provide the Phase 2.

15 The proposed Pad Plan on Sheet C6 shows
16 8 dumpsters and 6 drum compressors. Testimony should
17 be provided regarding the hours of operation and
18 noise or odor impacts on the adjoining residential
19 uses.

20 MR. BASH: These are operations we
21 presently do at both 1810 River site and the Howell
22 Street site. So we're taking them from one part of
23 the City or one part of our operations and moving
24 them to another part of our operations. So the
25 present operations are normal working hours, seven to

1 four, Monday to Friday. And then seven to eleven on
2 Saturdays. And we have no odors, noise issues with
3 any of the residents. Because Howell Street is
4 similar to Hayes Avenue where the resident houses are
5 directly across the street.

6 MS. MOORE: Per the Redevelopment Plan
7 referencing Section 870-224.B.14(a), appropriate
8 landscaping plans should be revised or a variance
9 requested. So you're going to request a variance for
10 landscaping around the trash enclosure.

11 MR. KLUK: Yes.

12 MS. MOORE: So let me note that for the
13 trash buffer.

14 Per the Redevelopment Plan, the year
15 round buffer should be provided for the trash
16 enclosure. You're going to request that variance
17 also. I'm removing the variance for the lighting
18 plan because you are going to provide that.

19 MR. BASH: Do we want that? I thought --

20 MR. AMERIKANER: I thought we would still
21 want it as a prophylactic just in case.

22 MR. BURNS: Yes.

23 MS. MOORE: We were doing for the
24 lighting levels, not the actual plans.

25 MR. AMERIKANER: Not the actual plan.

1 MS. MOORE: Because you said you were
2 going to provide the lighting plan.

3 MR. AMERIKANER: Correct.

4 MS. MOORE: And I have trash buffer.
5 I'm missing one. Trash enclosure, landscaping, I
6 added on here.

7 Signage: It appears that no signage is
8 proposed. Testimony should be provided.

9 MR. BASH: I think I can do that one too.
10 There's no public access to the entire site so it's
11 only -- there's no signage necessary other than
12 possibly "No Trespassing" signs along the Hayes
13 Avenue Fence.

14 MS. MOORE: And you mentioned that you
15 are going to have a lot consolidation so the
16 applicant must obtain the correct tax map plates and
17 block and lot numbers from the Tax Assessor. Written
18 verification must be received by our office prior to
19 final review of the signature of the deeds and/or
20 plate. And you're going to consolidate by deed or
21 plat?

22 MR. AMERIKANER: I believe by deed or
23 both. Ed, do you want to that one?

24 MR. BASH: That's your call; however you
25 say we should do it, we'll do it.

1 MR. AMERIKANER: If we do it by deed,
2 we'll coordinate with you.

3 MS. MOORE: Just so you're aware too,
4 that there is a plan requirement for consolidated
5 lots and subdivisions so that -- I have noted here
6 the applicant will comply with the City's "Ordinance
7 Establishing Standards for the Submission of Maps and
8 other Documents in a Digital Format."

9 So when you do a consolidation, we would
10 need to have a plan of the consolidation. It used to
11 be on CD but now if you can just provide the flash.
12 The project has to be in NADA 1983. That would be --
13 I forgot to mention that for the other project too.
14 So you would need to have a plan even though you're
15 consolidating by deed. And I'll point that out to
16 the other engineer.

17 MR. AMERIKANER: Either way, whichever
18 way we do it, we'll comply.

19 MS. MOORE: Fences: The property in
20 question has an existing chain link fence around the
21 perimeter. The condition of the fence should be
22 provided. Except where a taller fence is required
23 for storage yards, fences shall not exceed 4 feet in
24 the front yard per Section 870-197.F. Testimony
25 should be provided.

1 MR. BASH: So the magnetic site -- the
2 previous magnetic metal site and this Lot 10 are all
3 fenced with a contiguous large rectangle that covers
4 11 and a half acres worth of land. That fencing, we
5 have repaired, that fencing wasn't in the greatest
6 shape when we took over the property. We have since
7 tightened it up and fixed it so that it is secured.
8 I think the entire fencing is only 6 feet. That's
9 along the Hayes Avenue frontage both sides and then
10 the Conrail.

11 MS. MOORE: So it's all 6 feet.

12 MR. BASH: Right. Same height.

13 MS. MOORE: Well, you're not doing
14 anything with the existing fence, correct? You're
15 not making any changes?

16 MR. BASH: I'm sorry. We repaired it.
17 There was holes cut in it; there was people dumping
18 trash. We've tightened it all up and made it
19 secured.

20 MS. MOORE: I mean, with this
21 application, you're not making any changes to the
22 fence?

23 MR. BASH: Correct. We're keeping it.

24 MS. MOORE: And then Per Section
25 870-197.V(1), barbed wire is permitted in an

1 industrial zone but may only be attached at the top
2 of the fence and angled inward no less than 45
3 degrees. It appears the existing barbed wire is
4 attached to "V"-shaped brackets that angle inward and
5 outward.

6 MR. BASH: So we're going to remove the
7 half of the "V" so that we comply. The part of the
8 "V" that hangs out over the sidewalk with the barbed
9 wire, we're going to remove that the entire length of
10 the Hayes Avenue. It would be anywhere it exists
11 actually. I'm sorry. Anywhere it exists. So we
12 comply.

13 MS. MOORE: So you'll remove to comply.
14 It appears the existing fence encroaches
15 on to Lot 1.01 to the southeast. The fence should be
16 relocated.

17 MR. BASH: That fence is gone. That's
18 the fence between our two properties. We removed
19 that last year. I misspoke earlier. The fence is
20 not a giant rectangle. The fence is a giant "L".
21 We go from Federal Street -- I'm sorry -- from River
22 Avenue to Conrail. And the Magnetic Metals property
23 goes from Hayes Avenue to Conrail. So if you remove
24 the fence between the 2 properties, we create a giant
25 "L."

1 MS. MOORE: Okay.

2 MR. BASH: So that's been removed.
3 That's not an issue. That's gone.

4 MS. MOORE: Testimony should be provided
5 regarding the exact nature of the proposed use and
6 potential impacts such as odors and noise which you
7 said none. And you provided the testimony already
8 regarding the use.

9 MR. BASH: Correct.

10 MS. MOORE: The applicant should address
11 the site design controls of the Redevelopment Plan
12 including the architectural guidelines; lighting;
13 signage; landscape treatments, which you're not
14 doing; parking and loading and traffic circulation.
15 So you will address that when you add the parking on
16 the site, correct?

17 MR. BASH: Correct. Number 2 is going to
18 be in multiple facets.

19 MS. MOORE: Okay. And you provided
20 testimony for some of those.

21 MR. BASH: Correct.

22 MS. MOORE: So architectural plans for
23 the principal should be provided.

24 MR. BASH: It will.

25 MS. MOORE: Setbacks for the proposed

1 principal building and the accessory structure should
2 be provided on the plans -- on the site plan; I'm
3 sorry.

4 MR. KLUK Yes, we comply.

5 MS. MOORE: The plans are not drawn to
6 scale so the plans should be revised.

7 MR. YOUNG: The plans are drawn. It's an
8 engineered building so they're drawn in X & Y. So
9 all dimensions are shown in those planes and clearly
10 shown in the plans. So if it's scaled in "X"
11 dimension, it will scale out. If it's scaled in "Y"
12 dimension, it'll scale out but we will make sure and
13 comply that all of the drawings are readable and
14 notable.

15 MS. MOORE: Okay. Thank you. I already
16 mentioned about complying with the City's
17 "Ordinance Establishing the Standards of the
18 Submission of Maps and Documents in a Digital
19 Format." The signature block on the plans should be
20 revised to add the signature for the Zoning Officer/
21 Administrative Officer, and remove the signatures for
22 the City Engineer, City Clerk and County Chairperson.

23 MR. KLUK: Yes, we will comply.

24 MS. MOORE: Per the Redevelopment Plan,
25 submissions should be provided to the Redevelopment

1 Agency prior to Planning Board submission. Testimony
2 should be provided that the Redevelopment Agency has
3 reviewed this submission.

4 MR. KLUK: Yes, we'll comply.

5 MS. MOORE: Well, have they reviewed this
6 submission?

7 MR. AMERIKANER: We have sent it to them
8 and we're awaiting their review. But, yes, they will
9 review and we will respond to it before -- we'll
10 comply.

11 MS. MOORE: Thanks.

12 The applicant and owner are reminded that
13 site safety is their responsibility. You'll add the
14 site safety note for the person, for the New Jersey
15 Uniform Construction Code, the competent person;
16 you'll add this note specifically to the plan?

17 MR. KLUK: Yes.

18 MS. MOORE: The Summary of Variances and
19 Waivers. So for the Redevelopment we have the side
20 yard setback; rear yard setback.

21 I removed the number of parking spaces.
22 Also for the Redevelopment Plan, the loading in the
23 front of the building, maximum impervious coverage.
24 I removed the residential buffer and landscape plan.
25 The street trees we're keeping. I removed the

1 lighting plan. And we're also keeping trash buffer.
2 Now I added for Redevelopment, a variance for the
3 trash enclosure landscaping and also I added Section
4 870-243.D(2) lighting levels.

5 MR. BASH: Can I interrupt? You said
6 street trees keeping?

7 MS. MOORE: Yes.

8 MR. BASH: I thought you didn't -- I'm
9 not allowed to the trees.

10 MS. MOORE: You're getting a variance for
11 it.

12 MR. BASH: Got it.

13 MS. MOORE: Yes.

14 And then Waivers, Section 870-227.A.7,
15 grading within 5 feet of the property line. Is that
16 everything that you guys have?

17 MR. AMERIKANER: I believe so.

18 MS. MOORE: You're aware of the approval
19 process as listed on page 10. If you have any
20 questions, you can contact my office.

21 MR. AMERIKANER: Yes.

22 MR. KLUK: Yes.

23 MR. BASH: Yes.

24 MS. MOORE: The Outside Agency Approvals,
25 I have Camden County Planning Board and Camden County

1 Soil Conservation District. Any others that may be
2 necessary?

3 MR. KLUK: No. We actually probably
4 don't even need soil erosion.

5 MS. MOORE: Right. That's what I was
6 thinking.

7 MR. KLUK: Because we recently had a
8 similar project and they gave us pretty a Letter of
9 No Interest. We will submit to a CD but I don't
10 believe that they will need that plan.

11 MS. MOORE: Okay. If you can just submit
12 to both of them and we'll just have that letter on
13 file. Mr. Chairman, that concludes our review.

14 CHAIRMAN DEJESUS: Is there anyone on the
15 Board having any questions related to this project?
16 Doctor, is anyone there challenging anything?

17 DR. WILLIAMS: Not tonight.

18 CHAIRMAN DEJESUS: Well, I guess not at
19 this time. Is there anyone out there in the public
20 responding to this proposed business transaction?

21 DR. WILLIAMS: Mr. Chairman, I don't see
22 anyone with their hands up.

23 CHAIRMAN DEJESUS: Hearing none and
24 seeing none, I need a motion to close this case,
25 please.

1 MR. THOMAS: Motion to close.

2 CHAIRMAN DEJESUS: So you're accepting
3 what was proposed by the variances by Dena; is that
4 correct?

5 MR. THOMAS: Correct.

6 MR. BURNS: Is this a motion to approve,
7 Mr. Chairman?

8 CHAIRMAN DEJESUS: Yes, it is.

9 MR. BURNS: So the conditions that I
10 note, the applicant is to get a letter from its LSRP
11 regarding the exemptions from NJDEP Stormwater
12 Rights; comply with the R&V Review Letter except as
13 noted on the record; provide a lighting plan; provide
14 a traffic impact statement. Those are the conditions
15 that I note.

16 CHAIRMAN DEJESUS: Is anything that's
17 left out, Dena?

18 MS. MOORE: Pardon me?

19 CHAIRMAN DEJESUS: Is there anything else
20 that you heard Jim say that was missing?

21 MS. MOORE: No. I think that was it.
22 I'm sorry, Jim, I was reading some other things while
23 you were going through --

24 CHAIRMAN DEJESUS: That's okay.

25 MS. MOORE: That sounds like it. Mr.

1 Kluk can always coordinate with our office if you
2 just reference my letter but that sounded like it.
3 I'm sorry.

4 CHAIRMAN DEJESUS: I need a motion.

5 MR. THOMAS: So moved.

6 CHAIRMAN DEJESUS: Thank you, Mr. Thomas.

7 And I need one more.

8 MR. LEONARD: Second.

9 CHAIRMAN DEJESUS: Angela, can we get a
10 roll. call?

11 MS. MILLER: Jose DeJesus.

12 CHAIRMAN DeJESUS: Yes.

13 MS. MILLER: Mr. Lee.

14 VICE-CHAIRMAN LEE: Yes.

15 MS. MILLER: Mr. Leonard.

16 MR. LEONARD: Yes.

17 MS. MILLER: Councilwoman Reyes

18 Morton.

19 MR. BURNS: I think we lost her, Angela.

20 MS. MILLER: Okay. Mr. Thomas.

21 MR. THOMAS: Yes.

22 MS. MILLER: Ms. Fraction.

23 MS. FRACTION: Yes.

24 MS. MILLER: Ms. Fraction, did you say,
25 yes.

1 MS. FRACTION: Yes.

2 MS. MILLER: Motion carried to approve.
3 Thank you.

4 CHAIRMAN DEJESUS: Good night, gentlemen.
5 I appreciate everything you guys spent the time
6 giving to us. Moving on, we have a sign variance of
7 Josef C. Argenio, 2225 Admiral Wilson Blvd. The
8 applicant is proposing the installation of a
9 Freestanding sign at 105.50 square. Is he here?

10 DR. WILLIAMS: I don't see the applicant,
11 sir.

12 CHAIRMAN DEJESUS: I recommend that we
13 table this until the next meeting so at least find
14 out if this guy is going to show up.

15 MS. MILLER: They did get their notice in
16 so we may want to continue instead of tabling it.

17 CHAIRMAN DEJESUS: That is what I was
18 recommending. Can I have a motion to do so?

19 MR. LEONARD: So moved.

20 MR. THOMAS: 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: Mr. Leonard.

2 MR. LEONARD: Yes.

3 MS. MILLER: Mr. Thomas.

4 MR. THOMAS: Yes.

5 MS. MILLER: Ms. Fraction.

6 MS. FRACTION: Yes.

7 MS. MILLER: Motion carried to continue
8 to next month, the June 1, 2023 meeting.

9 MR. BURNS: Mr. Chairman, the only
10 Resolutions that are to be approved tonight concern
11 the Certificates of Appropriateness. I just need a
12 motion to approve the Certificates of Appropriateness
13 Resolutions.

14 MR. THOMAS: Motion.

15 MR. LEONARD: Second.

16 MS. MILLER: Jose DeJesus.

17 CHAIRMAN DeJESUS: Yes.

18 MS. MILLER: Mr. Lee.

19 VICE-CHAIRMAN LEE: Yes.

20 MS. MILLER: Mr. Leonard.

21 MR. LEONARD: Yes.

22 MS. MILLER: Mr. Thomas.

23 MR. THOMAS: Yes.

24 MS. MILLER: Ms. Fraction.

25 MS. FRACTION: Yes.

1 MS. MILLER: Motion carried to approve.
2 Thank you.

3 CHAIRMAN DEJESUS: Then the only thing
4 left to do is a motion to adjourn.

5 MR. THOMAS: I make a motion.

6 MR. LEONARD: Second.

7 MS. MILLER: Jose DeJesus.

8 CHAIRMAN DeJESUS: Yes.

9 MS. MILLER: Mr. Lee.

10 VICE-CHAIRMAN LEE: Yes.

11 MS. MILLER: Mr. Leonard.

12 MR. LEONARD: Yes.

13 MS. MILLER: Mr. Thomas.

14 MR. THOMAS: Yes.

15 MS. MILLER: Ms. Fraction.

16 MS. FRACTION: Yes.

17 MS. MILLER: Motion carried to adjourn.
18 Thank you. Have a good weekend.

19 - - -

20 (**Meeting concluded at 8:27 p.m.**)

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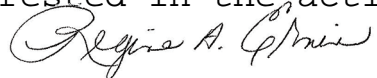
1 CERTIFICATION

2
3
4 I HEREBY CERTIFY that I am a Certified Court
5 Reporter and Notary Public.

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

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

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

18 

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