

In The Matter Of:
CITY OF CAMDEN
PLANNING BOARD

TRANSCRIPT OF MEETING
September 14, 2023

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PLANNING BOARD
CITY OF CAMDEN

- - - -

Thursday, September 14, 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 6:05 p.m.

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

JOSE DeJESUS, CHAIRMAN
STEVEN LEE, VICE-CHAIRMAN
DIRECTOR WALKER
IAN LEONARD
COUNCILWOMAN JANNETTE RAMOS
BRENDA FRACTION

- - - -

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

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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, September 14, 2023 at
6 6:00 p.m. Since the City of Camden remains under a
7 Declaration of a Health Emergency related to the
8 COVID-19 virus, this is the reason why we're under
9 this platform called ZOOM. Instructions on accessing
10 this virtual regular scheduled meeting can be found
11 on the City of Camden's website. Opening statement,
12 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 September 8, 2023
2 but it was amended on September 13, 2023.

3 CHAIRMAN DeJESUS: Roll call.

4 MS. MILLER: Jose DeJesus.

5 CHAIRMAN DeJESUS: Present.

6 VICE-CHAIRMAN LEE: Here.

7 MS. MILLER: Mayor Carstarphen. Director
8 Walker.

9 DIRECTOR WALKER: Here.

10 MS. MILLER: Mr. Leonard.

11 MR. LEONARD: Here

12 MS. MILLER: Councilwoman Ramos.

13 COUNCILWOMAN RAMOS: Here.

14 MS. MILLER: Mr. Stephens. Mr. Thomas.
15 Mr. Humphrey. Ms. Fraction.

16 MS. FRACTION: Here.

17 CHAIRMAN DEJESUS: Approval of Planning
18 Board Hearing Minutes of August 31, 2023. Need a
19 motion to approve.

20 MS. FRACTION: I make a motion to approve
21 the hearing minutes.

22 VICE-CHAIRMAN LEE: Second.

23 CHAIRMAN DeJESUS: Roll call.

24 MS. MILLER: Jose DeJesus.

25 CHAIRMAN DeJESUS: Yes.

1 MS. MILLER: Steven Lee.

2 VICE-CHAIRMAN LEE: Yes.

3 MS. MILLER: Director Walker.

4 DIRECTOR WALKER: Yes.

5 MS. MILLER: Mr. Leonard.

6 MR. LEONARD: Yes.

7 MS. MILLER: Councilwoman Ramos.

8 COUNCILWOMAN RAMOS: Yes.

9 MS. MILLER: Ms. Fraction.

10 MS. FRACTION: Yes.

11 MS. MILLER: Motion carried to approve.

12 CHAIRMAN DEJESUS: Swearing in of all
13 professionals and planning board staff.

14 MR. BURNS: Thank you, Mr. Chairman. For
15 our professionals, if you could please raise your
16 right hand.

17 - - -

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

22 - - -

23 MR. BURNS: Thank you.

24 CHAIRMAN DEJESUS: Planning Board
25 Director's Report for 2023?

1 DR. WILLIAMS: Yes, Mr. Chairman, Members
2 of the Planning Board. I'll keep my report short.
3 One is, just reminding the Board of the League of
4 Municipalities in Atlantic City from November 14 to
5 the 16th. Thanks to those that responded and signed
6 up. We should be processing the invoice once we get
7 approval from the Business Administrator's Office.

8 Number 2, to our Board professionals,
9 we're at that time of the year again where RFP's at
10 some point will be sent out. RFP's are being looked
11 at by the purchasing agent. And from that point once
12 they approve, they'll be letting the RFP's out for
13 release to the public.

14 And No. 3, the Board will be slowing
15 moving into Microsoft Teams so the ZOOM Platform will
16 longer be available. We'll be slowly moving into the
17 Microsoft Teams, I believe, in November. So for the
18 November meeting, we will be moving from ZOOM to
19 Microsoft Teams. If anyone from the Board has any
20 questions, need assistance, just let us know. That
21 ends my report, Mr. Chairman.

22 CHAIRMAN DEJESUS: Thank you, Dr.
23 Williams. We appreciate that.

24 New Business. What I'd like to do is is
25 bypass the Certificates of Appropriateness for the

1 moment and go directly to the two sign applications
2 that are currently in "G" and "H" which is Salvation
3 Army KROC, 1868 Harrison Avenue. The applicant is
4 proposing exterior signs, six of them. Then a sign
5 variance for MSC Vine Street, LLC, 601 Vine Street,
6 Block 781, Lot 1.

7 We're going to do the first one which
8 will be the Salvation Army. Is anyone here for that?
9 Jim, do you have anybody who is suppose to represent
10 them?

11 MR. BURNS: I don't see anybody. Anybody
12 here for the Salvation Army sign application?

13 DR. WILLIAMS: I don't see anyone with
14 their hands raised.

15 MR. BURNS: I don't see anybody,
16 Mr. Chairman or Dr. Williams. I agree, we can look
17 to -- it's up to the Board whether they want to carry
18 it another month. I can't recall how long this has
19 been on the agenda. I don't want to be in a
20 situation where we run up on that 120-day automatic
21 approval time.

22 CHAIRMAN DEJESUS: Angela, how long has
23 this been running?

24 MS. MILLER: I believe this is the second
25 time on.

1 CHAIRMAN DEJESUS: Thank you.

2 MS. MILLER: You're welcome.

3 MR. BURNS: Mr. Chairman, we can put it
4 on the back burner tonight to see if anybody shows
5 up.

6 CHAIRMAN DEJESUS: That's what I'm going
7 to recommend to do.

8 MR. BURNS: And if not, we'll carry it to
9 the next meeting.

10 CHAIRMAN DEJESUS: Sounds like a winner.
11 MSC Vine Street, LLC, is anyone here for
12 that?

13 MS. GIVENS: Yes, sir. This is Emily
14 Givens on behalf of the applicant.

15 MR. BURNS: Thank you, Emily. Good to
16 see you.

17 MS. GIVENS: You too, Jim.

18 MR. BURNS: Emily, how many witnesses do
19 have tonight?

20 MS. GIVENS: We have two witnesses this
21 evening. And I'm just confirming that one of our
22 witnesses, I don't see him yet. But within the
23 agenda we were at the end now but put to the
24 beginning which is just fine with us but I'm not sure
25 he's on yet. Our architect expert is on the line so

1 we could start with her testimony to begin with. And
2 then if Mr. Robinson is able to join, we can bring
3 him in. Otherwise, I can supplement the record for
4 him. I have his information.

5 MR. BURNS: Mr. Chairman, that's
6 acceptable to me to get this started. It's up to
7 you.

8 CHAIRMAN DEJESUS: If she can explain
9 exactly what it's going to be presented in reference
10 to this sign.

11 MS. GIVENS: Absolutely.

12 Good evening, Chairman, Members of the
13 Board. Again, my name is Emily Givens, attorney for
14 the applicant, MSC Vine Street, LLC. We have
15 provided appropriate notice of the application
16 through the newspaper and 200-foot notices. And
17 we've provided proof of that to Ms. Miller.

18 We're here this evening to present our
19 application for sign variance relief for the
20 Mastery School-Molina Elementary which is located at
21 601 Vine Street. This is also referred to as BLock
22 781, Lot 1. The property is located within your R-2
23 Residential Zoning District and the school is located
24 between Vine & Elm Streets between 6th & 7th Avenues.
25 It encompasses the entire block.

1 Our proposal is to install five
2 wall-mounted signs at the property which will require
3 variance relief from your City Code Section 870-253.
4 The proposed number and size of signs for the school
5 is necessary for proper identification of the school
6 as a Mastery School as well to indicate its history
7 as the Rafael Cordero Molina School.

8 The location and size of the signs is
9 strategic for safety purposes, ease of
10 identification, location of the access points for
11 various grade levels on different building elevations
12 and streets, and to provide a consistent design theme
13 throughout the project site.

14 As I stated earlier, we have Amanda Neely
15 with Blackney Hayes, our project architect, who will
16 present the overall sign proposal. And I'm looking
17 for Omar Robinson. I don't see him on here just
18 yet.

19 CHAIRMAN DEJESUS: You want to swear her
20 in so we can get started.

21 MR. BURNS: I'll swear in your
22 architect.

23 MS. GIVENS: Omar is joining, thank you.
24 So, yes, we can have Amanda sworn in and qualified,
25 please.

1 MR. BURNS: Amanda, could you please
2 raise your right hand?

3 - - -

4 AMANDA NEELY, R.A., having first been
5 duly sworn/affirmed, was examined and testified as
6 follows:

7 - - -

8 MR. BURNS: State your full name and
9 affiliation for the record. And then counsel will
10 ask you a little bit about your education and your
11 experience.

12 MS. NEELY: My name is Amanda Neely. I'm
13 with Blackney Hayes Architects.

14 MS. GIVENS: Ms. Neely, could you please
15 provide the Board with your qualifications beginning
16 with your education and your licensure?

17 MS. NEELY: Sure. I'm a licensed
18 architect with a Bachelor's Degree in architecture.
19 I've been practicing for about ten years.

20 MS. GIVENS: Have you ever appeared
21 before this Board?

22 MS. NEELY: No, I have not.

23 MS. GIVENS: Have you appeared before
24 other Boards in the State of New Jersey?

25 MS. NEELY: Not, in the State of New

1 Jersey.

2 MR. BURNS: So this is your first time in
3 New Jersey?

4 MS. NEELY: I live in New Jersey but I've
5 presented many times to PA.

6 MR. BURNS: Welcome as a presenter in the
7 state in which you live. We're happy to have do your
8 first testimony. Mr. Chairman, I believe that Ms.
9 Neely can qualify in her field of architecture.

10 CHAIRMAN DEJESUS: Continue then with
11 your presentation.

12 MS. NEELY: Would it best for me to share
13 my screen so we can look at drawings?

14 CHAIRMAN DEJESUS: Yes, of course.

15 MS. NEELY: You can see my screen?

16 CHAIRMAN DEJESUS: You want to mark that
17 as A-1?

18 MR. BURNS: Yes.

19 MS. NEELY: So I'm not going to echo a
20 lot of what Emily has already said. So we're
21 proposing five signs at this location. A lot of it
22 is due to the fact that it's a scale of this project
23 that takes up an entire block. We've placed all of
24 these signs at key entrances for the school, so that
25 students who go to school -- there's a wide variety

1 of students that use this school so they can
2 recognize what entrance they're suppose to go to.

3 Visitors who are coming to the school for
4 the first time, can identify where they're going.
5 And it can be described to people who are visiting in
6 case of an emergency. Each of the signs is two
7 inches thick and will be pin-mounted to the exterior
8 of the building. None of the signs will be
9 illuminated so it doesn't contribute to the any light
10 pollution in the residential area.

11 CHAIRMAN DEJESUS: Can you show the signs
12 as is mounted on the building?

13 MS. NEELY: So this is the entire school
14 as it stands so they are on the street that faces
15 Elm. And then the front entrance which faces 7th.
16 So this is more detailed. So we have these two signs
17 that are going to be facing Elm Street and those will
18 be used as Kindergarten entrances so the "M" logo can
19 be identified quickly by Kindergarteners who will
20 know that they need to go these doors. Then the rest
21 of our signs are at the front entrances, so that will
22 be used by visitors who are coming for the first time
23 in carpool drop-offs and things like that. So we
24 have two "M" logos on this swing wall that we have at
25 this front entrance. And then we are relocating the

1 Raphael Cortero Molina School sign that used to be at
2 the top, to this canopy. So five signs in total.

3 MR. BURNS: Mr. Chairman, we'll mark that
4 Exhibit A-2.

5 CHAIRMAN DEJESUS: Thank you. Any
6 questions from the Board with reference to the sign?
7 Hearing none, I open it up to the public. Is there
8 anyone in the public interested in making a response
9 to this presentation? Doctor Williams, do you have
10 any?

11 DR. WILLIAMS: There's no hands up,
12 sir.

13 CHAIRMAN DEJESUS: Seeing none and
14 hearing none, I close it. And it's open for a motion
15 to approve.

16 MR. LEONARD: So moved.

17 VICE-CHAIRMAN LEE: Second.

18 CHAIRMAN DeJESUS: Roll call.

19 MS. MILLER: Jose DeJesus.

20 CHAIRMAN DeJESUS: Yes.

21 MS. MILLER: Steven Lee.

22 VICE-CHAIRMAN LEE: Yes.

23 MS. MILLER: Director Walker.

24 DIRECTOR WALKER: Yes.

25 MS. MILLER: Ian Leonard.

1 MR. LEONARD: Yes.

2 MS. MILLER: Councilwoman Ramos.

3 COUNCILWOMAN RAMOS: Yes.

4 MS. MILLER: Ms. Fraction.

5 MS. FRACTION: Yes.

6 MS. MILLER: Motion carried to approve.

7 Thank you.

8 MS. GIVENS: Thank you very much.

9 CHAIRMAN DEJESUS: You're quite welcome.

10 MR. BURNS: Mr. Chairman, at this time it
11 might be good to just do the Certificates of
12 Appropriateness. I believe there's some counsel here
13 that I see.

14 CHAIRMAN DEJESUS: Okay.

15 Certificate of Appropriateness for
16 Annette McIntosh, 637 Collings Road. The applicant
17 is proposing exterior work, replacement of panels of
18 an existing enclosure and fence.

19 Certificate of Appropriateness for
20 Fairview Village II, U.R.A., 1238-44 Collings Road.
21 The applicant is proposing the installation and
22 replacement of roofing shingles.

23 Certificate of Appropriateness for New
24 Beginnings Behavioral Health, 753 Walnut Street, (MLK
25 House). The applicant is proposing stabilization of

1 a property noted as the Martin Luther King House.

2 Certificate of Appropriateness for
3 Quiluito Gonzalez, 2852 N. Congress Road. The
4 applicant is proposing the construction of an
5 addition at the rear of said property.

6 Certificate of Appropriateness for
7 Respond, Inc. 3001 Fenwick Road. The applicant is
8 proposing the installation of a fence.

9 CHAIRMAN DEJESUS: Doctor Williams, do
10 you have any issues with that?

11 DR. WILLIAMS: No issues with none of the
12 above and would recommend, with the Board's
13 indulgence, to approve without any issues from the
14 public, Items "A" through "E."

15 VICE-CHAIRMAN LEE: So moved.

16 MR. LEONARD: Second.

17 CHAIRMAN DeJESUS: Roll call.

18 MS. MILLER: Jose DeJesus.

19 CHAIRMAN DeJESUS: Yes.

20 MS. MILLER: Mr. Lee.

21 VICE-CHAIRMAN LEE: Yes.

22 MS. MILLER: Director Walker.

23 DIRECTOR WALKER: Yes.

24 MS. MILLER: Mr. Leonard.

25 MR. LEONARD: Yes.

1 MS. MILLER: Councilwoman Ramos.

2 COUNCILWOMAN RAMOS: Yes.

3 MS. MILLER: Ms. Fraction.

4 MS. FRACTION: Yes.

5 MS. MILLER: Motion carried to approve.

6 Thank you.

7 CHAIRMAN DEJESUS: Preliminary & Final
8 Site Plan, Virtua Our Lady of Lourdes, Inc., 1600
9 Haddon Avenue, Block 1301, Lot(s) 1 & 2.

10 The applicant is proposing to construct a
11 new 6-story bed tower totaling 254,155 square foot
12 and extensive internal renovations to the existing
13 hospital facilities, including new elevators and
14 sprinklers of all buildings. Also new operating
15 suites for cardiac, neurosurgical procedures and
16 organ transplantation and the relocation of a
17 ground-level Helipad to a new Helipad on the rooftop
18 of the Pavilion Building along Vesper Boulevard. Is
19 there anyone that represents Virtua Hospital?

20 MR. HYLAND: Mr. Chairman, William
21 Hyland. I represent Virtua in this application. If
22 I can begin.

23 CHAIRMAN DEJESUS: Yes.

24 MR. HYLAND: As you have indicated, this
25 is a rather substantial project which will involve

1 the construction of a new bed tower along with the
2 other things that you mentioned. The new building
3 will also be the new principal public entrance to the
4 hospital and the public access to patients' rooms for
5 visitation and the like. We are not increasing the
6 number of beds. However, the current situation with
7 the hospital beds at Our Lady of Lourdes, is that
8 they are semi-private rooms.

9 Part of the beds will be moved over to
10 this new building. So that with that and the
11 renovations in the existing building, all of the
12 patient beds will be located in private rooms going
13 forward. There are also the issue of parking. And
14 as the Chair, and I think most of the members of the
15 Board if not all are aware, we have been in
16 periodically over the past year plus to create
17 additional parking, particularly on the south side of
18 Haddon Avenue where there's a rather extensive
19 parking area there. As soon as two buildings are
20 removed as the Board approved some months ago, the
21 total number of beds will be 1,200 -- excuse me --
22 parking will be a total of 1,278 parking places.
23 That will be actually more than what the Ordinance
24 requires. And all of them will be compliant with ADA
25 requirements.

1 There is one variance that we seek which
2 is a technical variance really as opposed to a
3 substantive one. Your Ordinance requires that
4 parking for any particular use, is to be all on the
5 same property. As you know, there is a substantial
6 parking lot which belongs to Virtua and as part of
7 its parking which is across the street on the south
8 side of Haddon Avenue.

9 So the variance that we seek is simply to
10 allow this off-site, if you will, parking across the
11 street to be included and to be used as part of the
12 parking field for the hospital, for physicians,
13 employees and also patients and visitors. There are
14 a couple of design waivers which we'll discuss when
15 we get to them. They relate to some landscaping and
16 street trees along the surrounding trees. Some of
17 that actually has already been approved in earlier
18 applications. And then finally we are not asking
19 this evening for any approval with respect to
20 signage. There will be a separate plan with a
21 comprehensive signage program that will be introduced
22 at a later application to the Board.

23 MR. Chairman, I have a total of six
24 witnesses which I'd like to have sworn by the
25 solicitor. It may not be necessary for all of them

1 to speak. However, if a particular question needs to
2 be answered by one of those witnesses, they'll
3 already be under oath and we won't have to stop and
4 interrupt the proceeding in order to swear that
5 person in. I have sent a list of the names and
6 addresses and respective occupations of those
7 witnesses to your solicitor and also to Ms. Miller so
8 that they have them and we don't have to worry about
9 spelling names this evening or anything of that
10 nature.

11 So if we can have our witnesses sworn, we
12 have a presentation to make. I would note that we
13 have really had terrific dialogue back and forth with
14 Dena Johnson who has turned around reviews of the
15 original plan. We then submitted a subsequent
16 revised plan responding to her initial letter. She
17 is then been able to issue a second letter and we
18 really have no issues. But I think that -- I just
19 wanted to acknowledge her cooperation in being able
20 to have these things turned around.

21 And I would just simply say that we have
22 no issues as far as her letter is concerned as you
23 will hear. So with that, Mr. Burns, if we can have
24 our witnesses sworn, we'll start.

25 MR. BURNS: For all the witnesses that

1 will be potentially testifying tonight and I have
2 that is: Ms. Herb, Mr. Nessel, Mr. Cranston,
3 Mr. Koldomasov, Mr. Shropshire, Mr. Doss, if you
4 could please raise your right hands.

5 - - -

6 DAVID SHROPSHIRE, P.E.; KENT DOSS, R.A. ;
7 VLADISLAV KOLDOMASOV, P.E.; MARK NESSEL, JULIE HERB,
8 DAVID CRANSTON, having first been duly
9 sworn/affirmed, was examined and testified as
10 follows:

11 - - -

12 MR. BURNS: I also note for the record,
13 Mr. Chairman, I believe that one of our Board members
14 has joined us. Is there an additional Board member
15 that needs to be identified or not? I'm sorry. I
16 don't see it. They've left. My apologies.

17 So with that being said, Mr. Chairman, I
18 believe we can proceed. I just want to state for the
19 record that out of an abundance of caution, and I
20 discussed this with counsel, he did put reference in
21 there to be noticed regarding the Helipad. That is
22 not before us tonight. That is not controlled by
23 this Board or the City. That is a separate
24 application that gets approved by --

25 CHAIRMAN DEJESUS: The FAA.

1 MR. BURNS: -- the FAA. So we do not need
2 to address that tonight. But, Counsel, out of an
3 abundance of caution, felt that that should be in the
4 notice. But I just want the Board to be clear that
5 we don't need to address that tonight. That's
6 not something for us to review.

7 Also, Mr. Hyland can confirm or maybe
8 Ms. Herb can confirm, the applicant apparently has
9 met numerous times with the neighbors and has had
10 very positive meetings. So, Mr. Chairman, maybe we
11 should just hear quickly from Ms. Herb as to the
12 meetings with the neighborhood which is always so
13 important. As the applicant says, you always
14 encourage them to do, Mr. Chairman, to be good
15 neighbors.

16 MR. CHAIRMAN: Absolutely.

17 MS. HERB: Yes, that is correct.

18 Good evening everyone. Thank you for
19 having us. We very much appreciate everyone's time
20 this evening. Yes, we have had meetings with our
21 neighbors and friends on Ormond and Vesper. We had
22 showed renderings of the new structure that we are
23 planning to build. We've received a lot of positive
24 feedback relative to the structure and the
25 improvements that we do plan to make there.

1 We had also had follow-up meetings
2 relative to a prior application which we did withdraw
3 relative to the compactors. But out of that meeting
4 we had pursued a variance for an 8-foot high fence,
5 privacy fence, that was desired by our neighbors.
6 And we did share what that concept would look like.
7 We are moving forward with that as the City is likely
8 aware of at this point. We are waiting for a permit
9 at this time. We are preparing to file the permit
10 for that fence as the variance was granted for that.

11 And with that, I'd like to also open this
12 up to Mark Nessel who is the president of our
13 hospital at Virtua Our Lady of Lourdes in Camden. He
14 did arrange the meetings and I thought that he might
15 want to comment further as to those meetings that we
16 have held.

17 MR. NESSEL: Our goal was to provide an
18 opportunity for the people on Ormond to see the
19 rendering so notified them. We had some of the
20 neighbors show up in person. A couple were on the
21 phone. But we provided written notice a couple as to
22 what we were planning to do and just to let everybody
23 know. It would have been -- it might not have been
24 convenient at times but we had them in the evening
25 and we did get some people, not a lot for the block.

1 And we plan on continuing to have these
2 meetings. I think it was spurred from the initial
3 discussion, as Julie mentioned, with the compactor
4 and kind of the agreement we came to about not doing
5 that and putting up the fence. For us, everything is
6 impactful for everybody. So our goal is to open up
7 communications and continue to do this on an ongoing
8 basis as we do any projects on our property.

9 MS. HERB: And with that, I'd also like
10 to add, we did at that meeting, we did also introduce
11 our superintendent that will be representing us from
12 L.F. Discroll who is our construction manager for
13 this project. We wanted to orient at least the
14 neighbors that were present at that meeting, we
15 wanted to orient them to the faces and the folks that
16 they would see on-site as a continued dialogue
17 throughout the duration of this project.

18 MR. NESSEL: Yes. If I can make one more
19 point and Julie makes a good point there by saying
20 that, you know, we do have written contractual
21 obligations of anyone that comes to do work on our
22 property through Discroll; that they will not park on
23 that street; that we follow the hours for any kind of
24 noise with them. And our goal is to keep our
25 neighbors informed about when we do do construction,

1 to make sure that they're informed about things that
2 are going to happen. The first thing we're going to
3 do is, is inform them very soon about when we're
4 going to put the fence up and how that will impact
5 the street when we're doing that.

6 MR. BURNS: Very good. Thank you.

7 MR. HYLAND: Mr. Chairman, if I just add
8 one thing. With respect to the privacy fence, you
9 may recall that that will require approval of a
10 license from the City. I've worked very closely with
11 Dr. Williams' office. We had to wait for the
12 Resolution to be adopted which was adopted at your
13 Special Meeting on the 31st of August. Mr. Burns had
14 reviewed that license agreement. And I understand
15 from Dr. Williams that that will now be on the
16 agenda, we expect, for approval by City Council some
17 time in the latter part of October. I don't remember
18 the date specifically, but at the Council meeting in
19 October, that would be finished. And then Virtua
20 will be able to pull permits and get that work under
21 way in conjunction with the other projects going
22 forward.

23 CHAIRMAN DEJESUS: Can I go to our
24 engineer's letter since you've already explained the
25 majority of it? Since we have been involved with

1 your project for just a long time, it would speed up
2 the night and we can move on from that point. Is
3 that a problem with you?

4 MR. HYLAND: You're the Chairman. So if
5 you want to start with that.

6 CHAIRMAN DEJESUS: Dena, can you take
7 over and present your letter, please.

8 MS. MOORE: Mr. Chairman, I'm referring
9 to Remington & Vernick's letter dated September 7,
10 2023. I wanted to note on page 3 under the General
11 Information and the proposal, there is a change in
12 the square footage. This 6-story bed tower totals
13 197,670 gross square feet. So I wanted that on
14 record for the correction. And I'll proceed to
15 page --

16 MR. BURNS: So it was 197 --

17 MS. MOORE: Sorry. It is 197,670 gross
18 square feet.

19 MR. BURNS: Thank you.

20 MS. MOORE: You're welcome.

21 Moving on to page 4 for Streets
22 Performance Standards: If a street opening is
23 necessary for Vesper Boulevard, Euclid Avenue or
24 Ormond Avenue, this application will be subject to
25 the Street Opening Permit Ordinance of the City. The

1 City Engineer should be contacted concerning the
2 application and fees involved. You acknowledge that?

3 MR. KOLDOMASOV: Yes.

4 MS. MOORE: A road opening permit from
5 the Camden County Highway Department would be
6 required for a road opening on Haddon Avenue. You
7 acknowledge that also?

8 MR. KOLDOMASOV: Yes.

9 MS. MOORE: It was mentioned previously
10 regarding Section 870-230.L, parking is to be
11 provided on the same lot as the principal use to
12 which the stalls are ancillary. The applicant has
13 proposed parallel parking on the county road. Plans
14 should be revised or a variance is required. The
15 applicant is requesting the variance for that,
16 correct?

17 MR. KOLDOMASOV: That's correct. This is
18 Vlad Koldomasov, civil engineer with Taylor Wiseman &
19 Taylor. I just wanted to thank everybody from the
20 Board hearing us tonight as well as the
21 professionals who have been here in a timely
22 manner. Yes, we're seeking the variance primarily
23 because the hospital as a whole unit, is an overall
24 Virtua campus in conjunction with the west lot which
25 is where the proposed improvements are being made

1 with the increase in parking, as well as the south
2 lot which has been on the Board at various meetings
3 of the demolition of the existing buildings to create
4 an overall parking campus.

5 MR. BURNS: Mr. Chairman, just for the
6 record, Vlad and the other professionals, Mr.
7 Shropshire and Mr. Doss, they've all been accepted by
8 this Board in the past as professionals in their
9 specific professions of architecture, engineering,
10 traffic engineering. So I didn't want the Board to
11 think we weren't accepting them as professionals.
12 You have done that in the past. Mr. Hyland, if you
13 can confirm, these are the same professionals that
14 have appeared on other applications, correct?

15 MR. HYLAND: Mr. Doss, I don't believe,
16 has appeared before this Board. Mr. Doss, you are a
17 registered architect in the State of New Jersey?

18 MR. DOSS: Yes, I am.

19 MR. HYLAND: And you have practiced
20 architecture for how long approximately?

21 MR. DOSS: Thirty years.

22 MR. HYLAND: And your involvement with
23 the hospital has been in connection with the
24 development, along with other members of your firm,
25 the development of the plans that are before the

1 Board with respect to the architectural plans that
2 were submitted?

3 MR. DOSS: That is correct, yes.

4 MR. HYLAND: Then I would submit that
5 Mr. Doss is qualified also, Mr. Burns.

6 MR. BURNS: Thank you. Mr. Chairman.

7 CHAIRMAN DEJESUS: Can we then continue,
8 Dena?

9 MS. MOORE: Yes.

10 Page 5. Per Section 870-234.E, for any
11 uses for which 12 or more employee bicycle parking
12 spaces are required or provided, not less than
13 25 percent of the bicycle parking spaces shall be
14 provided within wholly-enclosed individually secured
15 compartments or lockers, providing protection against
16 theft, vandalism, and the weather for all or any part
17 of any bicycle parked therein.

18 The lockers shall be close to an entrance
19 to the building they serve but need neither be
20 located at a major entrance to the building nor be in
21 view of working personnel on-site or close to high
22 activity areas. In lieu of the lockers, the same
23 number of bicycle parking spaces providing equivalent
24 security and convenience may be provided within the
25 building they serve. Testimony should be provided.

1 So you will be providing bicycle --

2 MS. HERB: Yes.

3 MS. MOORE: Will they be interior to the
4 building or in an individually-secured compartment?

5 MS. HERB: The lockers, you mean?

6 MS. MOORE: The lockers, yes.

7 MS. HERB: So what our plan, Dena, is, is
8 that we would want to put them -- since this new
9 structure will house the new main entrance,
10 we do have a lobby area, a greeter area as well as
11 our security professionals there. So our plan is to
12 incorporate that in that entrance area. As patrons
13 and visitors would come into the facility, it made
14 sense logistically to put that there as far as we
15 considered.

16 MS. MOORE: Okay. If you can just note
17 on the architectural plans, I guess, the location of
18 the bicycle parking.

19 MS. HERB: Yes. Kent, are you able to do
20 that for us?

21 MR. DOSS: Yes, we can do that.

22 MS. HERB: Thank you.

23 MS. MOORE: Thank you.

24 On page 6, it's not underlined but the
25 applicant did provide a stormwater fee calculation so

1 that is \$2,143.23. Like I mentioned, that has been
2 calculated and that fee must be paid by the applicant
3 prior to final signature of the plan.

4 On to Grading: The applicant must
5 provide spot grades at all building access points and
6 corners. There was probably one or two that were
7 missed but you'll add that to the plan.

8 MR. KOLDOMASOV: Yes. Absolutely. I'll
9 confirm during time of compliance to verify if
10 there's any building entrances that's been added or
11 shifted to make sure that they're all provided.

12 MS. MOORE: Spot grades are provided at
13 the ends of the retaining walls. Structural
14 calculations must be provided by a New Jersey
15 licensed professional engineer for all retaining
16 walls three feet high and taller.

17 MR. KOLDOMASOV: And the structural
18 calculations will be provided as well as plans
19 during the compliance review period.

20 MS. MOORE: The project must be approved
21 by both the City Engineer and the City Fire Chief
22 prior to final approval with written verification
23 provided to our office prior to final signatures on
24 the plan. It's the same deal.

25 MS. HERB: Understood and agreed.

1 MS. MOORE: A CCTV inspection of the
2 sewer must be performed and reviewed by the City
3 Engineer prior to construction. The applicant will
4 be responsible for any improvements to the existing
5 infrastructure required for the connection of the
6 proposed project. And I know that you're in
7 discussion with the City Engineer regarding what
8 those limits would be should this application be
9 approved tonight, correct?

10 MR. KOLDOMASOV: Yes. And then we'll
11 provide copies of those inspections to your office.

12 MS. MOORE: Okay.

13 Moving on to the Planting Design: Trash
14 enclosures shall be landscaped such that a year-round
15 screen is provided per Section 870-224.B(14). Plans
16 should be revised or a waiver requested. In
17 addition, testimony should be provided regarding
18 hours of trash hauling to determine the impact on
19 adjacent residences.

20 So we had extensive testimony previously
21 regarding the trash. So at this point with this
22 application, because we've had talks before this
23 meeting regarding the review letter, nothing will be
24 changed with this new building regarding your trash
25 hauling, correct?

1 MS. HERB: That is correct. We would
2 maintain same operations because we don't have any
3 new -- there are no new beds happening with this
4 project. We would continue as we have been with our
5 trash process.

6 MS. MOORE: So then you would be asking
7 for a waiver of the trash enclosure landscaping?

8 MS. HERB: That is correct.

9 MS. MOORE: All electrical and mechanical
10 equipment shall be screened from view per Section
11 870-224.B.19. Are they roof-mounted?

12 MS. HERB: Yes. And Kent could comment
13 perhaps a little bit further with regard to the
14 screening on the new structure.

15 MR. DOSS: Yes. All of the equipment is
16 screened on the roof so there will be no exposed
17 equipment.

18 MS. MOORE: There's a parapet?

19 MR. DOSS: Correct. Both a parapet for
20 the open equipment and enclosures for the equipment
21 that will be internal.

22 MS. MOORE: Thank you.

23 Per Section 870-244.D, street trees are
24 required along all frontages and shall be spaced
25 every 40 feet. Plans should be revised or a waiver

1 requested. Are you able to provide that every 40
2 feet. If not, I would suggest that you request the
3 waiver from strict compliance.

4 MR. KOLDOMASAV: Yes. We're requesting a
5 waiver from strict compliance for Lot 2 which is the
6 existing hospital along Haddon Avenue, Vesper
7 Boulevard and Ormond Avenue. Now, I know there's
8 some improvements being made to Ormond Avenue where
9 the existing is happening. But generally since
10 there's no improvements happening along Vesper
11 Boulevard and Haddon Avenue, we are requesting that
12 strict compliance due to site constraints as well.
13 But all the site improvements where the work is being
14 done, we are providing the street trees at the
15 required 40-foot spacing.

16 MS. MOORE: Per Section 870-255.A(2), a
17 year-round buffer shall be provided around the trash
18 enclosure through the provision of evergreen trees
19 and shrubs. Plans should be revised or a waiver
20 requested. This is very similar to the other
21 waiver. And I would assume that you are requesting
22 it for the same reason that you're requesting the
23 landscaping?

24 MR. KOLDOMASOV: That's correct.

25 MS. MOORE: Lighting: Lighting levels

1 shall comply with Section 870-243.D(2) or a variance
2 requested. The minimum lighting level permitted is
3 0.25 footcandles. You are proposing 0.25
4 footcandles. The average lighting level is
5 between -- proposed to be 1.15 footcandles which is
6 permitted since it's between .5 and 2 footcandles.

7 And then the maximum lighting level is
8 3 footcandles unless directly under a fixture then 5
9 footcandles is permitted. You are proposing 6.75.
10 So you would be requesting a variance. And did you
11 want to put on record the reason why you would be
12 exceeding that lighting level?

13 MR. KOLDOMASOV: Yes. So we are
14 exceeding the maximum 5 footcandles underneath the
15 fixture. And it's really just a 4 pole-mounted quad
16 poles that are located on the top portion of parking
17 stalls in the central aisle. Mainly, we just don't
18 to inundate the site with multiple light fixtures.
19 So we figured it's better site light layout and
20 better coverage along that whole entire parking area
21 to provide just one fixture instead of two fixtures
22 to meet the same requirement.

23 MS. MOORE: We're moving on to the
24 Traffic Report: The applicant's traffic engineer
25 should provide testimony as to the trip generation

1 information provided in support of the support of the
2 calculated numbers, and verify if weekend peak hour
3 traffic is not anticipated to be a substantial
4 contributor as projections for that time period were
5 not provided or analyzed.

6 MR. SHROPSHIRE: I can testify that the
7 weekend projections for the expansion will be
8 substantially less than the weekday projections. I
9 can also testify that we utilized the square footage
10 that Dena had referred to in terms of anticipating
11 what the additional traffic would be.

12 However, since there's not an increase in
13 beds that's going to happen here, we probably
14 over-projected. But even with that over-projected
15 nature of the traffic volumes during the peak hour,
16 everything functioned at good levels of service at
17 all the studied intersections and we don't anticipate
18 any issues with regard to the design.

19 MS. MOORE: The applicant's traffic
20 engineer should provide testimony that the on-site
21 accesses and internal circulation layouts are
22 expected to safely and efficiently accommodate the
23 anticipated traffic volumes.

24 MR. SHROPSHIRE: Yes. They have been
25 designed safely and efficiently meeting all

1 generally-accepted traffic engineering design
2 standards for width and radii.

3 MS. MOORE: The applicant's engineer
4 should confirm that adequate site distance in
5 accordance with AASHTO policies exist at all existing
6 and proposed intersections. It should say traffic
7 engineer. Sorry.

8 MR. SHROPSHIRE: Yes, they will.

9 MR. BURNS: For the record, the traffic
10 engineer that just testified on all of that is David
11 Shropshire.

12 MS. MOORE: Thank you, Dave.

13 Moving on to the Environmental Impacts:
14 The Soil Erosion and Sediment Control Plan shall be
15 approved by the Camden County Soil Conservation
16 District review and approval prior to earth
17 disturbance. You will provide that documentation,
18 correct?

19 MR. KOLDOMASOV: Absolutely. Yes. That
20 application has been submitted on August 25th.

21 MS. MOORE: The project must comply with
22 the New Jersey Stormwater Management Regulations
23 which set forth standards for runoff quantity, water
24 quality and groundwater recharge.

25 MR. KOLDOMASOV: Acknowledged. The site

1 has met those standards. I mean, the overall project
2 has been part of an overall Stormwater Management
3 Plan. The basement has been designed to actually
4 retain the entire storm runoffs and slowly discharge
5 via the existing pump station. In addition to that,
6 there have been various new rules and green
7 infrastructure that had been in place. And to combat
8 that with a new impervious nuclear surface, we are
9 proposing NJDEP approved high-capacity
10 bio-infiltration systems in the new increased
11 impervious areas to meet those requirements for the
12 water quality.

13 MS. MOORE: On page 11.

14 During construction, the applicant should
15 adhere to the noise regulations established sound
16 level limits of 50 decibels during nighttime. That's
17 10:00 pm to 7:00 am. And 65 decibels during daytime,
18 7:00 am to 10:00 pm as measured at any residential
19 property line. You would adhere to that?

20 MS. HERB: Yes.

21 MS. MOORE: Remington & Vernick Engineers
22 encourages the applicant to continue its process of
23 working closely with the New Jersey Department of
24 Environmental Protection, Camden County Soil
25 Conservation District, Camden County Planning Board,

1 Camden County Municipal Utilities Authority and the
2 City of Camden to avoid impacts to any environmental
3 features adjacent to and/or on the site, and to
4 comply with any outstanding issues and obtain all
5 necessary licenses, permits, waivers and approvals
6 prior to site development. You acknowledge that?

7 MS. HERB: Yes. Understood and agree.

8 MS. MOORE: Thank you.

9 There was testimony previously regarding
10 the signage where that would be a separate
11 application in the future, correct?

12 MS. HERB: That is correct. We have not
13 developed our plans yet and we have a bit of time so
14 we will be submitting for that at a later point,
15 yes.

16 MS. MOORE: And the Trash Enclosure:
17 Per Section 870-255.(A)(1), all
18 nonresidential development shall provide for the
19 collection, storage and disposition of solid waste
20 and recycables. Testimony should be provided
21 regarding the collection, storage and disposal
22 methods for solid waste and recyclables for the
23 proposed improvements. The plans must be revised or
24 a waiver is required. I think you're already
25 providing for this, correct?

1 MS. HERB: Correct.

2 MS. MOORE: It's just that you're not
3 providing anything new with this since you're not
4 providing additional beds, so I didn't note this as a
5 waiver. But, Jim, if they're not providing something
6 new, would they request a waiver? Or they're
7 providing trash now.

8 CHAIRMAN DEJESUS: That would be an
9 already approved from the prior application. So
10 they're not changing anything that's already in
11 existence. There's no addition to the project that
12 relates to additional waste being produced.

13 MR. BURNS: This is a preexisting
14 nonconforming; is that correct, Mr. Hyland?

15 MR. HYLAND: Yes. And if the Board will
16 recall, the matter of trash collection, in general,
17 was also addressed in the earlier application where
18 originally it was going to be a trash compactor and
19 then we withdrew that at the request of the neighbors
20 and indicated that we would simply continue to handle
21 and dispose of trash and recycables as it was being
22 done at that time.

23 And then in addition to that, of course,
24 we did agree to construct a higher and more solid
25 privacy fence to screen that from the public. There

1 was also a little bit of landscaping that was
2 put in along Ormond Avenue to kind of take away some
3 of the starkness of that. So I think it's a
4 combination, Mr. Burns, of something that was
5 preexisting but, again, was acceptable to the Board
6 in an earlier application involving the overall
7 hospital property.

8 MR. BURNS: The Chair's memory is better
9 than mine but I believe that is correct.

10 CHAIRMAN DEJESUS: It's true it was done.
11 We've heard from the community who was concerned
12 about that specific issue and they resolved it based
13 on that fact.

14 MS. MOORE: Right. So then a waiver is
15 not necessary of this, correct?

16 MR. BURNS: Not necessary.

17 MS. MOORE: All right. Thank you.

18 On page 13 the Summary of Variances and
19 Waivers. So for variances I have parking on the same
20 lot and lighting levels. And then for waivers, the
21 trash enclosure, landscaping, street trees and trash
22 enclosure buffer. Are there any other variances or
23 waivers that I may have missed during the testimony?
24 Sounds like a no. Then I'll move on.

25 You're aware of the approval process as

1 listed on page 13. If you have any questions, you
2 can contact my office.

3 MS. HERB: Yes. Thank you.

4 MS. MOORE: And the Outside Agency
5 Approvals, Camden County Planning Board, Camden
6 County Soil Conservation District. Are there any
7 others that I may have missed?

8 MR. KOLDOMASOV: Yes. Camden County
9 Municipal Utility Authority.

10 MS. MOORE: CCMUA. I will add that to
11 the list. And Mr. Chairman, that concludes our
12 review.

13 CHAIRMAN DEJESUS: Thank you, Dena. Any
14 person on the Board having any questions related to
15 this project? I only have one concern to relate to
16 the client in reference to the Helipad. I live
17 across the street from Cooper Hospital who has its
18 own. And I'd like to recommend very strongly that
19 you consider to make sure that the route that those
20 choppers take, you do not pass over residential
21 properties. Mainly because of the vibration that
22 those choppers generate can't affect the properties'
23 structures especially the ones that are very old.

24 Just giving you a suggestion on my part.
25 We had that issue with Cooper and they re-routed

1 their choppers going in a different direction; not
2 flying directly over property. So it's a concern on
3 my part as a Chairman, that living in this area where
4 choppers come every day, it is a very serious concern
5 because these homes are historical and they do
6 vibrate when the choppers go by.

7 MR. HYLAND: Mr. Chairman, if I can
8 respond to that. The FAA evaluation and the permit
9 will require the inbound and outbound flights to come
10 in over Harleigh Cemetery. They will not be going
11 over residential areas. And I don't think anybody in
12 Harleigh Cemetery, including my grandmother and
13 grandfather, won't be disturbed at all.

14 CHAIRMAN DEJESUS: No, I don't think so.
15 I'm just giving you a suggestion on my part --

16 MR. HYLAND: Yes, sir.

17 CHAIRMAN DEJESUS: -- because I live
18 across the street.

19 MS. HERBS: We appreciate that.
20 Absolutely.

21 CHAIRMAN DEJESUS: Opening to the public.
22 Anybody have any response to this application on
23 Virtua? Doctor Williams, do you have anyone?

24 DR. WILLIAMS: I'm checking the roll now.
25 Judy's Ipad raised a hand. So Ms. Judy Fulton.

1 MR. BURNS: I'm going to swear you in,
2 Judy. Good to see you. Please raise your right
3 hand.

4 - - -

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

8 - - -

9 MR. BURNS: State your address for the
10 record.

11 MS. FULTON: Judy Fulton, 1560 Ormond
12 Avenue, Camden, New Jersey.

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

14 MS. FULTON: I don't have any complaints
15 tonight. I just want to commend Virtua Hospital for
16 being responsive to the neighbors. I did say that I
17 would call in. I tried to call in a few times but
18 your meetings were changed. But I just want to
19 commend the hospital for their cooperation with the
20 neighbors.

21 There is still pending questions
22 concerning the Helipad which I found out tonight has
23 nothing to do with the Camden Planning Board. So
24 most of the people who we did walk to, actually have
25 no problem with that but there are a few who do. So

1 I just want to commend the hospital for their support
2 neighbors and the neighbors' concerns. Thank you
3 very much.

4 MS. HERB: Thank you for saying that. We
5 appreciate that.

6 MR. NESSEL: Thank you very much, Ms.
7 Fulton.

8 MS. FULTON: You're quite welcome.

9 CHAIRMAN DEJESUS: I thank you for making
10 an effort to call and that's great. When we did get
11 community responding that helps us to make the right
12 decision.

13 MS. FULTON: thank you.

14 CHAIRMAN DEJESUS: Anyone else, Dr.
15 Williams?

16 DR. WILLIAMS: I don't anyone else with
17 their hand raised. I'm looking at the whole roll at
18 this point, so nobody.

19 CHAIRMAN DEJESUS: Seeing none and
20 hearing none, therefore, I would close the public
21 portion of this and request the Board to me give a
22 motion to approve or disapprove.

23 MR. LEONARD: So moved.

24 VICE-CHAIRMAN LEE: Second.

25 CHAIRMAN DeJESUS: Roll call.

1 MS. MILLER: Jose DeJesus.

2 CHAIRMAN DeJESUS: Yes.

3 MS. MILLER: Mr. Lee.

4 VICE-CHAIRMAN LEE: Yes.

5 MS. MILLER: Director Walker.

6 DIRECTOR WALKER: Yes.

7 MS. MILLER: Mr. Leonard.

8 MR. LEONARD: Yes.

9 MS. MILLER: Councilwoman Ramos.

10 COUNCILWOMAN RAMOS: Yes.

11 MS. MILLER: Ms. Fraction.

12 MS. FRACTION: Yes.

13 MS. MILLER: Motion carried to approve.

14 Thank you.

15 MR. HYLAND: Thank you very much Members
16 of the Board. We have continued to really enjoy
17 working with your staff and with the Board. You
18 always been quite attentive.

19 We are looking forward to this project.
20 This will be great for the City and for the health in
21 the region and we look forward to getting under way
22 and continuing the dialogue with the City as we go
23 along. Thank you very much on behalf of Virtua.

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

25 MR. NESSEL: Thank you.

1 CHAIRMAN DEJESUS: Moving on, we go back
2 to the sign variance for Salvation Army KROC. Doctor
3 Williams, did you get anyone from them yet?

4 DR. WILLIAMS: I do not see anyone on the
5 call.

6 CHAIRMAN DEJESUS: Then I recommend we
7 make a motion to carry it to the next meeting. Do we
8 have a motion to do that?

9 VICE-CHAIRMAN LEE: So moved.

10 COUNCILWOMAN RAMOS: Second.

11 CHAIRMAN DeJESUS: Roll call.

12 MS. MILLER: Jose DeJesus.

13 CHAIRMAN DeJESUS: Yes.

14 MS. MILLER: Mr. Lee.

15 VICE-CHAIRMAN LEE: Yes.

16 MS. MILLER: Director Walker.

17 DIRECTOR WALKER: Yes.

18 MS. MILLER: Mr. Leonard.

19 MR. LEONARD: Yes.

20 MS. MILLER: Councilwoman Ramos.

21 COUNCILWOMAN RAMOS: Yes.

22 MS. MILLER: Ms. Fraction.

23 MS. FRACTION: Yes.

24 MS. MILLER: Motion carried to continue
25 to next month.

1 CHAIRMAN DEJESUS: Then on to the
2 Adoption of the following Resolutions. Jim, you want
3 to take that?

4 MR. BURNS: Actually, Mr. Chairman, we
5 have a new item that got added to the agenda. Doctor
6 Williams is going to review the Resolution
7 Authorizing the Planning Board Regarding the Referral
8 of the Gateway Redevelopment Plan. There was an
9 amendment to that, so we already acted on it but it
10 was back before Council. They re-heard it on the
11 12th. So we are going to have Dr. Williams present
12 again tonight and then have a new Resolution to
13 approve it.

14 DR. WILLIAMS: Someone is giving me some
15 feedback. I don't want to have to mute you. So some
16 one can mute themselves to avoid that. Thank you
17 very much.

18 To the Chair and to Members of the Board.
19 This Resolution is a reintroduction of a Resolution
20 per their counsel to the City Council back to the
21 Planning Board, to make sure that they so some
22 corrective housekeeping to the language of the
23 Resolution before Council and to the Board as well.

24 Council recommended some housekeeping
25 because of some language errors in the Resolution so

1 they want it sent back and done all over again just
2 to make sure that everything is tight. So what
3 you're getting is a replay of what was put in it the
4 last time. And just for our personal housekeeping
5 for the Board, is to have the Board recommend the
6 Resolution back to City Council for their review and
7 approval for the second reading.

8 MR. BURNS: Mr. Chairman, just for the
9 record, our Resolution was fine. We are okay on our
10 Resolution. I just wanted you to be aware of it.

11 DR. WILLIAMS: That's correct.

12 MR. BURNS: I want to make sure we do it
13 properly. Our Resolution is right. There were some
14 typos just in the recommendations.

15 So I have prepared a Resolution tonight.
16 So after the Board acts, we can adopt that
17 Resolution as part of tonight's Resolution package.
18 So we just need a Resolution from the Board
19 recommending that City Council amend the Gateway
20 Redevelopment Plan regarding Tax Block 367,
21 Lots 1 & 6; and Tax Block 366, Lot 2, with the
22 finding that that amendment is, in fact, consistent
23 with the City's Master Plan. That would be the
24 motion.

25 DR. WILLIAMS: That's correct.

1 CHAIRMAN DEJESUS: We need a motion
2 gentlemen and lovely ladies.

3 VICE-CHAIRMAN LEE: So moved.

4 CHAIRMAN DEJESUS: We need a second.

5 MR. LEONARD: Second.

6 CHAIRMAN DeJESUS: Roll call.

7 MS. MILLER: Jose DeJesus.

8 CHAIRMAN DeJESUS: Yes.

9 MS. MILLER: Mr. Lee.

10 VICE-CHAIRMAN LEE: Yes.

11 MS. MILLER: Director Walker.

12 DIRECTOR WALKER: Yes.

13 MS. MILLER: Mr. Leonard.

14 MR. LEONARD: Yes.

15 MS. MILLER: Councilwoman Ramos.

16 COUNCILWOMAN RAMOS: Yes.

17 MS. MILLER: Ms. Fraction.

18 MS. FRACTION: Yes.

19 MS. MILLER: Motion carried to approve.

20 Thank you.

21 MR. BURNS: Mr. Chairman, with that being
22 done, we have a number of Resolutions to approve
23 tonight. The first Resolution being the Sign
24 Variance for Josef C. Argenio, 2225 Admiral Wilson
25 Boulevard.

1 We have the Minor Subdivision regarding
2 the Phoenix Development Group, LLC, 1110 North 21st
3 Street.

4 And we have the Amended Preliminary &
5 Final Site Plan and Major Subdivision for Ablett
6 Village Phase 1 Urban Renewal, LLC, SW East State at
7 River Avenue. And the Resolution for Preliminary &
8 Final Site Plan Approval for Ablett Village Phase 2
9 Urban Renewal, LLC, SW East State Street & River
10 Avenue.

11 And the Gateway Redevelopment Resolution
12 that the Board just approved.

13 CHAIRMAN DEJESUS: I need a motion,
14 please.

15 MR. LEONARD: So moved.

16 MS. FRACTION: Second.

17 CHAIRMAN DeJESUS: Roll call.

18 MS. MILLER: Jose DeJesus.

19 CHAIRMAN DeJESUS: Yes.

20 MS. MILLER: Mr. Lee.

21 VICE-CHAIRMAN LEE: Yes.

22 MS. MILLER: Director Walker.

23 DIRECTOR WALKER: Yes.

24 MS. MILLER: Mr. Leonard.

25 MR. LEONARD: Yes.

1 MS. MILLER: Councilwoman Ramos.

2 COUNCILWOMAN RAMOS: Yes.

3 MS. MILLER: Ms. Fraction.

4 MS. FRACTION: Yes.

5 MS. MILLER: Motion carried to approve.

6 Thank you.

7 CHAIRMAN DEJESUS: Is there anymore
8 questions or anything that you guys want to talk
9 before we adjourn?

10 MR. BURNS: I just want to welcome the
11 Councilwoman to the Board. Hopefully it wasn't too
12 bad for you tonight, Councilwoman.

13 COUNCILWOMAN RAMOS: No, not at all. And
14 thank you for the invitation. I'm happy and honored
15 to be here.

16 CHAIRMAN DEJESUS: Volunteering to come
17 in, that's another issue all by itself.

18 COUNCILWOMAN RAMOS: Thank you.

19 CHAIRMAN DEJESUS: Congratulations and
20 thank you for being part of our Board.

21 COUNCILWOMAN RAMOS: It's a pleasure.

22 CHAIRMAN DEJESUS: Motion to adjourn.

23 MR. LEONARD: So moved.

24 COUNCILWOMAN RAMOS: Second.

25 CHAIRMAN DeJESUS: Roll call.

1 MS. MILLER: Jose DeJesus.

2 CHAIRMAN DeJESUS: Yes.

3 MS. MILLER: Mr. Lee.

4 VICE-CHAIRMAN LEE: Yes.

5 MS. MILLER: Director Walker.

6 DIRECTOR WALKER: Yes.

7 MS. MILLER: Mr. Leonard.

8 MR. LEONARD: Yes.

9 MS. MILLER: Councilwoman Ramos.

10 COUNCILWOMAN RAMOS: Yes.

11 MS. MILLER: Ms. Fraction.

12 MS. FRACTION: Yes.

13 MS. MILLER: Motion approved to adjourn.

14 Thank you everyone and have a good weekend.

15 - - -

16 - - (**Meeting concluded at 7:06 p.m.**)

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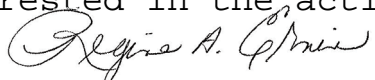
1 CERTIFICATION

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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