

In The Matter Of:
CITY OF CAMDEN
PLANNING BOARD

TRANSCRIPT OF MEETING
January 11, 2024

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PLANNING BOARD
CITY OF CAMDEN

- - - -

Thursday, January 11, 2024

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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
- DIRECTOR KEITH WALKER
- IAN LEONARD
- RASHID HUMPHREY
- OMARI THOMAS
- ERIN CREAN
- BRENDA FRACTION

A-P-P-E-A-R-A-N-C-E-S:

- ANGELA MILLER, PLANNING BOARD SECRETARY
- JAMES BURNS, ESQUIRE, ATTORNEY FOR THE BOARD
- DEMBO, BROWN & BURNS, LLP
- BRIAN HAK, ESQUIRE, CONFLICT ATTORNEY
- ERIC BERSTEIN & ASSOCIATES, LLC
- 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: Welcome to the Camden
2 City Planning Board meeting for January 11, 2024. By
3 the direction of the Planning Board Chairman, which
4 is myself, Jose DeJesus, Jr. the City of Camden there
5 will be a regularly scheduled meeting which is stated
6 already as 6:00 p.m. Since the City of Camden
7 remains under a declaration of a Health Emergency
8 related to the COVID-19 virus, we are on the system
9 called ZOOM and, therefore, if you need to access
10 this meeting you can access it through the Camden
11 City's website at www.ci.camden.nj.us. Reading for
12 the opening statement, Angela.

13 MS. MILLER: Adequate notice of this
14 meeting has been provided in accordance with the Open
15 Public Meeting Act. The Camden City Planning Board
16 adopted a Resolution approving the schedule of
17 regular meetings to be held during the year of 2024
18 by, one, posting a copy thereof on the bulletin board
19 reserved for such purpose in the Office of City
20 Clerk, City Hall, first floor, Camden, New Jersey;
21 two, transmitting a copy thereof to the Courier Post
22 and to the Philadelphia Inquirer. These newspapers
23 have been designated by this Board to receive same,
24 and filing a copy thereof with the City Clerk, City
25 of Camden, New Jersey. The subject meeting was

1 publicized on January 4, 2024.

2 CHAIRMAN DeJESUS: Roll call.

3 MS. MILLER: Jose DeJesus.

4 CHAIRMAN DeJESUS: Present.

5 MS. MILLER: Steven Lee.

6 VICE-CHAIRMAN LEE: Here.

7 MS. MILLER: Mayor Victor Carstarphen.

8 Director Keith Walker.

9 MS. MILLER: Present.

10 MS. MILLER: Ian Leonard.

11 MR. LEONARD: Present.

12 MS. MILLER: Erin Crean.

13 MS. CREAN: Here.

14 MS. MILLER: Omari Thomas.

15 MR. THOMAS Present.

16 MS. MILLER: Rashid Humphrey.

17 MR. HUMPHREY: Here.

18 MS. MILLER: Brenda Fraction.

19 MS. FRACTION: Present.

20 MS. MILLER: Motion carried to approve.

21 CHAIRMAN DEJESUS: Approval of Planning

22 Board meeting minutes held November 2, 2023 and

23 December 14, 2023. Do I have a motion to

24 approve?

25 VICE-CHAIRMAN LEE: So moved.

1 MR. LEONARD: Second.

2 CHAIRMAN DeJESUS: Roll call.

3 MS. MILLER: Jose DeJesus.

4 CHAIRMAN DeJESUS: Yes.

5 MS. MILLER: Mr. Lee.

6 VICE-CHAIRMAN LEE: Yes.

7 MS. MILLER: Director Walker.

8 DIRECTOR WALKER: Yes.

9 MS. Miller: Mr. Leonard.

10 MR. LEONARD: Yes.

11 MS. MILLER: Ms. Crean.

12 MS. CREAN: Abstain.

13 MS. MILLER: Mr. Thomas.

14 MR. THOMAS: Yes.

15 MS. MILLER: Mr. Humphrey.

16 MR. HUMPHREY: Abstain.

17 MS. MILLER: Ms. Fraction.

18 MS. FRACTION: Abstain.

19 MS. MILLER: So moved.

20 CHAIRMAN DEJESUS: Swearing in of all
21 professional and Planning Board staff?

22 MR. BURNS: Yes. For our professionals,
23 if you could raise your hand.

24 - - -

25 DR. EDWARD C. WILLIAMS, PP, ASIP, CSI,

1 AHP, CZO, CPZBS; DENA MOORE JOHNSON, PE, CME, having
2 first been duly sworn/affirmed, was examined and
3 testified as follows:

4 - - -

5 CHAIRMAN DEJESUS: Planning Board
6 Director's Report.

7 DR. WILLIAMS: Yes. Good evening,
8 Mr. Chairman and Members of the Board. A couple
9 things under my report. Number 1 is the Art
10 & Cultural District Ordinance. Just a point of
11 information, there's no need for the Board to act.
12 But it's important to inform Board members that
13 Council is moving forward with an ordinance to
14 establish Cultural Arts Districts in certain areas of
15 the City, namely, in areas where there is a defined
16 Redevelopment Plans. Parkside being one of the
17 areas, as well as Waterfront South.

18 In the initial drafting, it was thought
19 that it should come before the Planning Board as a
20 Council referral. But I indicated to them that this
21 type of ordinance does not require Council's Planning
22 Board review. (*Third Party Interruption online*)
23 But I did indicate to the Council that it should come
24 to the Board as an FYI so that they're knowledgeable
25 about the actions coming from our City Council as it

1 relates to the Cultural Arts District. So that was
2 the reason why Number A, Approval A is on the report.
3 Excuse me, there's some people on the line that
4 should mute themselves. I'm getting some feedback.

5 Also, under Board professionals, you will
6 see listed under my report from Items B through E in
7 terms of continuing with the professionals as Board
8 Attorney, Dembo, Brown & Burns; the Conflict
9 Attorney, Eric M. Bernstein & Associates, LLC, the
10 Planning Board Engineer Remington & Vernick Engineers
11 and a replacement Conflict Engineer, namely,
12 Environmental Resolutions, Inc. I'm recommending to
13 the Chair and the Board, that we continue the
14 professionals with the addition -- replacement rather
15 of Environmental Resolutions as the Conflict Engineer
16 when you move to the Reorganization part of the
17 agenda.

18 Mr. Chair, that ends my report for this
19 evening.

20 CHAIRMAN DEJESUS: Thank you. You've
21 heard the request of Dr. Williams in reference to our
22 Planning Board Attorney, Conflict Attorney and Board
23 Engineer and the Board's Conflict Engineers. I need
24 a motion to approve to accept those.

25 DR. WILLIAMS: Mr. Chair.

1 CHAIRMAN DEJESUS: Yes.

2 DR. WILLIAMS: That would occur during
3 the Reorganization when we approve Board Counsel.

4 MR. BURNS: We can move to that now.

5 DR. WILLIAMS: Yes. As we have done in
6 past years through our Board Counsel, Mr. Chair, if
7 the Planning Board is pleased with the current
8 leadership arrangement, they can, with counsel's
9 approval, vote in block of the Chairman,
10 Vice-Chairman, Secretary, Planning Board Attorney,
11 Conflict Attorney, Board Engineer and the Conflict
12 Engineer based on, in part, my Planning Director's
13 report.

14 MR. BURNS: Yes. So at this time, Mr.
15 Chairman, I'm going to just ask for a nomination for
16 the election of the Chairperson for the Planning
17 Board. Do we have a nomination?

18 MS. CREAN: I nominate Jose DeJesus for
19 Chairman.

20 MR. BURNS: A nomination for Mr. DeJesus.
21 Do we have a second?

22 MR. HUMPHREY: Second.

23 MR. BURNS: Thank you, Mr. Humphrey. We
24 can have a roll-call vote, unless there's any other
25 nominations. Seeing no other nominations, we can

1 have a roll-call vote, please.

2 MS. MILLER: Jose DeJesus.

3 CHAIRMAN DeJESUS: I abstain.

4 MS. MILLER: Mr. Lee.

5 VICE-CHAIRMAN LEE: Yes.

6 MS. MILLER: Director Walker.

7 DIRECTOR WALKER: Yes.

8 MS. MILLER: Mr. Leonard.

9 MR. LEONARD: Yes.

10 MS. MILLER: Ms. Crean.

11 MS. CREAN: Yes.

12 MS. MILLER: Mr. Thomas.

13 MR. THOMAS: Yes.

14 MS. MILLER: Mr. Humphrey.

15 MR. HUMPHREY: Yes.

16 MS. MILLER: Ms. Fraction.

17 MS. FRACTION: Yes.

18 MS. MILLER: Motion carried to approve.

19 MR. BURNS: Very good. Mr. Chairman,
20 I turn the meeting back over to you for nominations
21 for Vice-Chair and Secretary.

22 CHAIRMAN DEJESUS: Thank you everybody
23 for trusting me in the hands of all you guys trying
24 to make the right decisions. We pray this year.

25 So election for the Vice-Chairman. Do we

1 have a nominee which we're recommending that it would
2 the current gentleman which is Mr. Lee? Does anyone
3 want to add someone else?

4 MR. BURNS: Nomination of Mr. Lee. Do we
5 have a second?

6 MS. FRACTION: Second.

7 MR. BURNS: I think Brenda got it in
8 first. Roll call.

9 MS. MILLER: I'm sorry. Who made the
10 first motion?

11 MR. BURNS: That was Jose. And we have a
12 second by Brenda.

13 MS. MILLER: Jose DeJesus.

14 CHAIRMAN DeJESUS: Yes.

15 MS. MILLER: Mr. Lee.

16 VICE-CHAIRMAN LEE: Yes.

17 MS. MILLER: Director Walker.

18 DIRECTOR WALKER: Yes.

19 MS. MILLER: Mr. Leonard.

20 MR. LEONARD: Yes.

21 MS. MILLER: Ms. Crean.

22 MS. CREAN: Yes.

23 MS. MILLER: Mr. Thomas.

24 MR. THOMAS: Yes.

25 MS. MILLER: Mr. Humphrey.

1 MR. HUMPHREY: Yes.

2 MS. MILLER: Ms. Fraction.

3 MS. FRACTION: Yes.

4 MS. MILLER: Thank you. Motion carried
5 to approve.

6 CHAIRMAN DEJESUS: Election of a
7 secretary and I'm recommending that we keep Angela
8 who has been around for a long time. I need a
9 second.

10 MS. CREAN: Second.

11 MR. BURNS: Second by Erin.

12 CHAIRMAN DeJESUS: Roll call.

13 MS. MILLER: Jose DeJesus.

14 CHAIRMAN DeJESUS: Absolutely.

15 MS. MILLER: Mr. Lee.

16 VICE-CHAIRMAN LEE: Yes.

17 MS. MILLER: Director Walker.

18 DIRECTOR WALKER: Yes.

19 MS. MILLER: Mr. Leonard.

20 MR. LEONARD: Yes.

21 MS. MILLER: Ms. Crean.

22 MS. CREAN: Yes.

23 MS. MILLER: Mr. Thomas.

24 MR. THOMAS: Yes.

25 MS. MILLER: Mr. Humphrey.

1 MR. HUMPHREY: Yes.

2 MS. MILLER: Ms. Fraction.

3 MS. FRACTION: Yes.

4 MS. MILLER: Motion carried to approve.

5 Thank you.

6 MR. BURNS: Mr. Chairman, you can do the
7 Board Attorney, Conflict Attorney, Board Engineer,
8 Conflict Engineer all at once if the Board is
9 inclined to go with the recommendations of Counsel
10 and Dr. Williams.

11 CHAIRMAN DEJESUS: As Chairman, I'm
12 recommending that we do so, therefore, I'm
13 appointing -- recommending that we approve the
14 recommended list that was stated above which is
15 the Board Attorney, the Conflict Attorney, the
16 Engineer and the Conflict Engineer. I need a
17 second.

18 MS. FRACTION: Second.

19 CHAIRMAN DeJESUS: Roll call.

20 MS. MILLER: Jose DeJesus.

21 CHAIRMAN DeJESUS: Yes.

22 MS. MILLER: Mr. Lee.

23 VICE-CHAIRMAN LEE: Yes.

24 MS. MILLER: Director Walker.

25 DIRECTOR WALKER: Yes.

1 MS. MILLER: Mr. Leonard.

2 MR. LEONARD: Yes.

3 MS. MILLER: Ms. Crean.

4 MS. CREAN: Yes.

5 MS. MILLER: Mr. Thomas.

6 MR. THOMAS: Yes.

7 MS. MILLER: Mr. Humphrey.

8 MR. HUMPHREY: Yes.

9 MS. MILLER: Ms. Fraction.

10 MS. FRACTION: Yes.

11 MS. MILLER: Motion carried to approve.

12 Thank you.

13 CHAIRMAN DEJESUS: New Business. Doctor
14 Williams, I'm going to that we do all the
15 Certificates of Appropriateness. Is there anyone in
16 here that may have issues based on the presentation?

17 DR. WILLIAMS: Just for the record, Mr.
18 Chair, Members of the Board, under New Business,
19 Items A through G, I'm asking the Board to review and
20 approve and block minus anyone from the public having
21 any concerns regarding the same.

22 CHAIRMAN DEJESUS: I need a motion to
23 approve.

24 MR. LEONARD: So moved.

25 MR. BURNS: We can open it up the

1 public.

2 DR. WILLIAMS: Open to the public.

3 CHAIRMAN DEJESUS: Open to the public.

4 Anybody in the public have any response to the
5 Certificates of Appropriateness for Nilsa Roman, 1155
6 Collings Avenue; Camden Fireworks, Inc., 1813
7 Broadway; Urban Promise Ministries, 1063 N. Common
8 Road; 600 Berkley Street, LLC, 600 Berkley Street;
9 Patricia Miller, 1408 N. Chesapeake Road; Urban
10 Dwellers Group, LLC, 165 Collings Road; Eva David,
11 1339 Argus Road. Does anyone have any issues with
12 any of those? Opening it up to the public.

13 DR. WILLIAMS: I see no hands from the
14 public, sir.

15 CHAIRMAN DEJESUS: Not hearing anything,
16 then I close it to the public. I need a motion to
17 approve.

18 MR. LEONARD: So moved.

19 MS. CREAN: Second.

20 CHAIRMAN DeJESUS: Roll call.

21 MS. MILLER: Jose DeJesus.

22 CHAIRMAN DeJESUS: Yes.

23 MS. MILLER: Mr. Lee.

24 VICE-CHAIRMAN LEE: Yes.

25 MS. MILLER: Director Walker.

1 DIRECTOR WALKER: Yes.

2 MS. MILLER: Mr. Leonard.

3 MR. LEONARD: Yes.

4 MS. MILLER: Ms. Crean.

5 MS. CREAN: Yes.

6 MS. MILLER: Mr. Thomas.

7 MR. THOMAS: Yes.

8 MS. MILLER: Mr. Humphrey.

9 MR. HUMPHREY: Yes.

10 MS. MILLER: Ms. Fraction.

11 MS. FRACTION: Yes.

12 MS. MILLER: Motion carried to approve.

13 MR. BURNS: Mr. Chairman, I have a
14 conflict with the next application which is the
15 Cooper Health System. I believe Mr. Hak is here on
16 behalf of his office and Mr. Bernstein's office.
17 So we're going to turn it over to Mr. Hak as it
18 relates to counsel for this application.

19 MR. HAK: Yes. Thank you, Mr. Chairman
20 and thank you Board for reappointing us this year as
21 conflict counsel. We very much appreciate it.

22 CHAIRMAN DEJESUS: We have here
23 Preliminary and Final Site Plan for Cooper Hospital
24 doing business as Cooper University Health Care,
25 1 Cooper Plaza, Block 1402, Lot 1. The applicant is

1 proposing to construct a 5,500 square foot expansion
2 of Critical Decision Unit (CDU) Building including
3 parking and lighting, landscaping and associated
4 utilities. Is anyone here present for that
5 presentation?

6 MR. MLENAK: Yes, Mr. Chairman, good
7 evening. Steven Mlenak here from the Law Firm of
8 Greenbaum, Smith & Davis for Cooper University Health
9 System.

10 CHAIRMAN DEJESUS: You want to explain or
11 share with us any information you want to present?

12 MR. MLENAK: Sure. Good evening. So as
13 you said, Mr. Chairman, we are here seeking
14 Preliminary and Final Site Plan approval for an
15 expansion of the Critical Decision Unit of
16 approximately 5,500 square feet. One thing to note
17 for the Board as we go through our witnesses, this is
18 an not expansion of the services to be provided. No
19 new doctors are expected; no additional patients are
20 expected. This is really to accommodate the existing
21 service level at the hospital. So it is as the name
22 implies, it is critical need for the hospital that we
23 do get this approved and that we're able to
24 accommodate even more patients in the CDU.

25 This evening we have the project

1 engineer, the project architect. And in case the
2 Board has any questions from an operational point of
3 view, we do have a representative from Cooper here as
4 well. So with that, I would like to introduce our
5 witnesses. And I defer to you, Mr. Hak, do you want
6 to swear them all in at once or one at a time?

7 MR. HAK: Why don't we do one at a time,
8 Mr. Mlenak, starting with your engineer, I guess.

9 MR. MLENAK: Yes. So Mr. Raday is ready
10 to be sworn.

11 MR. RADAY: Yes.

12 MR. HAK: Mr. Raday, please raise your
13 right hand, please.

14 - - -

15 JOSEPH RADAY, P.E., having first been
16 duly sworn/affirmed, was examined and testified as
17 follows:

18 - - -

19 MR. HAK: Mr. Raday, can you just repeat
20 your name and spell your last name for the record,
21 please.

22 MR. RADAY: Joseph Raday, R-A-D-A-Y.

23 MR. HAK: Thank you.

24 CHAIRMAN DEJESUS: Do you want to give us
25 your location, sir?

1 MR. RADAY: Yes. Our location is in the
2 City of Camden, 2 Aquarium Drive.

3 CHAIRMAN DEJESUS: Thank you, sir.

4 MR. MLENAK: Mr. Raday, while I know
5 you've appeared before the Board, for the record, can
6 you give the benefit of your experience and
7 qualifications?

8 MR. RADAY: Yes. I'm a professional
9 engineer in the State of New Jersey; been doing so
10 for the past 25 years.

11 MR. MLENAK: And your license is current
12 in New Jersey?

13 MR. RADAY: Yes, it is.

14 MR. MLENAK: Mr. Chairman, I'd like to
15 submit Mr. Raday as an expert in engineering.

16 CHAIRMAN DEJESUS: He's well-accepted.

17 MR. MLENAK: Mr. Raday, you're the
18 project engineer for this. I'm going to turn it over
19 to you to walk the Board through the project; the
20 existing conditions, location and what the proposal
21 is.

22 CHAIRMAN DEJESUS: Before you do that,
23 can you swear in the other persons who are going to
24 be testifying who are going to be there?

25 MR. HAK: Mr. Chairman, would you like to

1 do that now?

2 CHAIRMAN DEJESUS: Yes. That we can
3 focus on what the engineer is going to explain.

4 MR. MLENAK: Our other witness we
5 anticipate testifying as an expert would be our
6 project architect Steven Jouflas, R.A. I see him as
7 well so he'll be sworn in.

8 MR. HAK: Mr. Jouflas, can you raise your
9 right hand.

10 - - -

11 STEVEN JOUFLAS, R.A., having first been
12 duly sworn/affirmed, was examined and testified as
13 follows:

14 - - -

15 MR. HAK: Please state your full name and
16 spell you last name for the record.

17 MR. JOUFLAS: Absolutely. My name is
18 Steven Jouflas, J-O-U-F-L-A-S. I'm a licensed
19 architect in New Jersey. I'm currently registered
20 and practicing across the state for the last ten
21 years or so and I've been a licensed for 15 years.

22 CHAIRMAN DEJESUS: And you're located
23 where?

24 MR. JOUFLAS: I'm located currently in
25 Pennsylvania, 509 Marks Road, Oreland, PA is the

1 city.

2 MR. MLENAK: Mr. Chairman, we'd submit
3 Mr. Joufflas as an expert in architecture.

4 CHAIRMAN DEJESUS: We accept him.

5 MR. MLENAK: So we'll go back to
6 Mr. Raday at this point to walk us through the
7 project.

8 CHAIRMAN DEJESUS: Mr. Raday, you want to
9 tell us about the project?

10 MR. RADAY: Yes. Mr. Chairman, can you
11 see our screen?

12 CHAIRMAN DEJESUS: Yes.

13 MR. RADAY: So the screen in front of
14 everyone shows the highlighted 5,500 square foot
15 expansion of the CDU building for Cooper Hospital.
16 The location of the project is in Block 1402, Lot 1
17 situated along the frontage of Haddon Avenue. Access
18 to the site would be via Benson Street. And the
19 property is owned by Cooper University Health Care.
20 Currently in the existing condition, it's an open
21 space, undeveloped area. It's a grass area. And the
22 proposed addition would provide additional space for
23 doctors and patients during the administration
24 process. Mr. Chairman, if that's sufficient, do you
25 just want to go into Dena's letter.

1 CHAIRMAN DEJESUS: Yes.

2 MR. MLENAK: Joe, before you do that, the
3 document that we're seeing on the screen is an
4 exhibit. Could you identify it and then we'll
5 introduce it into the record and we'll identify it by
6 an exhibit number?

7 MR. HAK: Can we mark this is as A-1,
8 please?

9 MR. RADAY: It's the Overall Development
10 Plan, Exhibit 1.

11 MR. MLENAK: All right. Exhibit A-1 and
12 this is prepared by your office?

13 MR. RADAY: Correct.

14 MR. MLENAK: Why don't you walk through
15 that because that may be the easiest thing to do is
16 walk through the letter, Joe.

17 MR. RADAY: That would be Dena.

18 CHAIRMAN DEJESUS: Dena, do you want to
19 take it over from here, please?

20 MS. MOORE: Yes. Thank you, Mr.
21 Chairman. I'm referring to Remington & Vernick's
22 letter dated December 5, 2023. Starting on page 2,
23 the signage package that was prepared by the Compass
24 Sign Company, if that could be signed and sealed by a
25 licensed professional according to the state

1 regulations.

2 MR. RADAY: Yes, we agree.

3 MS. MOORE: Going on to the Area & Bulk
4 Requirements, there are a couple of items here that
5 are noted To Be Determined (TBD). So I don't know if
6 you know these values at this point. From the
7 Redevelopment Plan, the floor area ratio, what's
8 required is 10 and proposed we have the floor area
9 ratio (FAR) should be provided to verify conformance
10 with the requirements.

11 MR. RADAY: Yes, we talked this. So we
12 just did it for the Kelemen building area. And that
13 floor ratio is 1.5.

14 MS. MOORE: Okay. And we have also To Be
15 Determined (TBD) what's the requirement for the
16 parking. So one space per 2 beds plus 1 space per
17 employee on the largest shift plus 1 parking space
18 per doctor. So that's the requirement. You're
19 providing 30 spaces. So with those numbers for the
20 beds and the employees on the largest shift, do you
21 know what your requirement would be?

22 MR. RADAY: We are providing the
23 30 spaces so we would have 10 on-site and then the
24 remaining 20 would be furnished by the existing
25 parking garage.

1 MS. MOORE: Do you know what your
2 requirement is based upon the beds and the employees
3 per the largest shift?

4 MR. RADAY: I thought it was 30.

5 MS. MOORE: No. That's what I have
6 what's being proposed. So we weren't aware of the
7 beds or the employees on the largest shift. But if
8 you don't -- you do not think that you need a
9 variance for that, correct, or do you --

10 MR. RADAY: No. Yes, we do not.

11 MS. MOORE: So if you can provide that
12 amount for me and I will just note that you're
13 conforming with that requirement. Okay?

14 MR. RADAY: Actually, I'm looking at our
15 plan right now. So the required spaces were 13 and
16 we're providing 30.

17 MS. MOORE: 30. All right.

18 MR. RADAY: Yes.

19 MS. MOORE: Thirteen spaces. Thank you.

20 Front yard setback on Haddon Avenue
21 indicated on the Area & Bulk Table on Sheet CS0003 is
22 not consistent with the setback measured on Sheet
23 CS0400 and CS1001. So the front yard setback
24 measurement should be verified.

25 MR. RADAY: Yes, it's 11.8 feet so we'll

1 make the changes on all the plans.

2 MS. MOORE: Thank you.

3 MR. RADAY: You're welcome.

4 MS. MOORE: Moving on. We mentioned
5 about the parking already. That's 13. Streets on
6 page 4: Benson Street and Haddon Avenue are existing
7 two-way roadways. There are no improvements for
8 these roadways with this application. If a street
9 opening is necessary for Benson Street, the
10 application would be subject to the Street Opening
11 Permit of the City. The City Engineer should be
12 contacted considering the application and fees
13 involved. Do you acknowledge that?

14 MR. RADAY: Yes.

15 MS. MOORE: A road opening permit from the
16 Camden County Highway Department would be required
17 for a road opening on Haddon Avenue. You acknowledge
18 that also?

19 MR. RADAY: Yes.

20 MS. MOORE: The plan states that the
21 existing loading area for the hospital will be
22 analyzed to service the expansion. So testimony
23 should be provided.

24 MR. RADAY: Yes. So the loading for this
25 proposed project will be performed at the existing

1 loading facility along Benson Street.

2 MS. MOORE: So it's the same --

3 MR. RADAY: Correct.

4 MS. MOORE: -- proposed condition?

5 MR. RADAY: Correct.

6 MS. MOORE: The applicant should provide
7 testimony regarding satisfying the electric charging
8 facilities requirement at the overall hospital site?
9 Is that something that they're working on?

10 MR. RADAY: Yes. Per my conversations
11 with Cooper Hospital, there's nothing for the
12 existing parking garage. But for this particular
13 site, we're going to make one make-ready space per
14 the City's regs.

15 MS. MOORE: One make-ready?

16 MR. RADAY: Yes.

17 MS. MOORE: Per the Redevelopment Plan,
18 sidewalks should measure between 10 and 15 feet. The
19 applicant has proposed sidewalks that measure 5 feet.
20 Plans should be revised or a -- that would be a
21 variance requested?

22 MR. RADAY: Yes. We would request that
23 variance.

24 MS. MOORE: So I'll just move that.
25 That's noted as a waiver in the back but we know

1 that's a variance.

2 Under Section 870-244.F(6), parking lot
3 must take into consideration pedestrian circulation.
4 Pedestrian crosswalks should be provided where
5 necessary and appropriate and shall be distinguished
6 by textured paving and integrated into wider network
7 of pedestrian walkways. Pedestrian crossings/access
8 should be considered from the parking spaces
9 designated for the emergency department patients to
10 the entrance.

11 MR. RADAY: Right. And we talked about
12 this previously and we verified that this wasn't
13 applicable for this situation.

14 MS. MOORE: Yes, we did. And I will note
15 that.

16 The Stormwater Collection and Management
17 System. Do you have any issues with any of the
18 revisions that we are requesting here?

19 MR. RADAY: No. We will comply with all
20 your comments.

21 MS. MOORE: And then I'll note the
22 Stormwater Management Maintenance Report has been
23 provided for review so the applicant should be aware
24 that the report must be recorded at the County
25 Clerk's office prior to receiving final signatures on

1 the plans. You acknowledge that?

2 MR. RADAY: Yes.

3 MS. MOORE: A stormwater fee is to be
4 calculated for the site as outlined in Appendix XVIII
5 of the City Ordinance. The calculation will be
6 reviewed by our office. The fees must be paid by the
7 applicant prior to final signatures of the plan.
8 Acknowledged?

9 MR. RADAY: Yes.

10 MS. MOORE And we have the language that
11 has to be added as notes on the plans, but also
12 included in the Stormwater Maintenance Management
13 Report in its entirety. And those are the four
14 statements regarding access to the site. You'll add
15 that in the report?

16 MR. RADAY: Yes.

17 MS. MOORE: We'll go on to Grading: Per
18 Section 870-227.A.4, permanent benchmarks shall be
19 set for all major subdivisions and for site plans
20 exceeding two acres in size. Concrete monuments or
21 other similar permanent structures shall be used.

22 MR. RADAY: We will do that.

23 MS. MOORE: The plans reference the
24 horizontal datum of NAD 1983 and the vertical datum
25 of 1988 NAVD on the Topographic Survey. A conversion

1 factor to the NGVD 1929 must be provided on the
2 plans. And benchmarks should be also indicated.

3 MR. RADAY: We will provide that
4 data.

5 MS. MOORE: Do you have an issue with any
6 of the other grading revisions?

7 MR. RADAY: No.

8 MS. MOORE: And Utilities: The applicant
9 should provide testimony regarding the proposed
10 potable water service required for the building since
11 no lateral is proposed.

12 MR. RADAY: Yes. The water will be fed
13 from the existing building. There won't be any new
14 laterals.

15 MS. MOORE: The project must be approved
16 by both the City Engineer and the City Fire Chief
17 prior to final approval with written verification
18 provided to our office prior to final signatures
19 on the plan.

20 MR. RADAY We acknowledge that.

21 MS. MOORE: A CCTV inspection of the
22 sewer (combined, sanitary and storm) system must be
23 performed and reviewed by the City Engineer prior to
24 construction. The applicant will be responsible for
25 any improvements to the existing infrastructure

1 required for the connection of the proposed project.

2 MR. RADAY: We acknowledge that.

3 MS. MOORE: All developers and applicants
4 should note that due to a City Ordinance, a Capacity
5 Fee may be applicable to the proposed development.
6 The applicant shall contact the City Engineer for all
7 costs related to the same.

8 MR. RADAY: We acknowledge that.

9 MS. MOORE: Moving on. Construction
10 Details. You're fine with the revisions?

11 MR. RADAY: Yes.

12 MS. MOORE: And you'll add a note to the
13 plans stating that all site work construction and
14 details must conform to the standards of the City of
15 Camden?

16 MR. RADAY: Absolutely.

17 MS. MOORE: Planting Design: Per Section
18 870-244.C(6), foundation plantings shall be required
19 along all building elevations. The building
20 expansion proposes foundation plantings along the
21 eastern elevation and portion of the southern
22 elevation. Foundation plantings should be proposed
23 along the remaining southern elevation and the
24 northern elevation or a waiver be requested.

25 MR. RADAY: Yes. At this time we're

1 requesting a waiver because both those areas have
2 pedestrian access, so it would prohibit us from doing
3 that.

4 MS. MOORE: Per Section 870-244.F(3), at
5 least 5 percent of the interior parking area shall be
6 landscaped and at least two trees for each 10 spaces
7 shall be installed within landscaped islands. Plans
8 should be revised or a waiver requested.

9 MR. RADAY: So we calculated. The
10 percent is to be 18 percent and that's based on the
11 existing trees that are present on the site now. And
12 we also are adding additional landscaping. But when
13 we did the calculation. It's 18 percent. So we
14 don't believe a waiver is required.

15 MS. MOORE: Okay. Do you have at least
16 two trees for each ten parking spaces?

17 MR. RADAY: No. We only have one in the
18 one parking space. I guess we would need a waiver
19 for that one.

20 MS. MOORE: Right. That's the reason why
21 I believe that I had that you needed the waiver.

22 MR. RADAY: Yes. We only have one tree
23 in that one aisle.

24 MS. MOORE: Okay. I think that's all you
25 can fit in that.

1 MR. RADAY: Yes.

2 MS. MOORE: The minimum installation size
3 of all shrubs should be 24 inches.

4 MR. RADAY: Yes. We'll revise that, yes.

5 MS. MOORE: And the filter fabric type
6 should be specified for the River Rock detail?

7 MR. RADAY: Yes, we'll revise that.

8 MS. MOORE: Moving on to Lighting:
9 Lighting levels shall comply with Section
10 870-243.D.2 or a variance requested. That's the
11 minimum lighting level of 0.25 footcandles. The
12 average lighting level between 0.5 and 2.0
13 footcandles and the maximum lighting level of --
14 I'm sorry -- of 3.0 footcandles unless you're
15 directly under a fixture in which 5.0 footcandles
16 would be permitted.

17 MR. RADAY: We meet the ordinance
18 requirements, the minimum requirements.

19 MS. MOORE: You do. Okay. So you would
20 not need a variance for the lighting levels?

21 MR. RADAY: No.

22 MS. MOORE: I will remove that from the
23 back.

24 Per Section 870-243.A.10, no more than
25 0.25 footcandles are permitted 10 feet from the

1 property line. The plans should be revised or a
2 variance requested.

3 MR. RADAY: So we need a -- we would
4 request a variance because it's an existing
5 nonconforming. The existing lighting along Haddon
6 Avenue spills over into the Right-of-Way. I have
7 that noted. The applicant should verify if building
8 light fixtures are also proposed. If so, the product
9 details should be provided.

10 MR. RADAY: We'll provide that data.

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 nonoperating
15 hours. You'll add that note to the plan?

16 MR. RADAY: Well, here's the issue. It's
17 a hospital so it's a 24-hour operation, so they're on
18 all the time.

19 MS. MOORE: Okay. Not applicable. Thank
20 you.

21 MR. RADAY: You're welcome.

22 MS. MOORE: Traffic Impacts: The
23 applicant is to provide a Traffic Impact Statement
24 explaining the anticipated traffic changes from the
25 current site traffic to the anticipated site traffic

1 for the proposed improvements. You'll be able to
2 provide a statement?

3 MR. RADAY: In conversations with -- and
4 I don't want to put words in Dr. Williams' mouth --
5 but we decided that this generally wouldn't have an
6 impact because there's no proposed doctors or
7 patients for this facility. It would all be internal
8 overflow.

9 MS. MOORE: Okay. Well, if you can --
10 because at one point many years ago we've decided
11 that we need to have some type of traffic statement
12 or report for all projects outside, I think we said,
13 two residential buildings or two residential houses.
14 So if you can provide a statement stating just what
15 you said --

16 MR. RADAY: Yeah, that's not a problem.

17 MS. MOORE: -- there would be no impact
18 then that would be fine.

19 MR. RADAY: Yes, I can certainly do
20 that.

21 MS. MOORE: Okay.

22 The applicant is to provide testimony
23 regarding any and all environmental concerns, studies
24 and remediation pertaining to the site. Are you
25 aware of any?

1 MR. RADAY: So, yes. So there's an
2 existing monitoring well that's on-site that's going
3 to be removed. It was utilized for a past UST
4 investigation that was a deed-restricted area. And
5 it was last sampled in 1994. And at that time, it
6 was suppose to be closed. But during this project,
7 it will be abandoned and closed. So they're the only
8 environmental conditions that we're aware of.

9 MS. MOORE: Is there an LSRP for the
10 site?

11 MR. RADAY: I believe Cooper University
12 Health Care has an LSRP for the entire site.

13 MS. MOORE Well, if you can provide
14 information regarding the abandonment and closing of
15 the monitoring well, just so we have it on file
16 exactly what's going on environmentally.

17 MR. RADAY: Yes, of course. I'll supply
18 that info.

19 MS. MOORE: Thank you. The applicant is
20 proposing to utilize the existing recycling and
21 refuse collection area for the proposed expansion.
22 Testimony should be provided to verify that the
23 existing recycling and refuse area has the
24 capacity for the expansion?

25 MR. RADAY: Yes, there is a compactor

1 on-site. And through my conversations with Cooper
2 Staff, it is adequate.

3 MS. MOORE: Per the Redevelopment Plan,
4 mechanical equipment located on building roofs shall
5 be screened so as to not to be visible from the
6 ground level or from adjacent developments. The
7 applicant should verify if such equipment will be
8 installed on the roof and that screening will be used
9 so it is not visible from street view.

10 MR. RADAY: I would have to pump to the
11 architect on that one.

12 MS. MOORE: Okay.

13 MR. JOUFLAS: Sure I can speak to that.
14 There's rooftop equipment approximately, I would say,
15 about four or five feet above the roof level. We do
16 have tall parapets here ranging from three foot six
17 to seven foot six that will serve as the screening
18 from the street level. So they wouldn't be visible.

19 MS. MOORE: And then if you can also
20 provide a roof plan just so we can see the parapet
21 location.

22 MR. JOUFLAS: Absolutely.

23 MS. MOORE: Thank you.

24 ME. JOUFLAS: You're welcome.

25 MS. MOORE: I have the Summary of

1 Variances and Waivers. The first one I'll make the
2 Redevelopment Plan, the sidewalks. And then
3 secondly, Section 870-243.A.10, footcandles. I
4 believe that's footcandles at property line.

5 MR. RADAY: Correct.

6 MS. MOORE: And then waivers: Section
7 870.244.C(6) for foundation plantings. And Section
8 870-244.F.(3) for the interior parking area
9 landscaping.

10 MR. RADAY: Correct.

11 MS. MOORE: You're aware of the approval
12 process as listed on page 10. If you have any
13 questions you can contact my office.

14 MR. RADAY: Thank you.

15 MS. MOORE: And Outside Agency Approvals
16 I have noted as Camden County Planning Board, Camden
17 County Soil Conservation District. Are there any
18 others that may be necessary that you're aware of?

19 MR. RADAY: Not that I'm aware of, no.

20 MS. MOORE: Mr. Chairman, that concludes
21 my review.

22 CHAIRMAN DEJESUS: Thank you, Dena. I
23 appreciate that.

24 MS. MOORE: No problem.

25 CHAIRMAN DEJESUS: Does anyone on the

1 Board have any questions to either the engineer or
2 the attorney for Cooper Hospital or Cooper
3 University? Excuse me. Hearing none, I will open to
4 the public. Doctor Williams, do you have anyone
5 there who wants to speak on this specific project?

6 DR. WILLIAMS: So far I do not.

7 CHAIRMAN DEJESUS: Now, we'll close the
8 public portion of it. I only have one question to
9 the engineer, Mr. Raday. Do you have a visual site
10 of how the building will look on Haddon Avenue?

11 MR. RADAY: Yes. I believe we have the
12 architectural plans and I can share that with you.
13 Or maybe I should let the architect share that
14 document so you can see what it looks like.

15 MR. JOUFLAS: I have the renderings from
16 Haddon Avenue that I can show.

17 MR. MLENAK: Okay. And each one that
18 you're going to share just identify it and we'll mark
19 it as an Exhibit.

20 MR. JOUFLAS: So I also have this marked
21 as Exhibit A-1.

22 MR. MLENAK: We'll make this A-2.

23 MR. JOUFLAS: So Exhibit A-2. So this is
24 view from the day time from Haddon Avenue. So of
25 course, the one-story addition. The exterior

1 cladding is a silver type of metal panel that is
2 intended to match the existing hospital panels and
3 also matches the finishes of the MD Anderson Cancer
4 Center across the street.

5 We have tall narrow vertical windows
6 coming out of the patient rooms. They'll have window
7 treatments on them for patient privacy reasons as
8 well. The taller verticals, I'm calling them, are
9 accent lights on the building. And they're going to
10 be flanked by these red metal or steel posts that are
11 mounted to the building as well and they'll also have
12 some accent lighting from the side as well.

13 CHAIRMAN DEJESUS: Is there a sign
14 application on this, Mr. Mlenak?

15 MR. MLENAK: We have, yes. And we have
16 submitted sign plans.

17 MR. JOUFLAS: So, again, you can see
18 that.

19 CHAIRMAN DEJESUS: What is the size of
20 the lettering?

21 MS. MOORE: They are 2 Cooper University
22 Health Care, 2 signs. The sign area is 31.77 square
23 feet. And the sign height is 3 1/2 feet. We didn't
24 have any comments on them. We took no exception so I
25 didn't mention that in the review, but we did review

1 those signs.

2 CHAIRMAN DEJESUS: Thank you, Dena.

3 MS. MOORE: You're welcome.

4 CHAIRMAN DEJESUS: That's all I have to
5 ask at this point in time. I need a motion to
6 approve the Preliminary and Final Site Plan for the
7 University --

8 MS. MILLER: Mr. DeJesus, did you open it
9 up to the public?

10 CHAIRMAN DEJESUS: I did and no one
11 answered.

12 MS. MILLER: I just wanted to make sure.

13 CHAIRMAN DEJESUS: Yes, I did. Now I
14 just need a motion to approve Preliminary and Final
15 Site Plan of Cooper Health System trading as Cooper
16 University Health Care, 1 Cooper Plaza, Block 1402,
17 Lot 1.

18 MR. HUMPHREY: Motion.

19 DIRECTOR WALKER: Second.

20 CHAIRMAN DeJESUS: Roll call.

21 MS. MILLER: Jose DeJesus.

22 CHAIRMAN DeJESUS: Yes.

23 MS. MILLER: Mr. Lee.

24 VICE-CHAIRMAN LEE: Yes.

25 MS. MILLER: Director Walker.

1 DIRECTOR WALKER: Yes.

2 MS. MILLER: Mr. Leonard.

3 MR. LEONARD: Yes.

4 MS. MILLER: Ms. Crean.

5 MS. CREAN: Yes.

6 MS. MILLER: Mr. Thomas.

7 MR. THOMAS: Yes.

8 MS. MILLER: Mr. Humphrey.

9 MR. HUMPHREY: Yes.

10 MS. MILLER: Ms. Fraction.

11 MS. FRACTION: Yes.

12 MS. MILLER: Motion carried to approve.

13 CHAIRMAN DEJESUS: Thank you, Cooper

14 Hospital.

15 MR. MLENAK: Thank you, Mr. Chairman.

16 Thank you everybody on the Board.

17 MR. HAK: Thank you.

18 CHAIRMAN DEJESUS: Moving on, Street

19 Vacation for PDC Northeast LPIV, LLC, 1301 North 22nd

20 Street.

21 DR. WILLIAMS: Will the prior applicant

22 close the Share Screen, please.

23 MR. JOUFLAS: Yes, we will.

24 DR. WILLIAMS: Thank you.

25 MR. BURNS: Mr. Chairman, I'm back.

1 Thank you, Brian for covering Cooper.

2 MR. HAK: Thank you, Board and thank you
3 for your time.

4 CHAIRMAN DEJESUS: Thank you for helping
5 us out. We appreciate it.

6 MR. HAK: No problem. Have a good
7 night.

8 CHAIRMAN DEJESUS: You too.

9 So we left off with Street Vacation. Is
10 there anyone here for that?

11 MR. SHEEHAN: Mr. Chairman, this is Kevin
12 Sheehan from Parker McKay, here on behalf of PDC
13 Northeast, LPIV, LLC. Can you also open, Mr.
14 Chairman, the site plan application as well as the
15 two are related, and it's probably most efficient to
16 do them at the same time.

17 CHAIRMAN DEJESUS: Yes, no problem.
18 Which is the Preliminary and Final Site Plan for PDC
19 in reference to 1301 North 26th Street, Block 811,
20 Lot 8; Block 812, Lot(s) 3 & 4; Block 815, Lot 3 and
21 Block 816, Lot(s) 2 & 8. The applicant is proposing
22 to construct a 304,119 square foot one-story building
23 consisting of 298,012 square feet of Warehouse space
24 and 6,107 of office space.

25 MR. SHEEHAN: The applicant is proposing

1 to construct a 304,119 square foot one-story
2 warehouse building. Just over 298,000 square foot of
3 it will be a warehouse and just over 6,000 square
4 feet of that will be office. The property is located
5 in the Cramer Hill Redevelopment Area and it's
6 subject to the Cramer Hill Redevelopment Plan.

7 You may recall the governing body,
8 Council, had adopted an amendment to the
9 Redevelopment Plan in 2022 for this specific
10 project. That amendment was reviewed by the Planning
11 Board and recommended to Council for adoption.

12 In addition to the site plan, there are
13 also three streets that run through the center of the
14 property, Cambridge Street, North 26th Street and
15 DuPont Street, all west of Harrison Avenue that were
16 proposed to be vacated. Those streets are actually
17 used in conjunction with the existing use at this
18 time.

19 With me is Aaron Tappana from the
20 developer. Joe Raday who you may be familiar with
21 from Pennoni, who will be the engineer. And Dan
22 Margulies, the architect. If I can have them sworn
23 in, Mr. Chairman, we can get going.

24 MR. BURNS: Very good. Gentlemen, if you
25 could raise your right hand, please.

1 Do you swear or affirm the testimony that
2 you're going to give tonight on both the Street
3 Vacation Application and the Preliminary and Final
4 Site Plan Application, should be the truth, the whole
5 truth and nothing but the truth?

6 DANIEL MARGULIES, R.A: I do.

7 AARON TAPPANA: I do.

8 MR. BURNS: When counsel calls you, you
9 can re-introduce yourself and your credentials for
10 the record. We have already accepted Mr. Raday as a
11 professional engineer.

12 MR. SHEEHAN: Jim, you've already
13 accepted Mr. Raday. Why don't we do Mr. Margulies
14 and then we can just to do it as we get into the
15 testimony.

16 MR. BURNS: Mr. Chairman, are you okay
17 with that?

18 CHAIRMAN DEJESUS: Dena, do you have a
19 response to this one?

20 MR. BURNS: Mr. Chairman, we just have to
21 accept Mr. Margulies as a professional and then we
22 can go right to Dena. Mr. Tappana represents the
23 applicant so he can address any questions the Board
24 may have.

25 So Mr. Margulies, if you can just give

1 your credentials for the record, your education and
2 your experience, please.

3 MR. MARGULIES: I'm a registered
4 architect in the State of New Jersey for over 25
5 years. My initial registration was in New York
6 40 years ago.

7 MR. BURNS: Mr. Chairman, are you okay
8 with that?

9 CHAIRMAN DEJESUS: Yes.

10 MR. BURNS: Very good.

11 MR. SHEEHAN: So I'll share the screen.
12 Dena can go through her letter and then we can
13 respond to the comments in Dena's letter.

14 MS. MOORE: Mr. Chairman, I'm referring
15 to Remington & Vernick's letter dated December 11,
16 2023. So you're aware, I did review my letter with
17 the design engineer, so I'm aware of quite a few of
18 their responses. So I'll just have them provide
19 testimony pretty much where they're requesting a
20 variance or a waiver.

21 The Environmental Impact Study was
22 prepared and signed by Colliers Engineering. The
23 study should be sealed by a licensed professional
24 according to state regulations.

25 MR. RADAY: Yes. Pennoni will sign and

1 seal the document.

2 MS. MOORE: Okay.

3 Moving on. The Visual Impact Assessment
4 should also be sealed by a licensed professional
5 according to state regulations.

6 MR. RADAY: Yes, we'll comply.

7 MS. MOORE: Going through, the Area &
8 Requirements, everything conforms basically due to
9 the plan amendment. Front yard setback should be
10 verified. Sheet 2 and Sheet 7 have conflicting
11 measurements, so it would appear that the measurement
12 on Sheet 7 is the correct setback measurement. So if
13 you can correct that on page 5.

14 MR. RADAY: Yes, we will.

15 MS. MOORE: If a street opening is
16 necessary for any municipal road in the area
17 including 25th Street and Harrison Avenue, the
18 application would be subject to the Street Opening
19 Permit Ordinance of the City. The City Engineer
20 should be contacted concerning the application and
21 fees involved. You acknowledge that?

22 MR. RADAY: Yes.

23 The applicant is proposing to vacate the
24 following streets with this application. That's
25 North 26th Street west of Harrison Avenue; Cambridge

1 Street, west of Harrison Avenue; and Dupont Street
2 west of Harrison Avenue.

3 So the City Engineer did provide review
4 comments. I'm just going to present his review for
5 the record. So he has comments from his email dated
6 December 12th. His office has reviewed the proposed
7 the Street Vacation application for PDC Northeast
8 LPVI, LLC dated November 23, 2023 and take no
9 exceptions provided the following requirements are
10 met.

11 So the applicant shall confirm that the
12 subject streets, North 26th Street, Cambridge Street
13 and Dupont Street all west of Harrison Avenue, are
14 not shared and said vacation of the select street
15 segments will not adversely impact adjacent property
16 owners. The applicant should provide letters from
17 the adjacent property owners, if any, acknowledging
18 and concurring with the requested street vacation.

19 MR. RADAY: In conversations with the
20 land use attorney, all the properties are owned by
21 the applicants so that it's a mute point.

22 MS. MOORE: I think you just wanted
23 confirmation of that.

24 The applicant should confirm whether any
25 utilities are present in the streets referenced. If

1 present, the applicant should provide letters from
2 the utility owners acknowledging and concurring with
3 the requested street vacation.

4 MR. RADAY: We'll comply.

5 MS. MOORE: Are you aware of any
6 utilities present in those streets?

7 MR. RADAY: Not from the information that
8 was readily available to the City, no.

9 MS. MOORE: But then you will do your due
10 diligence with --

11 MR. RADAY: Yes.

12 If there are any existing utilities that
13 are present within identified streets that are not
14 scheduled for abandonment, the applicant must grant
15 an easement for said utilities. The applicant should
16 provide a letter acknowledging that the easement for
17 the existing utility will be maintained and not
18 obstructed or built upon. So if there are any
19 utilities, you would plan to abandon those, correct,
20 properly in accordance with City regulations?

21 MR. RADAY: Yes.

22 MS. MOORE: Which is the next one. The
23 applicant shall be responsible for the proper
24 abandonment of any utility requiring abandonment
25 which you acknowledge.

1 MR. RADAY: Yes.

2 MS. MOORE: And the applicant shall file
3 any approved street vacation plan with the County
4 Clerk's office at no cost to the City.

5 MR. RADAY: We acknowledge that.

6 MS. MOORE: Those were the comments from
7 the City Engineer. Once, again, from his e-mail
8 dated December 12, 2023 and the applicant did receive
9 that e-mail, correct?

10 MR. RADAY: That is correct, yes.

11 MR. BURNS: Dena, if I could. Just for
12 the record, a thorough review was also done by the
13 planning staff. Doctor Williams prepared a fact
14 sheet as it relates to the street vacation and it's
15 clearly stated that Dr. Williams and the planning
16 staff recommend approval conditioned upon responses
17 to the various agencies. So our planning staff and
18 Dr. Williams also took no exception to the street
19 vacation.

20 MS. MOORE: Can you provide that to me,
21 too, just for our files so I have that on record for
22 the site?

23 MR. BURNS: Oh, absolutely. I can get
24 you a get copy. I rode on mine but I'm trying to get
25 you one.

1 MS. MOORE: Thank you.

2 MR. SHEEHAN: Angela, can you send one to
3 me as well. I haven't seen that.

4 MS. MILLER: Will do. Thank you.

5 CHAIRMAN DEJESUS: Mr. Sheehan, could you
6 mark this drawing as A-1 and the second one as A-2,
7 please?

8 MR. RADAY: Yes, thank you, Mr. Chairman.
9 The site plan rendering would be A-1 and the street
10 vacation plan A-2.

11 CHAIRMAN DEJESUS: Thank you.

12 MS. MOORE: ADA parking spaces should be
13 dimensioned on the site plan in addition to the drive
14 aisle.

15 MR. RADAY: Yes. We'll revise the plan.

16 MS. MOORE: The third comment under
17 parking, loading and circulation, that is not
18 applicable according to the Redevelopment Plan.
19 There is not a need, I guess, page 5, the parking is
20 permitted in the space where we stated it is not
21 permitted so that's fine. The Redevelopment Plan
22 addressed that.

23 MR. RADAY: That's correct.

24 MS. MOORE: I'm on page 6, No. 4:

25 Per Section 870-230.A.A, sidewalks

1 between parking areas and principal structures along
2 aisles and driveways and wherever pedestrian traffic
3 shall occur, shall be provided with the minimum width
4 of 5 feet. Pedestrian crossings and/or sidewalks
5 should be provided for the parking area that is
6 located further from the building in order to provide
7 safe pedestrian access to the building.

8 So I know Pennoni's office will work with
9 our office to see where they can add some pedestrian
10 access from the parking spaces along
11 Harrison to the building.

12 MR. RADAY: That's correct.

13 MS. MOORE: Where it's possible.

14 MR. RADAY: That's correct.

15 MS. MOORE: Pedestrian crossings should
16 be provided at the entrances on Harrison Avenue and
17 25th Street.

18 MR. RADAY: We'll comply.

19 MS. MOORE: The applicant proposes two
20 5-foot long bicycle racks. The bicycle spaces shall
21 not be less than 10 percent of the first 100 required
22 automobile parking spaces, plus 2 percent of any
23 amount thereafter. Therefore, 13 bicycle spaces
24 shall be provided. The number of spaces each rack
25 can accommodate should be provided to verify

1 conformance with the requirement.

2 MR. RADAY: So we're proposing two single
3 5-foot long racks on the site. And each rack can
4 accommodate up to six bikes so that's 12. And then
5 we're also going to provide four bike spaces inside
6 the building, so we'll have a total of 16.

7 MS. MOORE: The applicant should provide
8 testimony as to the proposed site's compliance with
9 the bicycle parking standards under Section 870-834
10 which you just did. A sight triangle easement should
11 be provided at the truck driveway entrance located on
12 25th Street.

13 MR. RADAY: We will add that to the
14 drawings.

15 MS. MOORE: Stormwater Collection &
16 Management System, the first three items are notes on
17 the plans and possible revision to the plan.

18 MR. RADAY: We'll place them on the
19 plans.

20 MS. MOORE: Do you have any issues with
21 any of the comments for stormwater? You understand
22 that the stormwater management facility's maintenance
23 manual must be recorded at the County Clerk's office
24 prior to receiving final signatures on the plan.

25 MR. RADAY: We acknowledge that, yes.

1 MS. MOORE: And the stormwater fee that
2 would be required and calculated to be reviewed by
3 our office and that fee must be paid by the applicant
4 prior to the final signatures on the plan.

5 MR. RADAY: We acknowledge that.

6 MS. MOORE: And once again, the language
7 that has to be added as notes on the plan and notes
8 within the maintenance manual regarding the City's
9 access to the site.

10 MR. RADAY: We acknowledge that.

11 MS. MOORE: Grading: Per Section
12 870-227.A.4, permanent benchmarks shall be set for
13 all major subdivision and for site plans exceeding
14 2 acres in size. Concrete monuments or other similar
15 permanent structures shall be used. You'll add those
16 to the plan?

17 MR. RADAY: Yes.

18 MS. MOORE: Once again, conversion factor
19 needs to be added to 1929 NGVD. And benchmarks
20 should be added to the plan.

21 MR. RADAY: We will add them to the
22 plan.

23 MS. MOORE: The applicant must provide
24 spot grades at all building corners, building access
25 points and the top and bottom of all exterior

1 stairways.

2 MR. RADAY: We will add them to the
3 plans.

4 MS. MOORE: The applicant should confirm
5 that the proposed building does not have a basement
6 or crawlspace. You're confirming that, right?

7 MR. RADAY: Yes. There is no basement or
8 crawlspace for this site.

9 MS. MOORE: And we note additional spot
10 grades along the proposed access drive and all curb
11 tangent points along the proposed curbing.

12 MR. RADAY: We'll add them to the plans.

13 MS. MOORE: And the plans should note
14 that grades within the grassed area should not be
15 more steep than 3 to 1 (3:1).

16 MR. RADAY: We'll add that note to the
17 plans.

18 MR. RADAY: Additional spot grades in the
19 ADA parking spaces to confirm the slopes.

20 MR. RADAY: We will add them to the
21 plans.

22 MS. MOORE: And the other items you'll
23 take care of regarding the curbing and invert
24 elevations?

25 MR. RADAY: Yes.

1 MS. MOORE: Utilities, you'll add the
2 note regarding all the proposed utilities must be
3 underground but you'll add this note specifically
4 under your --

5 MR. RADAY: Yes.

6 MS. MOORE: Any issues with what I'm
7 asking for for utilities, existing material, proposed
8 material and location?

9 MR. RADAY: No. We'll comply with all
10 those comments?

11 MR. RADAY: The project must be approved
12 by both the City Engineer and the City Fire Chief
13 prior to final approval with written verification
14 provided to our office prior to final signatures on
15 the plan. You acknowledge that?

16 MR. RADAY: Yes. And I believe we did
17 receive comments from the City Engineer. We'll
18 comply with that.

19 MS. MOORE: Well, he only submitted
20 comments regarding the street vacation so I don't
21 believe he looked at the site with regard to
22 utilities and the Right-Of-Way.

23 MR. RADAY: Okay. If that's the case --

24 MS. MOORE: He'll have a separate review
25 regarding the Right-Of-Way and utilities.

1 MR. RADAY: Okay.

2 MS. MOORE: A CCTV inspection, you
3 understand that that would be required for the
4 combined sanitary and storm system? And the
5 applicant would be responsible for any improvements
6 to the existing infrastructure required for the
7 connection of the proposed project.

8 MR. RADAY: We acknowledge that.

9 MS. MOORE: The Capacity Fee, I believe,
10 in this area is not applicable. But if it is, you
11 acknowledge that the applicant will contact the City
12 Engineer for all costs related to the same?

13 MR. RADAY: Yes.

14 MS. MOORE: Any issues with the comments
15 for construction details? You'll add all those?

16 MR. RADAY: Not yet. No comments.

17 MS. MOORE: Planting Design: The
18 applicant should consider substituting the Canadian
19 Serviceberry and the Winterberry, you'll adjust
20 those?

21 MR. RADAY: Yes.

22 MS. MOORE: You'll consider a different
23 species?

24 MR. RADAY: Yes.

25 MS. MOORE: Parking areas should be

1 subdivided with planting islands containing trees and
2 other landscape materials Per Section
3 870-224.B(5)(c).

4 MR. RADAY: Yes. We determined that that
5 wasn't applicable because we are adding trees in the
6 island.

7 MS. MOORE: A 5-foot wide planted buffer
8 is required along all property lines as required
9 under Section 870-244.A(3)(f). A minimum of 5-foot
10 wide planted buffer has been provided along the
11 property lines with the exception of the property
12 line located along the northeast of the property.
13 The plans should be revised to install at least a
14 5-foot wide planted buffer along the property lines
15 adjacent to the existing masonry building or a waiver
16 be requested.

17 MR. RADAY: So we will add the buffer
18 along the MUA lot.

19 MS. MOORE: Okay. I think I may have
20 added that as a waiver so I will remove that. Yes.
21 I'll remove that from the back.

22 MR. SHEEHAN: Dena, can we keep that as a
23 waiver and we'll work with you in case for some
24 reason we can't get the full five feet?

25 MS. MOORE: Okay. I will keep that and

1 I'll note a waiver. And I'll say: Keep here.

2 Foundation plantings are required along
3 all building elevations. The plan proposes
4 foundation plantings along the front building
5 elevation where the side and rear elevations lack
6 foundation plantings. The plan should be revised to
7 include foundation plantings along those sides and
8 rear elevations or a waiver requested.

9 MR. RADAY: So we'll request a waiver but
10 we are going to add the additional foundation
11 planting on the 25th Street side of the building.
12 Obviously, we can't do it in the rear because then --

13 MS. MOORE: Right.

14 MR. RADAY: And then on the east side we
15 don't believe that they're going to survive on that
16 side.

17 MS. MOORE: There's not a lot of space
18 over there that you have.

19 MR. RADAY: No.

20 MS. MOORE: Per Section 870-244.F(3) at
21 least 5 percent of the interior parking area shall be
22 landscaped and at least two trees for each 10 spaces
23 shall be installed within the landscaped islands.
24 Not all the proposed landscaped islands contain
25 trees. The landscaped islands along the center row

1 only contain one tree. Thus, the plan should be
2 revised or a waiver requested.

3 MR. RADAY: So we're requesting a waiver
4 at this time. So based on our calculation, 45 would
5 be required. And we are proposing 12 in the islands.

6 MS. MOORE: Okay.

7 The lighting levels shall comply with
8 the Redevelopment Plan which has a maximum of 4
9 footcandles, and directly under the light, 7
10 footcandles. So you would not need a variance for
11 that.

12 MR. RADAY: Correct.

13 MS. MOORE: On page 11. Per Section
14 870-243.A.10, no more than 0.25 footcandles are
15 permitted 10 feet from the property line. The plans
16 should be revised or a variance requested.

17 MR. RADAY: So we would require a
18 variance for the lighting levels along 25th Street
19 because they spill out into the Right-of-Way and
20 that's done for safety concerns.

21 MS. MOORE: We'll add, that's
22 footcandles at property line for the variance.

23 Per Section 870-243.H, all outdoor
24 lighting not essential for safety and security
25 purposes shall be activated by automatic control

1 devices and turned off during non-operating hours.
2 So since I have that, I know later on under
3 Miscellaneous, I believe, I asked about -- testimony
4 should be provided regarding hours of operation,
5 loading operation and general operations of the
6 proposed facility. So what are the hours of
7 operation?

8 MR. RADAY: So the anticipated hours of
9 operation are 24 hours, 7 days a week.

10 MS. MOORE: So this is something again
11 where this comment is not applicable because the
12 lights will be on?

13 MR. RADAY: Correct.

14 MS. MOORE: So I'll just note 24-hour
15 operation. And the loading operations, the hours for
16 loading?

17 MR. RADAY: Yes. The loading, again,
18 would be a 24-hour operation.

19 MS. MOORE: And then testimony regarding
20 the general operation of the proposed facility.

21 MR. RADAY: So the office areas would
22 only be open 8 hours per day, 5 days a week.
23 Whereas, the warehouse section would be at 24 hours.

24 MS. MOORE: Seven days a week?

25 MR. RADAY: Correct.

1 MS. MOORE: Got it. Twenty-four hours; 7
2 days a week.

3 CHAIRMAN DEJESUS: Do you have a layout
4 of where the office is because I'm looking at a roof
5 and I don't see --

6 MR. SHEEHAN: The office, right now we
7 don't have specific tenants, Mr. Chairman. The
8 anticipation is, we may have up to three tenants,
9 separate tenants. Assuming that we do, the offices
10 would be in the two corners and then in the center
11 here.

12 CHAIRMAN DEJESUS: Is there a renderence
13 of what the building would be looking like?

14 MR. SHEEHAN: Yes. I can have the
15 architect -- Dan, do you want to talk about the
16 building?

17 MR. MARGULIES: The building -- to
18 address some of the previous statements, this is the
19 principal facade of the building along Harrison. You
20 can see two articulated corners, entrances on the
21 right and the left with a central third bay of
22 entrance. This gives the public, the employees and
23 warehouse workers a sense of arrival and scale.

24 And we designed this facade in a
25 three-color scheme. It's a precast concrete system.

1 And with these interlocking bands we are able to
2 achieve a better sense of scale of the building to
3 break up the otherwise massive scale of the building.
4 As you can see here, the truck court is not visible.
5 It's on the north side of the building towards the
6 back. And the --

7 CHAIRMAN DEJESUS: What size of trucks
8 are going to be going through there?

9 MR. MARGULIES: Can we pull the site
10 plan? Here you see the building as it's composed
11 with the south facade being the public side of the
12 building with the parking for passenger cars. The
13 two articulated corners entrances that are ideally
14 placed for the neighborhood. And then the trucks
15 would enter and run in a counter-clockwise
16 direction running north with a proper safe passage
17 isolated from the rest of the public view and exiting
18 out on North 25th Street.

19 CHAIRMAN DEJESUS: What size of trucks
20 are they?

21 MR. MARGULIES: They would go up to
22 WB-67s and some smaller trucks. And we also have
23 trailer parking in the back, a small row, 42 spaces
24 for the loading docks and two drive-up ramps.

25 MR. BURNS: Mr. Chairman, we'll mark the

1 elevations A-2.

2 MR. SHEEHAN: A-3.

3 CHAIRMAN DEJESUS: A-3.

4 MR. BURNS: A-3. I'm sorry.

5 CHAIRMAN DEJESUS: I got one question to
6 that layout. Is the back wide enough for those
7 trucks to back in and out?

8 MR. MARGULIES: Yes.

9 MS. MOORE: A circulation plan was
10 provided for our review.

11 CHAIRMAN DEJESUS: Okay. Is there no
12 signs proposed?

13 MR. SHEEHAN: Not at this time, no. If
14 we had signage, it would comply with the ordinance
15 unless we come back for a variance.

16 CHAIRMAN DEJESUS: Well, yeah, when you
17 have your tenants basically. Understood.

18 MS. MOORE: Since you showed the
19 architectural rendering, that blue is the accent
20 color.

21 MR. MARGULIES: There's actually two.
22 The basic off-white color and then the next hierarchy
23 is the medium gray.

24 MS. MOORE: Right.

25 MR. MARGULIES: And then the blue

1 striping of varying thickness is that color, yes.

2 MS. MOORE: Okay. Because I know that's
3 just a common color right now for the warehouses.
4 There's like a mauve. There's some type of
5 mauve and then there's the blue.

6 MR. MARGULIES: Correct.

7 MS. MOORE: And so I just wanted to see.
8 You're sticking with the blue?

9 MR. MARGULIES: Yes.

10 CHAIRMAN DEJESUS: It looks very nice.

11 MR. MARGULIES: Thank you.

12 MS. MOORE: Are we okay for me to
13 continue?

14 CHAIRMAN DEJESUS: Of course, Dena.
15 Sorry.

16 MS. MOORE: No, no. That's fine. I just
17 want to make sure we're okay.

18 It is the applicant's responsibility to
19 contact PSE&G concerning modifications required to
20 make proposed or install lighting fixtures within the
21 City's Right-of-Way tamper resistant. No dedication
22 will be accepted by the City without the
23 required modification.

24 MR. RADAY: We acknowledge that.

25 MS. MOORE: The Community Impact

1 Statement must include the letters directed to the
2 Zoning Officer/Administrative Officer and signed
3 by a responsible official of the water company and
4 any other utility company or governmental authority
5 or district having jurisdiction in the area which
6 would provide utility service to the proposed
7 development. So if you can add those utility,
8 pretty much Will-Serve letters to the Community
9 Impact Assessment.

10 MR. RADAY: We will.

11 MS. MOORE: The Traffic Impact Study on
12 page 12. The applicant should clarify how
13 delivery vehicles and others will access the site to
14 ensure that the anticipated queuing will not impact
15 surrounding roadways.

16 MR. RADAY: All the proposed truck
17 traffic will enter on the driveway on the righthand
18 side of the property where Kevin has his cursor, in
19 that direction there.

20 MS. MOORE: And then they exit on the --

21 MR. RADAY: Yes.

22 MR. SHEEHAN: The anticipation, Dena, is
23 that this north entrance would be the main entrance
24 and 25th Street would be used as well. We did meet
25 with the neighbors in this area over here. The

1 Housing Authority and Michaels are going to build an
2 affordable housing project over there. They raised
3 some concerns about the intersection at 25th Street.
4 So we're going to work with them.

5 And the County apparently is looking at
6 some improvements on Harrison as well. So we're
7 going work both of them to tweak this intersection to
8 have at least impact as we can there with the idea as
9 far as circulation using the north entrance as much
10 as we can.

11 MS. MOORE: Okay. But then it gets tight
12 over there by the community center so I can see where
13 it's the one-way access.

14 MR. SHEEHAN: Right.

15 MS. MOORE: The applicant's traffic
16 engineer should provide testimony as to the trip
17 generation information provided in support of the
18 calculated numbers and verify if weekend peak hour
19 traffic is not anticipated to be a substantial
20 contributor as projections for that time period were
21 not provided or analyzed. So this is a 24-hour
22 facility, so you would operate the same on weekends
23 as during the week, correct, except for the office
24 area?

25 MR. RADAY: Right. We anticipate the

1 traffic on the weekend would be less only because,
2 you know, the normal employees, you know, Monday
3 through Friday in the residential area would not be
4 obviously working on Saturdays and Sundays. So the
5 traffic impact would be less.

6 MS. MOORE: The applicant's traffic
7 engineer should provide testimony that the on-sight
8 accesses and internal circulation layouts are
9 expected to safely and efficiently accommodate the
10 anticipated traffic volumes.

11 MR. RADAY: Yes. So all internal aisles
12 and entrances have been designed to accommodate the
13 anticipated traffic.

14 MS. MOORE: The applicant's engineer
15 should confirm that adequate site distance in
16 accordance with AASHTO policies exists at all
17 existing and proposed intersections.

18 MR. RADAY: We'll add that sight triangle
19 to all the driveway entrances and the roadways.

20 MS. MOORE: And if an easement is
21 necessary, you'll provide the information for the
22 easement for review, if it's necessary?

23 MR. RADAY: Of course.

24 MS. MOORE: The Visual Impact Assessment
25 must include a discussion of site design and project

1 location alternatives that were considered shall be
2 provided. The discussion shall indicate why an
3 alternative was rejected if it would have resulted in
4 less of a negative impact than the proposed
5 development. That's according to the section
6 regarding the Visual Impact Assessment. We do need
7 to see something about alternatives that were
8 considered if there were any.

9 MR. RADAY: We'll revise the document.

10 MS. MOORE: The Environmental Impact
11 Study, we reviewed the study as prepared by Colliers,
12 The Environmental Impact Statement documents. We
13 note -- we pretty much noted most of the approvals
14 necessary. So the project must comply with the New
15 Jersey Stormwater Management regulations which set
16 forth standards for run-off quantity, water quality
17 and groundwater recharge. The Soil Erosion and
18 Sediment Control Plan shall be approved by the Camden
19 County Soil Conservation District prior to Earth
20 disturbance. We go back into stormwater.

21 The project must comply with the New
22 Jersey Endangered Species Conservation Act of
23 1973.

24 MR. RADAY: We'll comply.

25 MS. MOORE: So it's stating that -- I'm

1 sorry, I just wanted to go back. I guess in -- a
2 review of the DEP landscape project mapping shows a
3 habitat for state threatened and endangered species.
4 So that indicated that State Endangered Bald Eagle,
5 Atlantic Sturgeon, Shortnose Sturgeon, and species of
6 Special Concern, the Great Blue Heron and Cooper's
7 Hawk have foraged, nested, wintering habitat in this
8 area. So you'll comply with any requirements
9 regarding the New Jersey Endangered Species
10 Conservation Act of 1973?

11 MR. RADAY: Yes. As you know, we have to
12 get a Waterfront Development Permit, Army Core so
13 we're going to go through that whole gamit.

14 MS. MOORE: Right. And we'll see what
15 may be going on back there.

16 The project must comply with the New
17 Jersey Freshwater Wetlands Protection Act Rules which
18 were last amended November 7, 2022.

19 MR. RADAY: We acknowledge that.

20 MS. MOORE: You have minor disturbances
21 of freshwater wetlands for the project?

22 MR. RADAY: Yes.

23 MS. MOORE: Construction activities which
24 are requirements. During construction, the applicant
25 shall adhere to the Noise Regulations established

1 sound level limits of 50 decibels during nighttime.
2 That's 10:00 p.m. to 7:00 a.m. and 65 decibels during
3 daytime. That's 7:00 a.m. to 10:00 p.m. as measured
4 at any residential property line.

5 MR. RADAY: We'll comply.

6 MS. MOORE: Continuing in the
7 Environmental Report. Based on the absence of
8 documented historic resources in the site, impacts to
9 known historic resources are not anticipated but
10 the Farragut Sportsman Association, which has an
11 ID Number of #4476, is adjacent to the project site,
12 but impacts are not anticipated. So the DEP State
13 Historic Preservation Office is anticipated to
14 review the Freshwater Wetlands Permit Application to
15 be submitted.

16 If SHPO determines there is a potential
17 impact to historic resources, the applicant will
18 further coordinate with SHPO regarding the
19 appropriate actions to be taken. Should historic or
20 cultural resources be found to exist on-site during
21 construction, the State Historic Preservation Office
22 will be notified. You acknowledge that?

23 MR. RADAY: Yes.

24 MS. MOORE: And finally regarding
25 environmental, Remington & Vernick Engineers

1 encourages the applicant to continue its process of
2 working closely with the DEP, DEP State Historic
3 Preservation Office, the Camden County Soil
4 Conservation District, Camden County Planning Board
5 and the City of Camden to avoid impacts to any
6 environmental features adjacent to and/or on the
7 sight, and to comply with any outstanding issues
8 and obtain all necessary licenses, permits and
9 approvals prior to site development.

10 MR. RADAY: I acknowledge.

11 MS. MOORE: Trash Enclosure. Details of
12 the proposed trash compactor should be provided.

13 MR. RADAY: Yes. We'll provide the
14 manufacturer and the size of the trash compactors.

15 CHAIRMAN DEJESUS: Where is it located
16 at?

17 MR. RADAY: They're in the rear of the
18 property. There's two. There's one on the north
19 side and one on the -- or actually the west side and
20 the east side in the rear.

21 Per Section 870-224.B(14)(a), appropriate
22 landscaping shall be installed around the trash
23 enclosure, or that's the compactors, to form a
24 year-round effective visual screen at the time of
25 planting. Additional plantings should be provided

1 along 25th Street. But we know that you're not able
2 to provide appropriate landscaping so you'll be
3 requesting a waiver of that?

4 MR. RADAY: Correct.

5 MS. MOORE: Around the compactors?

6 MR. RADAY: Yes, because they'll be on
7 the concrete pad in the rear of the property.

8 MS. MOORE: Right. And I have that
9 noted. I'll just say, I have it noted as landscaping
10 around trash enclosure. I'll just add compactors.

11 Signage: No signage has been proposed at
12 this time. Any proposed signage shall comply with
13 Section 870-253.A.

14 MR. RADAY: We acknowledge that.

15 MS. MOORE: The applicant is proposing to
16 consolidate the lots. In accordance with the Tax
17 Assessor's email dated July 6, 2023, she did
18 consolidate. She did note this consolidation would
19 become Block 811, Lot 8 once this is consolidated.
20 So we did receive the written verification from the
21 Tax Assessor. But we understand that you have to go
22 through with the street vacations and everything.
23 Once that's finalize, this property would be known as
24 Block 811, Lot 8.

25 MR. RADAY: That's correct.

1 MS. MOORE: The street vacations must be
2 approved by City Council prior to lots being
3 consolidated. The applicant should indicate whether
4 this consolidation will be by plot or deed.

5 MR. RADAY: It's going to be by deed.

6 MS. MOORE: And you understand that we
7 still have the requirement to submit the documents in
8 a digital submission so 2 flash drives, including the
9 Lot Consolidation Plan in NAD 1983 should be provided
10 to our office for review. The applicant should be
11 aware that final signatures of approval and the
12 building permits will not be issued until the
13 required information is received.

14 MR. RADAY: We acknowledge that.

15 MS. MOORE: Miscellaneous: The applicant
16 should verify the variance being requested for the
17 parking setback along Harrison Avenue and confirm the
18 80-foot setback requirement.

19 MR. RADAY: It's 31.5.

20 MR. SHEEHAN: It's a 40-foot requirement,
21 right?

22 MR. RADAY: Right.

23 MS. MOORE: Yes.

24 And I do have noted that from the
25 Redevelopment Plan you would be requesting a

1 deviation for parking within the front yard setback.

2 MR. RADAY: Correct.

3 MS. MOORE: The applicant should confirm
4 that the building constructed on-site will be
5 substantially consistent with the architectural
6 rendering provided to the Board. Our office
7 recommends that this is a condition of approval.

8 MR. SHEEHAN: We acknowledge that, yes.

9 MS. MOORE: Okay. You provided the
10 information regarding the hours of operation.

11 Per Section 870-224.B(19), all exterior
12 electrical and mechanical equipment at ground level
13 such as transformers, shall be screened and located
14 at the side or rear of the building and away from the
15 entrances.

16 MR. RADAY: We will comply.

17 MS. MOORE: Improvements are proposed
18 within the wetlands buffer area so DEP approval will
19 be necessary. You acknowledge that?

20 MR. RADAY: Yes, we acknowledge.

21 MS. MOORE: And the applicant/owner are
22 reminded that site safety is their responsibility.
23 You'll add the site safety note to your plan?

24 MR. RADAY: Of course, yes.

25 MS. MOORE: And the Summary of Variances

1 and Waivers: I have from the Redevelopment Plan,
2 parking within front yard setback. And Section
3 870-243.A.10, footcandles at the property line.

4 MR. RADAY: Yes.

5 MS. MOORE: Just 2 variances.

6 MR. RADAY: Yes.

7 MS. MOORE: And then Waivers, I have
8 Section 870-224.B.14(a), landscaping around the trash
9 compactor. I removed the waiver for the parking in
10 the front yard. We're keeping Section 870-244.A -- I
11 guess -- I'm sorry. I crossed it out. That's for
12 the 5-foot wide planted buffer. We're keeping that.
13 Section 870-244.C(6), the foundation plantings. And
14 Section 870-244.F(3), the interior parking islands,
15 the trees in the parking islands.

16 MR. RADAY: Yes.

17 MS. MOORE: You're aware of the approval
18 process as listed on page 18 and 19. Any questions,
19 you can call me.

20 MR. RADAY: Thank you.

21 MS. MOORE: And Outside Agency Approvals,
22 I have noted Camden County Planning Board, Camden
23 County Soil Conservation District, Camden County
24 Municipal Utilities Authority, New Jersey Department
25 of Environmental Protection. So for DEP I have both

1 wetlands and waterfront development.

2 MR. RADAY: Yes.

3 MS. MOORE: Are there any other approvals
4 that you think are necessary?

5 MR. RADAY: Yes. US Army Core of
6 Engineers.

7 MS. MOORE: I have added that. Okay.
8 Thank you. Mr. Chairman, that concludes our review.

9 CHAIRMAN DEJESUS: Awesome. Does anyone
10 on the Board have any questions related to this
11 project?

12 MS. CREAN: I have questions.

13 CHAIRMAN DEJESUS: Go ahead, Erin.

14 MS. CREAN: My first question is about
15 the truck size. I'm not sure what those letters and
16 numbers meant. Is that an 18-wheeler; is that box
17 trucks; is that somewhere in between?

18 MR. RADAY: No, it's an 18-wheeler.

19 MS. CREAN: Okay. So my next question
20 is, you mentioned the warehouse is going to be a
21 24-hour operation. Does that mean trucks,
22 18-wheelers, are going to be coming in and out 24
23 hours, different hours 24-hours a day or does that
24 mean, there will be employees in the warehouse 24
25 hours a day, not necessarily trucks coming in and

1 out?

2 MR. RADAY: Yes. Trucks would be coming
3 in and out during that 24-hour period.

4 MS. CREAN: Okay.

5 CHAIRMAN DEJESUS: But you don't know
6 when?

7 MR. TAPPANA: Can I provide a little more
8 color about the operation?

9 MS. CREAN: Yes.

10 MR. TAPPANA: So basically most of the
11 truck traffic happens generally between 7:00 a.m. and
12 8:00 p.m. In the evening time, there's usually like
13 what we call a skeleton crew. There's usually a crew
14 in the building that's doing janitorial services,
15 security and they're repositioning pallets for the
16 next day. So trucks may arrive at night but it's not
17 common. It's unlikely that that happens.

18 MS. CREAN: Okay. Thank you.

19 MS. MOORE: Did Mr. Tappana get sworn in?
20 I wasn't sure.

21 MR. SHEEHAN: Yes, he was.

22 MS. MOORE: Okay.

23 MS. CREAN: And then the next thing I
24 wanted to ask, I see a tab here that says truck rail,
25 Exhibit 4. Can we see that?

1 MR. SHEEHAN: The idea is that they have
2 to go down Harrison Avenue to State Street and then
3 either left or right on State Street. If they go
4 left, they would come up the River, River over to
5 Federal, and then they can access Admiral Wilson
6 Blvd. from Federal Street.

7 In one of the plans, one of the City
8 plans for roads, it also has heading north to 7th
9 Street and then left on 7th Street as a major
10 roadway. I think that's less likely but that's one
11 of the City planning documents identified that route
12 as well.

13 MS. CREAN: And Harrison Avenue can
14 handle 18-wheeler traffic?

15 MR. SHEEHAN: Yes.

16 MR. RADAY: Yes.

17 MS. CREAN: My other question is for
18 Joe. I'm just curious, were there alternate
19 locations considered?

20 MR. RADAY: I would have to pump that to
21 the applicant.

22 MR. TAPPANA: Could you repeat the
23 question again? Sorry.

24 MS. CREAN: Were alternate locations that
25 perhaps aren't so close to residential neighborhoods

1 considered? I know that part of the City.

2 MR. TAPPANA: Yeah. The sites like we
3 say it's one-of-one. It's so close to the Center
4 City. The only other site that I'm aware of with
5 this scale is controlled by Matrix off of 30.

6 MS. CREAN: That's all I have, Chairman.

7 CHAIRMAN DEJESUS: Anyone else have any
8 interest in questions related to this project?

9 Hearing none, I open it up to the --

10 VICE-CHAIRMAN LEE: Mr. Chairman. Did
11 you guys address the issue of lighting? Did I miss
12 that?

13 CHAIRMAN DEJESUS: Yes, you did.

14 VICE-CHAIRMAN LEE: Okay. No problem.
15 That's all.

16 CHAIRMAN DEJESUS: Dena explained in
17 detail in reference to the way the lights were going
18 to be covering the area.

19 VICE-CHAIRMAN LEE: Okay. I missed it.
20 Thank you.

21 MS. MOORE: They meet the requirements,
22 Mr. Lee, for the Redevelopment Plan. In this area,
23 the Redevelopment Plan has a slighted elevated
24 lighting levels which they meet.

25 VICE-CHAIRMAN LEE: Got you.

1 MS. MOORE: We're fine with that. They
2 just needed a variance for the footcandles at the
3 property. They would reduce -- well, they know to
4 reduce any spillage on neighboring properties.

5 VICE-CHAIRMAN LEE: Thank you. One of my
6 concerns, right.

7 CHAIRMAN DEJESUS: Mr. Sheehan, do you
8 know the kind of clientele who is going to maybe use
9 this building?

10 MR. SHEEHAN: Aaron, do you want to
11 address that?

12 MR. TAPPANA: Yes. It could be anybody.
13 Typically, our tenants are Fortune 500 companies.
14 And we also expect that this facility could generate
15 interest for more local type businesses; somebody
16 maybe operating what we call Class B or C building; a
17 building that's a little bit more dated, lower clear
18 height and they're looking to grow their operation
19 into something bigger. And we expect to get some
20 interest from local users.

21 MS. MOORE: And once you have an
22 end-user, if you have any major modifications with
23 that building, you would come back for an amendment
24 too, right?

25 MR. TAPPANA: Yes, we understand.

1 CHAIRMAN DEJESUS: Because if you're only
2 going to use a certain portion of it and the other
3 portion is still not occupied, you're going need to
4 do that.

5 MR. TAPPANA: Yes.

6 CHAIRMAN DEJESUS: Anybody else on the
7 Board? If not, I'm going to open up to the public.
8 Doctor Williams, do you have anybody?

9 DR. WILLIAMS: No, sir. I'm scanning the
10 list now and I don't see any hands up at this point.

11 CHAIRMAN DEJESUS: We'll close the public
12 portion of this application and come back to the
13 Board and request an approval or a motion in relation
14 to the --

15 MR. BURNS: Mr. Chairman, the motion you
16 made to approve can be two-fold. It can be a motion
17 to approve the Street Vacation as well as a motion to
18 approve Preliminary and Final Site Plan approval.

19 CHAIRMAN DEJESUS: Let's do the street
20 first and then we'll do the site plan.

21 MR. BURNS: You can do them all at once
22 because they address them all in one application. So
23 the motion can be, Street Vacation and Preliminary
24 and Final Major Plan Approval.

25 CHAIRMAN DEJESUS: Do we have a motion,

1 please?

2 MR. HUMPHREY: Motion.

3 MR. BURNS: Motion by Mr. Humphrey.

4 CHAIRMAN DEJESUS: Mr. Humphrey, you're
5 motioning what, may I ask?

6 MR. HUMPHREY: The street.

7 MR. BURNS: Motion to approve.

8 CHAIRMAN DEJESUS: Vacate street and also
9 the preliminary --

10 MR. HUMPHREY: Are we doing both or one?

11 MR. BURNS: We're going to do both in one
12 motion.

13 MR. HUMPHREY: Okay. Both then.

14 CHAIRMAN DEJESUS: Thank you.

15 MR. BURNS: Thank you, sir.

16 CHAIRMAN DEJESUS: I need a second.

17 DIRECTOR WALKER: Second.

18 MS. MOORE: If we can just include the
19 variances and waivers that I have noted in the
20 letter.

21 DIRECTOR WALKER: Including the variances
22 and waivers.

23 MS. MOORE: Thank you.

24 CHAIRMAN DEJESUS: Roll call.

25 MS. MILLER: Jose DeJesus.

1 CHAIRMAN DeJESUS: Yes.

2 MS. MILLER: Mr. Lee.

3 VICE-CHAIRMAN LEE: Yes.

4 MS. MILLER: Director Walker.

5 DIRECTOR WALKER: Yes.

6 MS. MILLER: Ms. Crean.

7 MS. CREAN: Yes.

8 MS. MILLER: Mr. Thomas.

9 MR. THOMAS: Yes.

10 MS. MILLER: Mr. Humphrey.

11 MR. HUMPHREY: Yes.

12 MS. MILLER: Ms. Fraction.

13 MS. FRACTION: Yes.

14 MS. MILLER: Motion carried to approve.

15 Thank you.

16 MR. SHEEHAN: Thank you.

17 MR. TAPPANA: Thank you.

18 MS. MOORE: Thank you.

19 CHAIRMAN DEJESUS: You're quite welcome.

20 I believe that's it. Now we need to adopt the
21 following Resolutions, if there's any, Mr. Burns.

22 MR. BURNS: There's two things, Mr.
23 Chairman. We have to review and approve the 2024
24 meeting dates. You have that in your packet. I need
25 to motion to approve the 2024 Planning Board meeting

1 dates.

2 MS. CREAN: So moved.

3 MR. BURNS: Do we have a second?

4 DIRECTOR WALKER: Second.

5 MR. BURNS: Thank you Director Walker.

6 Roll call.

7 CHAIRMAN DeJESUS: Roll call.

8 MS. MILLER: Jose DeJesus.

9 CHAIRMAN DeJESUS: Yes.

10 MS. MILLER: Mr. Lee.

11 VICE-CHAIRMAN LEE: Yes.

12 MS. MILLER: Director Walker.

13 DIRECTOR WALKER: Yes.

14 MS. MILLER: Erin Crean.

15 MS. CREAN: Yes.

16 MS. MILLER: Mr. Thomas.

17 MR. THOMAS: Yes.

18 MS. MILLER: Mr. Humphrey.

19 MR. HUMPHREY: Yes.

20 MS. MILLER: Ms. Fraction.

21 MS. FRACTION: Yes.

22 MS. MILLER: Motion carried to approve.

23 MR. BURNS: Mr. Chairman, the only

24 Resolutions are carry-overs from November. They are

25 the Holtec office building, 2360 Broadway, Resolution

1 to approve. And the Impulse Properties, LLC
2 Resolution, 300 Jefferson.

3 CHAIRMAN DEJESUS: I need a motion to
4 approve.

5 VICE-CHAIRMAN LEE: So moved.

6 DIRECTOR WALKER: Second.

7 CHAIRMAN DEJESUS: Roll call, Angela.

8 MS. MILLER: Jose DeJesus.

9 CHAIRMAN DeJESUS: Yes.

10 MS. MILLER: Mr. Lee.

11 VICE-CHAIRMAN LEE: Yes.

12 MS. MILLER: Director Walker.

13 DIRECTOR WALKER: Yes.

14 MS. MILLER: Ms. Crean.

15 MS. CREAN: Abstain.

16 MS. MILLER: Omari Thomas.

17 MR. THOMAS: Yes.

18 MS. MILLER: Rashid Humphrey.

19 MR. HUMPHREY: Abstain.

20 MS. MILLER: Ms. Fraction.

21 MS. FRACTION: Yes.

22 MS. MILLER: Motion carried to approve.

23 Thank you.

24 CHAIRMAN DEJESUS: I need a motion to
25 adjourn.

1 MS. CREAN: So moved.
2 VICE-CHAIRMAN LEE: Second.
3 CHAIRMAN DeJESUS: Roll call.
4 MS. MILLER: Jose DeJesus.
5 CHAIRMAN DeJESUS: Yes.
6 MS. MILLER: Mr. Lee.
7 VICE-CHAIRMAN LEE: Yes.
8 MS. MILLER: Director Walker.
9 DIRECTOR WALKER: Yes.
10 MS. MILLER: Ms. Crean.
11 MS. CREAN: Yes.
12 MS. MILLER: Mr. Thomas.
13 MR. THOMAS: Yes.
14 MS. MILLER: Mr. Humphrey.
15 MR. HUMPHREY: Yes.
16 MS. MILLER: Ms. Fraction.
17 MS. FRACTION: Yes.
18 MS. MILLER: Motion carried to approve.

19 - - -

20 (*Meeting concluded at 7:37 p.m.*)
21
22
23
24
25

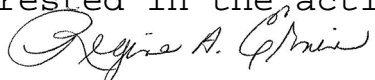
1 CERTIFICATION

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.

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