

In The Matter Of:
CITY OF CAMDEN
PLANNING BOARD

Transcript of Meeting
March 14, 2024

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PLANNING BOARD
CITY OF CAMDEN

- - - -

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

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

STEVEN LEE, VICE-CHAIRMAN
COUNCILWOMAN JANNETTE RAMOS
DIRECTOR KEITH WALKER
IAN LEONARD
COUCILWOMAN JANNETTE RAMOS
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
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 LEE: Good evening. The meeting
2 will not come to order. By the direction of the
3 Planning Board Chairman Jose DeJesus, Jr. of the City
4 of Camden, there will be a regularly scheduled
5 meeting held on Thursday, March 14, 2024 at
6 6:00 p.m.

7 Since the City of Camden remains under a
8 declaration of a Health Emergency related to the
9 COVID-19 virus, City Hall is open. Therefore, this
10 regular scheduled meeting will be conducted as a
11 virtual meeting via a remote conferencing platform,
12 ZOOM. Instructions on accessing this virtual
13 regularly scheduled Planning Board meeting and
14 meeting agenda can be found on the City of Camden's
15 website. Reading of the Opening Statement, Angela.

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

1 Inquirer. These newspapers have been designated by
2 this Board to receive same, and filing a copy thereof
3 with the City Clerk, City of Camden, New Jersey. The
4 subject meeting was publicized on March 11, 2024.

5 VICE-CHAIRMAN LEE: Roll call.

6 MS. MILLER: Jose DeJesus. Steven Lee.

7 VICE-CHAIRMAN LEE: Present.

8 MS. MILLER: Mayor Carstarphen.

9 Director Walker.

10 DIRECTOR WALKER: Present.

11 MS. MILLER: Ian Leonard.

12 MR. LEONARD: Here.

13 MS. MILLER: Councilwoman Ramos.

14 COUNCILWOMAN RAMOS: Present.

15 MS. MILLER: Erin Crean.

16 MS. CREAN: Present.

17 MS. MILLER: Mr. Thomas. Mr. Humphrey.

18 Ms. Fraction.

19 MS. FRACTION: Present.

20 MS. MILLER: Thank you.

21 VICE-CHAIRMAN LEE: At this time we are
22 have a vote for the approval of the Planning Board
23 Public Meeting Minutes held on February 8, 2024.

24 MS. MILLER: I need a motion.

25 MR. LEONARD: So moved.

1 MS. CREAN: Second.

2 MR. BURNS: Motion by Ian and seconded by
3 Ms. Crean.

4 VICE-CHAIRMAN LEE: Roll call, please.

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: Councilwoman Ramos.

12 COUNCILWOMAN RAMOS: Yes.

13 MS. MILLER: Ms. Crean.

14 MS. CREAN: Yes.

15 MS. MILLER: Ms. Fraction.

16 MS. FRACTION: Yes.

17 Thank you.

18 VICE-CHAIRMAN LEE: At this time, we have
19 the swearing in of all professionals and planning
20 staff.

21 MR. BURNS: Thank you Mr. Vice-Chair.
22 For our professionals and staff, raise your right
23 hand.

24 - - -

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

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

4 - - -

5 VICE-CHAIRMAN LEE: Okay. Planning Board
6 Director's Report, please, if there's one.

7 DR. WILLIAMS: Just one item,
8 Mr. Vice-Chair and Members of the Board, just a
9 reminder to all who are currently on the TEAMS
10 platform, that heretofore we're going to be moving
11 forward with TEAMS. So if you have any questions or
12 problems getting on TEAMS, just let us know and we'll
13 do all that we can to assist you. Mr. Vice-Chair,
14 that ends my report for this evening.

15 VICE-CHAIRMAN LEE: Moving forward with
16 New Business. We have Certificates of
17 Appropriateness. Do you guys want to handle this
18 simultaneously at the same time --

19 DR. WILLIAMS: Yes.

20 VICE-CHAIRMAN LEE: -- or break it up?

21 DR. WILLIAMS: Can do it in one block,
22 Mr. Vice-Chair.

23 MR. BURNS: You want me to just read them
24 out loud, Vice-Chair real quick?

25 VICE-CHAIRMAN LEE: Go ahead.

1 MR. BURNS: Under New Business we have
2 Certificate of Appropriateness for Eva David, 1339
3 Argus Road. Another one for ETTYE Gainey, 1319 Argus
4 Road. Cynthia Stong, 1328 Argus Road. Sol M.
5 Claudio, 3021 N. Constitution Road. Arrrwannah B.
6 Pollitt, 3011 Essex Road. Roberto Vazquez, 3116
7 Tuckahoe Road. Heart of Camden, 1811 Broadway. And
8 Edward Samuels, 646 Berkley Street. All of them
9 appeared before the committee.

10 Doctor Williams, is there any issues or
11 any concerns that you have with any of the
12 Certificates of Appropriateness tonight?

13 DR. WILLIAMS: To the Board, Vice-Chair
14 and Members of the Board, no questions or concerns.
15 There are several applicants that are going through
16 our grant program through housing services which is
17 why Ms. Watkins is online. I don't see anyone in the
18 public on the call tonight. So I think it's safe
19 enough to move forward with the C of A's.

20 MR. BURNS: So we just need a motion for
21 approval of the all C of A's.

22 COUNCILWOMAN RAMOS: So moved.

23 MS. CREAN: Second.

24 MR. BURNS: Roll call.

25 MS. MILLER: Mr. Lee.

1 VICE-CHAIRMAN LEE: Yes.

2 MS. MILLER: Director Walker.

3 DIRECTOR WALKER: Yes.

4 MS. MILLER: Mr. Leonard.

5 MR. LEONARD: Yes.

6 MS. MILLER: Councilwoman Ramos.

7 COUNCILWOMAN RAMOS: Yes.

8 MS. MILLER: Ms. Crean.

9 MS. CREAN: Yes.

10 MS. MILLER: Ms. Fraction.

11 MS. FRACTION: Yes.

12 MS. MILLER: Motion carried to approve.

13 Thank you.

14 MR. BURNS: Mr. Vice-Chair, we do have
15 some Resolutions to address tonight. We have the
16 Certificates of Appropriateness that were approved in
17 February. We have Rutgers; Angel Pagan;
18 Rose E. Rivera Gallardo; Valerie Roundtree and Made
19 to Move, LLC. Those were all for approvals.

20 And we have a denial for Pablo Reyes.
21 You may recall Mrs. Reyes came before us. She
22 explained her situation with not getting the zoning
23 permits and the issue she had with her contractor
24 which we were very sympathetic too. So that is being
25 denied without prejudice in allowing her to obviously

1 refile when she has everything she needs to proceed.

2 We also have the Resolution regarding the
3 amendments to Section 870-230R and 87-268C. And the
4 Resolution of Approval for Preliminary and Final Site
5 Plan for SC Garden State Growth Zone Urban Renewal
6 Development Entity, Inc., One Subaru Drive.

7 So those are the Resolutions to be
8 approved tonight with the one Resolution for the
9 denial for Reyes.

10 VICE-CHAIRMAN LEE: Do you want to
11 separate the denial when we do the vote or you just
12 want to wait for the approvals?

13 MR. BURNS: Let's to all the approvals
14 first for Rutgers, Pagan, Rivera, Roundtree, Made to
15 Move, LLC. So we just need a motion on those.

16 VICE-CHAIRMAN LEE: Motion please.

17 MS. CREAN: So moved.

18 DIRECTOR WALKER: Second.

19 CHAIRMAN DeJESUS: Roll call.

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. Crean.

4 MS. CREAN: Yes.

5 MS. MILLER: Ms. Fraction.

6 MS. FRACTION: Yes.

7 MS. MILLER: Motion carried to approve.

8 Thank you.

9 MR. BURNS: Then I need a motion to
10 memorialize the denial of the Certification of
11 Appropriateness for Pablo Reyes.

12 COUNCILWOMAN RAMOS: Motion by Ms. Ramos.

13 MS. CREAN: Second.

14 VICE-CHAIRMAN LEE: Roll call.

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: Councilwoman Ramos.

22 COUNCILWOMAN RAMOS: Yes.

23 MS. MILLER: Ms. Crean.

24 MS. CREAN: Yes.

25 MS. MILLER: Ms. Fraction.

1 MS. FRACTION: Yes.

2 MS. MILLER: Motion carried to deny
3 without prejudice.

4 MR. BURNS: And Mr. Vice-Chair, we can do
5 the Resolutions to approve the Preliminary and Final
6 Site Plan for SC Garden State Growth Zone Urban
7 Renewal, and for the amendments to the Zoning
8 Ordinances in one motion.

9 VICE-CHAIRMAN LEE: So moved.

10 MS. FRACTION: Second.

11 MR. BURNS: Thank you, Brenda.

12 CHAIRMAN DeJESUS: Roll call.

13 MS. MILLER: Mr. Lee.

14 VICE-CHAIRMAN LEE: Yes.

15 MS. MILLER: Director Walker.

16 DIRECTOR WALKER: Yes.

17 MS. MILLER: Mr. Leonard.

18 MR. LEONARD: Yes.

19 MS. MILLER: Councilwoman Ramos.

20 COUNCILWOMAN RAMOS: Yes.

21 MS. MILLER: Ms. Crean.

22 MS. CREAN: Yes.

23 MS. MILLER: Ms. Fraction.

24 MS. FRACTION: Yes.

25 MS. MILLER: Motion carried to approve.

1 Thank you.

2 VICE-CHAIRMAN LEE: I guess that's it,
3 right?

4 MR. BURNS: Yes, sir.

5 MS. MILLER: We need a motion to
6 adjourn.

7 MR. LEONARD: So moved.

8 VICE-CHAIRMAN LEE: Second.

9 CHAIRMAN DeJESUS: Roll call.

10 MS. MILLER: Mr. Lee.

11 VICE-CHAIRMAN LEE: Yes.

12 MS. MILLER: Director Walker.

13 DIRECTOR WALKER: Yes.

14 MS. MILLER: Mr. Leonard.

15 MR. LEONARD: Yes.

16 MS. MILLER: Councilwoman Ramos.

17 COUNCILWOMAN RAMOS: Yes.

18 MS. MILLER: Ms. Crean.

19 MS. CREAN: Yes.

20 MS. MILLER: Ms. Fraction.

21 MS. FRACTION: Yes.

22 MS. MILLER: Motion carried to adjourn.

23 Thank you all and have a good night.

24 - - -

25 (*Meeting concluded at 6:21 p.m.*)

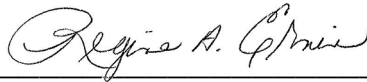
1 CERTIFICATION

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 

19 _____
20 Regine A. Ervin, CCR
21 Certified Court Reporter
22 License #30XI000222200

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