

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

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*Transcript of Meeting*  
*May 9, 2024*

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PLANNING BOARD  
CITY OF CAMDEN

- - - -

Thursday, May 9, 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, TEAMS,  
commencing at 6:05 p.m.

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

- JOSE DeJESUS, CHAIRMAN
- DIRECTOR KEITH WALKER
- IAN LEONARD
- COUNCILWOMAN JANNETTE RAMOS
- RASHID HUMPHREY
- OMARI THOMAS
- ERIN CREAN

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

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

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1                   CHAIRMAN DEJESUS: Good evening. We'll  
2 call this meeting to order. By the direction of the  
3 Planning Board Chairman Jose DeJesus, Jr., the City  
4 of Camden, there will be a regularly scheduled  
5 meeting held on Thursday, May 9, 2024 at 6:00 p.m.

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

15                   MS. MILLER: Good evening. Adequate  
16 notice of this meeting has been provided in  
17 accordance with the Open Public Meeting Act. The  
18 Camden City Planning Board adopted a Resolution  
19 approving a schedule of regular meetings to be held  
20 during the year of 2024 by, one, posting a copy  
21 thereof on the bulletin boards reserved for such  
22 purpose in the Office of City Clerk, City Hall, 1st  
23 floor, Camden, New Jersey; two, transmitting a copy  
24 thereof to the Courier Post and to the Philadelphia  
25 Inquirer. These newspapers have been designated by

1 this Board to receive same, and filing a copy thereof  
2 with the City Clerk, City of Camden, New Jersey. The  
3 subject meeting was publicized on May 6, 2024.

4 CHAIRMAN DeJESUS: Roll call.

5 MS. MILLER: Jose DeJesus.

6 CHAIRMAN DEJESUS: Here.

7 MS. MILLER: Steven Lee. Mayor

8 Carstarphen. Director Keith Walker. Ian Leonard.

9 MR. LEONARD: Here.

10 MS. MILLER: Councilwoman Jannette Ramos.

11 COUNCILWOMAN RAMOS: Present.

12 MS. MILLER: Erin Crean.

13 MS. CREAN: Present.

14 MS. MILLER: Omari Thomas.

15 MR. THOMAS: Present.

16 MS. MILLER: Rashid Humphrey. Brenda

17 Fraction. Thank you.

18 CHAIRMAN DEJESUS: Approval of Planning

19 Board Meeting Public Hearing Minutes of April 11,

20 2024. I need a motion to that, please.

21 MR. LEONARD: Motion to approve.

22 MR. THOMAS: Second.

23 MR. BURNS: We have a motion by

24 Mr. Leonard and a second by Mr. Burns.

25 CHAIRMAN DeJESUS: Roll call.

1 MS. MILLER: Jose DeJesus.

2 CHAIRMAN DeJESUS: Abstain.

3 MS. MILLER: Mr. Leonard.

4 MR. LEONARD: Yes.

5 MS. MILLER: Councilwoman Ramos.

6 COUNCILWOMAN RAMOS: Yes.

7 MS. MILLER: Ms. Crean.

8 MS. CREAN: Yes.

9 MS. MILLER: Mr. Thomas.

10 MR. THOMAS: Yes.

11 MS. MILLER: Thank you. Motion carried  
12 to approve.

13 CHAIRMAN DEJESUS: Swearing in of all  
14 professional and Planning staff.

15 MR. BURNS: Mr. Chairman, for our  
16 professionals, please raise your right hand.

17 - - -

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

22 - - -

23 CHAIRMAN DEJESUS: Planning Board  
24 director's report?

25 DR. WILLIAMS: Yes, Mr. Chairman and

1 members of the Planning Board. Just one note  
2 regarding the agenda. Under New Business, Items A,  
3 B, & C, I would respectfully ask that we vote for  
4 them in block. I'm the secretary and member of the  
5 HPC and I have no comments or anything adverse  
6 regarding these three recommendations from Items A, B  
7 & C. B & C have been through the HPC for facade  
8 treatments. And New Business A came in via one of  
9 our grants from our grant program through the  
10 Division of Housing Services. But overall, I have no  
11 issues with the three.

12 CHAIRMAN HANCE: Anything else, Doctor?

13 DR. WILLIAMS: No, sir.

14 CHAIRMAN HANCE: Then we go into New  
15 Business. And since we mentioned that the  
16 Certificate of Appropriateness is not having any  
17 issues from the Historical Review Committee, is there  
18 anyone on the Board having any concerns or questions  
19 with reference to any of the three that were  
20 mentioned? Since there's none, I'll open up to the  
21 public. Anyone here from the public who like to  
22 respond positive or negative in reference to any of  
23 these three applications?

24 MR. BURNS: And just for the record,  
25 Mr. Chairman, it's Henry Williams, 2993 Sumter Road;

1 NPC622 Cooper Street; and Lawrence Miles, 111 N. 6th  
2 Street are the three referenced by Dr. Williams.

3 MS. MILLER: Also for the record, can you  
4 let the record show that Mr. Humphrey is on our  
5 Planning Board member, is now present for the  
6 meeting.

7 DR. WILLIAMS: And Director Keither  
8 Walker as well.

9 MS. MILLER: Thank you.

10 CHAIRMAN DEJESUS: Hearing none from the  
11 public, therefore, a motion should be ordered.

12 MR. LEONARD: So moved.

13 MS. CREAN: Second.

14 CHAIRMAN DeJESUS: Roll call.

15 MS. MILLER: Jose DeJesus.

16 CHAIRMAN DeJESUS: 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: Mr. Thomas.



1 MR. THOMAS: Yes.

2 MS. MILLER: Mr. Humphrey.

3 MR. HUMPHREY: Yes.

4 MS. MILLER: Motion carried to approve.

5 Thank you.

6 CHAIRMAN DEJESUS: Preliminary and Final  
7 Site Plan for 960 & 966 North Street, Block 932, Lots  
8 31, 32 & 33 will not be heard. It has to go to the  
9 Zoning Board to get approval first.

10 So we're moving on to Item E which is  
11 Preliminary & Final Site Plan, The Heard of Camden,  
12 1811 S. Broadway, Block 480, Lot 27. The applicant  
13 is proposing construction of a three-story addition  
14 on the rear of the vacant building. The 1st floor  
15 will have a Makerspace focused on pottery, as well as  
16 a ground floor retail space. The tenant, which is  
17 TBD based on an RFP process. The 2nd floor will be a  
18 community art classroom, and the 3rd floor will be  
19 leasable artist studio space. There will  
20 construction of a one-story addition on the rear of  
21 the building for additional pottery space. Is the  
22 applicant here?

23 MR. CIESLIK: Good evening, the applicant  
24 is here. My name is Vincent Cieslik from Capehart &  
25 Scatchard on behalf of the applicant, Heart of Camden

1 pertaining to the project at 1811 S. Broadway  
2 pertaining to the project at 1811 S. Broadway. I  
3 have several witnesses available tonight to testify,  
4 Rod Ritchie, our engineer. And we also have  
5 available our architects, if needed, as well as Heart  
6 of Camden's representatives, Mike Morgan and Carlos  
7 Morales.

8           Heart of Camden is a local  
9 non-for-profit. I think it's probably well-known to  
10 the Board for their good work here in the City of  
11 Camden. They have been involved in numerous  
12 community projects; renovations of homes in this area  
13 particularly on these blocks. And they do a lot of  
14 great work in the community creating good community  
15 space. I listened to the description of the project  
16 and I thought that was very descriptive. So I'd like  
17 to, if it's okay with the Board, move on and call our  
18 first witness, Mr. Rod Ritchie.

19           CHAIRMAN DEJESUS: I want them to be all  
20 sworn in first, please. Because any time any of them  
21 decide to speak, they'll already been sworn in.

22           MR. CIESLIK: Understood.

23           MR. BURNS: Counsel, for your witnesses,  
24 if they can all please raise their right hands.

25           - - -

1           RODMAN RITCHIE, P.E., BRIAN YODER, R.A;  
2 MICHAEL MORGAN, first been duly sworn/affirmed, was  
3 examined and testified as follows:

4                         - - -

5           MR. BURNS: When counsel calls you as  
6 needed, you've already been sworn. You can provide  
7 your credentials for the record. And, Counsel, the  
8 way the chair likes to run the meetings, we have  
9 received a Remington & Vernick Engineering review  
10 letter dated May 3, 2024.

11           We have our esteemed engineer with us  
12 tonight, Dena Johnson, who will go through that  
13 review letter. And we normally go through the letter  
14 and then we address any questions. Dena will ask if  
15 there are any questions, any issues. That's normally  
16 the way we proceed. Do you take any issue with that?

17           MR. CIESLIK: No, not all. Thank you,  
18 Mr. Burns.

19           MR. BURNS: I'd be happy to help.  
20 Mr. Chairman, back to you.

21           CHAIRMAN DEJESUS: The only thing and I  
22 appreciate if it's possible if we see any  
23 architectural drawings of the proposed  
24 construction?

25           MR. BURNS: So at some point you can

1 share your screen so the Board can see --

2 MR. RITCHIE: Vince, if you'd like, I can  
3 show the site plan rendering and the overall aerial  
4 exhibit to orient the Board?

5 CHAIRMAN DEJESUS: I would appreciate  
6 that.

7 MR. CIESLIK: Right after you bring that  
8 up, Rod, I just like to go through your background  
9 and qualify you as an expert and get the Board  
10 approval of your -- to testify tonight as an  
11 expert.

12 MR. RITCHIE: Sure. As a matter of fact,  
13 do you want to do that now before so you can see me  
14 on the screen?

15 MR. DEJESUS: That's perfect.

16 MR. CIESLIK: Can you give your  
17 background, education and credentials?

18 MR. RITCHIE: Yes. As the Board may  
19 recall from my previous appearances before this  
20 Board, I am a civil engineer. I have a civil  
21 engineering degree from Lehigh University, both a  
22 Bachelor's of Science and a Master's of Science.

23 I've been practicing professional  
24 engineering in the State of New Jersey for over 20  
25 years. And I have been recognized as an expert in

1 the field of civil engineering by this Board in the  
2 past.

3 MR. BURNS: Mr. Chairman, we can accept  
4 this gentleman. We have recognized him and accepted  
5 him in the past.

6 CHAIRMAN DEJESUS: No problem.

7 MR. RITCHIE: I'll share my screen here.  
8 And just to orient the Board quickly to the project  
9 location. This is an aerial map that shows the  
10 subject property here, 1811 Broadway, fronting on  
11 Broadway in the vicinity of Ferry Avenue, Jasper  
12 Street and Emerald Street to the south.

13 And if you zoom in, I'll show you a  
14 colored rendered site plan of what we're proposing to  
15 do. A portion of the existing building is to remain  
16 and then a portion of the building is to be  
17 demolished and replaced with a three-story addition,  
18 as well as a single story portion of that addition on  
19 the west side of the site.

20 In addition, we're proposing a four-foot  
21 diameter cistern to manage stormwater in accordance  
22 with the regulations in the City of Camden  
23 requirements. And a brick patio paver for outdoor  
24 space that's part of this Makerspace project. So I  
25 can leave this up. Do you want to hear more or do

1 you want to go to --

2 CHAIRMAN DEJESUS: We'd like to go  
3 directly to our engineer. Are you ready, Dena?

4 MS. MOORE: Yes, I'm starting.

5 Mr. Chairman, I'm referring to Remington  
6 & Vernick's letter dated May 3rd, 2024, starting on  
7 page 2 under the Zoning Requirements.

8 The applicant's proposed uses, retail and  
9 recreational uses, are in conformance with the  
10 permitted principal uses of the C-1 Zone per Section  
11 870-62. The applicant should provide testimony  
12 regarding the proposed use, including the operation  
13 of the classroom, studios, and retail spaces, number  
14 of employees and hours of operation. A tenant for  
15 the uses should also be provided.

16 So I understand the tenant for the one  
17 use that is to be determined by RFP, correct, on the  
18 one floor. Then the other is a lessee that's not  
19 known at this time.

20 MR. RITCHIE: That's right.

21 MS. MOORE: So the operation of the  
22 classroom, can you just define if that's just going  
23 to be students and art -- art classes?

24 MR. RITCHIE: Mike, would you like to  
25 answer that?

1                   MR. MORGAN: Sure. Hello everybody. My  
2 name is Mike Morgan, project manager from Heart of  
3 Camden so I can answer. And, also, the executive  
4 director of Fireworks is also here. So if you're  
5 there, you can feel free to head on to my answer.

6                   So Fireworks is the nonprofit in the  
7 building adjacent to this property. It was a  
8 property Heart of Camden rehabbed about ten years ago  
9 so they're an art gallery, as well as they have  
10 studios bases for artists. So that nonprofit will be  
11 programming the second and 3rd floor of this  
12 building, including the 2nd floor use for community  
13 art room, art space. So it would be a space that  
14 would be used for educational purposes specifically  
15 around arts. Asyiah, if you're there, I can let you  
16 flush that out a little better.

17                   MS. KURTZ: Hello. Should I not --

18                   CHAIRMAN DEJESUS: Go ahead, please  
19 speak.

20                   MS. KURTZ: So I'm Asyiah Kurtz. I'm the  
21 executive director of Camden Fireworks. What we have  
22 proposed for the use of the space currently are wait  
23 lists for the studios at the gallery where we operate  
24 which is 1813 South Broadway which has a two-year  
25 wait list. There is no other place in the City to

1 rent on a longterm basis artist studios, so we are  
2 proposing that the 3rd floor of 1811 be dedicated to  
3 artist studios additionally three we're looking at.  
4 Artists have 24/7 access to our property at 1813 and  
5 they would have similar access to 1811.

6           The 2nd floor which is the communal  
7 teaching space, would be dedicated to young student  
8 artists. We are opening up a residency program where  
9 we have identified high school students in Camden.  
10 This would allow them to have access to professional  
11 artists, as well as their dedicated space to not only  
12 make art but just to collaborate with other young  
13 artists.

14           And then the Makerspace that would be on  
15 the ground floor, we are looking at that as a pottery  
16 village, specifically because our mission is to use  
17 art and create social change. We are reaching out to  
18 Infinity group such as Justice Impacted Youth, women  
19 who are possibly working in sex trade. Because we  
20 want to give them an alternative way to make art, to  
21 make economic justice for themselves. So those are  
22 the plans that we have currently. We are open almost  
23 all year. And as I said, the studio space is open  
24 24/7 to artists.

25           CHAIRMAN DEJESUS: Do you have an idea of



1 how many students you're talking about?

2 MS. KURTZ: So, initially, we are talking  
3 about eight high school students. The residency  
4 would be a one-year program where they would have  
5 access to that community teaching space. In addition  
6 to the physical space, though, they would also get  
7 real knowledge about how to make a business; pursuing  
8 the arts. So these are things such as marketing; how  
9 to talk to galleries; how to price your work; how to  
10 photograph your work. These are things that you  
11 actually don't even get if you go to a fine arts  
12 college. So we will be able to offer this knowledge  
13 at no cost to these students, but also paying them  
14 for being part of the residency.

15 MS. MOORE: And the number of employees?

16 MS. KURTZ: Currently we have four  
17 full-time employees. We will be adding two  
18 additional positions. One position is going to be  
19 specifically for the residency, but then we'll also  
20 contract with an artist who is actually in West  
21 Philadelphia to run our pottery village because they  
22 have international experience in running those types  
23 of programs.

24 MS. MOORE: So it's six employees at this  
25 locations at 1811?

1 MS. KURTZ: It would be two at 1811. And  
2 then the four at 1813.

3 MS. MOORE: And then the hours of  
4 operations. I know they would access 24/7 but what  
5 are the actual hours of operation of your 1st floor  
6 pottery village?

7 MS. KURTZ: The first, that's to be  
8 determined. I would imagine it would be Monday  
9 through Friday. We operate pretty much from nine to  
10 five with varying hours of openness for our gallery  
11 exhibitions. But because this is not a gallery where  
12 you come and see periodic art shows, this would be a  
13 pottery village. It would be more consistent hours  
14 of Monday through Friday, nine to five.

15 MS. MOORE: Okay. All right.

16 Our office recommends that proposed use  
17 indicated on Sheet 4 under the General Notes No. 6,  
18 should be revised to retail and recreational uses.  
19 Markerspace is not defined in the ordinance.

20 MR. RITCHIE: Yes, Dena, we would agree.  
21 We'll agree to do that.

22 MS. MOORE: Okay.

23 So I'm noting under Area & Bulk  
24 Requirements. We have quite a few variances that are  
25 required. So I'll just go through the preexisting

1 condition and then the variances. So for minimum lot  
2 width, what's required is 20 feet; what's proposed is  
3 19 feet. We note that as a preexisting condition.

4 The maximum building coverage is 80  
5 percent. You're proposing 82 percent so that would  
6 require a variance. The maximum impervious coverage  
7 is 80 percent. And you're proposing 100 percent.  
8 That requires a variance. The minimum principal  
9 building setback for rear yard, what's required is 30  
10 feet. You are proposing 10 feet. That requires a  
11 variance.

12 The side yard setback, required is 20  
13 feet. You're proposing zero feet. That requires a  
14 variance. And I'm noting under the notes, it's  
15 variance with note No. 1, the side yard setback was  
16 proposed as existing nonconforming as in existing  
17 nonconforming condition. However, the new  
18 construction impacts the side yard, thus a variance  
19 is necessary.

20 Under off-street parking, the retail use  
21 requires five spaces per 1,000 square feet of gross  
22 leasable area. So five spaces are required for that  
23 area. And then the recreation center is one space  
24 for each 500 square feet of gross floor area, plus  
25 one space for each two full-time employees. So we're

1 assuming -- well, we have the square footage and the  
2 two employees would be one space. So totally, you're  
3 looking at 7.4 spaces. And you're not providing  
4 off-street parking here but you are proposing parking  
5 at your parking lot across the street. So you would  
6 require a variance for the parking.

7 MR. RITCHIE: Correct.

8 MS. MOORE: The parking calculation on  
9 Sheet 4 should be revised to show retail calculations  
10 for the retail portion of the 1st floor. You'll  
11 revise that?

12 MR. RITCHIE: Yes.

13 MS. MOORE: And the recreation portion of  
14 the proposed project was calculated to be  
15 approximately 3,200 square feet based on the floor  
16 plan provided. The square footage should be  
17 confirmed to verify conformance with the requirement.

18 MR. RITCHIE: Yes, we'll confirm that.

19 MS. MOORE: A road opening permit from  
20 the Camden County Highway Department would be  
21 required for a road opening on Broadway?

22 MR. RITCHIE: We are not proposing any  
23 access.

24 MS. MOORE: You don't expect to. But if  
25 need be, you know that you would have to -- you

1 acknowledge that you would have to get a street  
2 opening permit, if necessary.

3 MR. RITCHIE: Understood.

4 MR. CIESLIK: Ms. Johnson, I'm sorry. I  
5 didn't want to interrupt you. But would it be  
6 appropriate for Mr. Ritchie just to talk about the  
7 parking lot across the street to address the parking  
8 space issue or are you going to get that a little bit  
9 later?

10 MS. MOORE: I'm getting to the parking.  
11 The very next thing I'm going to talk about is  
12 parking.

13 MR. CIESLIK: Thank you. No problem.

14 MS. MOORE: As indicated in the Area &  
15 Bulk Requirements Table, it's 12 parking spaces that  
16 are required. I'm sorry. It was seven from the  
17 recreation center and then five for the retail  
18 portion. So 12 total are required for the proposed  
19 retail and recreational uses. The applicant requests  
20 a parking variance.

21 If the requested parking variance is  
22 granted, the applicant shall then make a cash  
23 contribution to the City for each required parking  
24 space not provided per Section 870-230.R. The  
25 contribution shall be in an amount equal to the cost

1 of providing the required minimum number of parking  
2 spaces to be calculated by the City Engineer. A  
3 waiver of the parking variance fee can be requested  
4 at the discretion of the Zoning Officer. But we are  
5 going to hear testimony from Mr. Ritchie that there  
6 is parking available in the area. And you want to  
7 put that on record?

8 MR. RITCHIE: Yes. Sure, Dena. Thank  
9 you.

10 Our plan here is to provide parking in  
11 the existing lot across the street. The address is  
12 1820 Broadway. And if I can share my screen again, I  
13 will show you specifically what we're talking about.  
14 This is 1811 Broadway the subject of this  
15 application. And this is the lot across the street  
16 that has 28 existing spaces. This lot is shared with  
17 some other uses in the area. And we've done an  
18 analysis and some on-site inspection and determined  
19 that those 28 spaces aren't used very often. As a  
20 matter of fact, our analysis shows that only about 14  
21 percent or on average about four of those 28 spaces  
22 are used typically on an average day.

23 And, furthermore, we anticipate that the  
24 proposed users of this facility, this new facility  
25 when it's built, most of those users will arrive on

1 foot either walk to this property or use public  
2 transportation. And we anticipate very few vehicles  
3 being used to travel to this property. So for those  
4 reasons, the applicant is requesting a variance for  
5 parking.

6 MR. BURNS: Are you going to enter into a  
7 lease agreement, a parking lease agreement with that  
8 property owner to allow you to park vehicles for your  
9 use?

10 MR. RITCHIE: The Heart of Camden owns  
11 this block so it's the same owner.

12 MR. BURNS: Okay. Very good.

13 MR. CIESLIK: Mr. Ritchie, I believe  
14 we're also requesting a waiver of the cash  
15 contribution towards the parking fund.

16 MR. RITCHIE: So with that -- Dena, it  
17 looks like you wanted to say something.

18 MS. MOORE: That's at the discretion of  
19 Dr. Williams as the Zoning Officer. So it's not a  
20 waiver that's granted by the Board.

21 MR. CIESLIK: Understood. Thank you.

22 MR. RITCHIE: So we can discuss that  
23 off-line then. And hopefully with that explanation  
24 of how few spaces are used and the available spaces  
25 that exceed what would be required for this

1 application, we would hope that there will be  
2 justification for that relief.

3 MR. BURNS: Doctor Williams will review  
4 that. I don't think he's in a position to make any  
5 determination tonight at this hearing, but he will  
6 take that under consideration.

7 MR. RITCHIE: Absolutely. Understood.  
8 Thank you.

9 CHAIRMAN DEJESUS: He can also put that  
10 as a condition to the agreement if we approve your  
11 plan.

12 MR. RITCHIE: Great.

13 MR. BURNS: Dena, do you want to hear  
14 testimony now or you want to wait to support the  
15 variances?

16 MS. MOORE: I'd rather go through it all  
17 and then hear the testimony at the end if that's  
18 okay. I'll just point out what's required.

19 MR. BURNS: Just remind me so we cover  
20 it.

21 MS. MOORE: Okay. No problem. So  
22 there's another one coming up.

23 Per Section 870-230.L, all required  
24 parking spaces shall be on the same lot or tract of  
25 land as the building or use to which they are



1 accessory. The applicant requests a variance from  
2 providing parking spaces on-site. The applicant  
3 proposes to utilize the existing parking spaces on  
4 Block 486, Lots 10, 33, 34, 35, 36 and 89, which are  
5 located directly across the street on Broadway.

6 So you would be requesting that variance  
7 to have the -- from having the parking on the same  
8 lot, correct?

9 MR. RITCHIE: That's correct.

10 MS. MOORE: Does the Heart of Camden owns  
11 all of these lots?

12 MR. RITCHIE: Yes.

13 MS. MOORE: Okay. Were they going to  
14 consolidate these lots since it's a parking lot? I'm  
15 just wondering.

16 MR. RITCHIE: It's something that we can  
17 consider for sure.

18 MR. CIESLIK: It may have been  
19 consolidated, Ms. Johnson. We can check on that and  
20 get back to you.

21 MS. MOORE: Okay. I was just wondering  
22 just to call out six lots like that. It's always  
23 good if they're under the same ownership. It makes  
24 things easier.

25 MR. CIESLIK: Understood.

1 MS. MOORE: The applicant should revise  
2 the site plan to also include the existing conditions  
3 of the proposed off-site parking lot, including the  
4 number of existing parking spaces. Testimony must  
5 also be provided. You mentioned how many spaces;  
6 28?

7 MR. RITCHIE: Twenty-eight (28).

8 MS. MOORE: And you're aware at the time  
9 that you choose to go to construction, we will  
10 evaluate the lot to make that it's in good  
11 condition? I know recently a couple of years ago,  
12 there had to be improvements made to the lot and  
13 also, I think, fencing as this lot supported another  
14 site that Heart of Camden had down the street. So  
15 I know that it's in fairly good condition.

16 MR. RITCHIE: Yes. I believe the lot is  
17 in good condition and we certainly would agree to  
18 having it inspected prior to construction and  
19 repaired as necessary.

20 MS. MOORE: Okay. And we would just be  
21 looking for any site safety issues. That's all.

22 MR. RITCHIE: Sure.

23 MS. MOORE: Testimony should be provided  
24 regarding the existing off-site parking operation and  
25 whether it's under a different ownership; it's under

1 the same ownership and, therefore, the parking  
2 agreement is not necessary and applicable. I'll go  
3 to the next comment.

4 The applicant should also testify whether  
5 the off-site parking lot is being used by other  
6 adjacent businesses other than Heart of Camden. If  
7 this is the case, testimony must be provided as to  
8 the adequacy of the existing number of parking spaces  
9 to accommodate all users.

10 Now, it's my understanding you did give a  
11 parking summary that I did review but not a part of  
12 this. So if you can also, should this project  
13 receive approval, if you can provide that parking  
14 summary and we'll go through it. But you did provide  
15 something that showed exactly who was leasing the  
16 area; how many parking spaces you thought were  
17 available and then you said by visual inspection;  
18 that there are more spaces there than you anticipate  
19 people using. That was your testimony.

20 MR. RITCHIE: That's exactly right. And  
21 we did submit a written parking summary that includes  
22 that entire analysis that you just very eloquently  
23 summarized.

24 MS. MOORE: It was probably misplaced  
25 during my review so I apologize for that. But it

1 will be included in any subsequent review.

2 MR. RITCHIE: Great.

3 MS. MOORE: The existing curb and  
4 sidewalk along Broadway are in good condition. The  
5 applicant must replace any curb or sidewalk damage  
6 during construction.

7 MR. RITCHIE: Will do. The applicant  
8 agrees to that.

9 MS. MOORE: On to the Stormwater  
10 Collection and Management System. We understand that  
11 this is not -- this project is not considered a Major  
12 Development. A rim elevation for the proposed  
13 clean-out should be provided.

14 MR. RITCHIE: Will do.

15 MS. MOORE: A stormwater fee is to be  
16 calculated for the site as outlined in Appendix XVIII  
17 of the City Ordinance. The calculation will be  
18 reviewed by our office. This fee must be paid by the  
19 applicant prior to final signatures of the plan.

20 MR. RITCHIE: Okay. We will provide you  
21 with that calculation for review.

22 MS. MOORE: Grading. The plan references  
23 the 1988 NAVD. A conversion factor to 1929 NGVD  
24 should be provided on the plans. That's just  
25 referring to the vertical datum.

1                   MR. RITCHIE: Yes. Absolutely. Yes,  
2 we'll provide that.

3                   MS. MOORE: The limits of the concrete  
4 curb along the perimeter of the proposed patio should  
5 be stated on the site plan. The proposed grading has  
6 been indicated. So you'll note the limits of the  
7 curb?

8                   MR. RITCHIE: Yes, we will. No problem.

9                   MS. MOORE: The grading, drainage and  
10 utility plan indicated two doors on the rear of the  
11 building. And the architectural plans shows one door  
12 in the 1st floor of the rear. The plans should be  
13 coordinated with the building access locations?

14                   MR. RITCHIE: We will do that.

15                   MS. MOORE: All utilities and related  
16 appurtenances on the site should be located  
17 underground or located in the building. Where  
18 overhead electric or telephone distribution supply  
19 lines and service connections have been installed  
20 from those overhead lines, the connections from the  
21 utilities' overhead lines must be installed  
22 underground. The Grading, Drainage and Utility Plan  
23 should note specifically.

24                   MR. RITCHIE: Yes. I would just say  
25 that -- I mean, some of that coordination happens

1 with the utility companies directly. And so I think  
2 some of that is up to their -- they have jurisdiction  
3 over that. So I think at some point we're up to --  
4 at their discretion. But to the extent we can  
5 install utilities underground, we will. I can tell  
6 you at least for water and sewer, we plan to connect  
7 to existing laterals. So there's no improvements or  
8 construction necessary.

9 MS. MOORE: But you'll just add that note  
10 to the plans?

11 MR. RITCHIE: Sure. Yes.

12 MS. MOORE: The applicant should confirm  
13 that there are no proposed sanitary sewer or potable  
14 water utilities with this application. So you  
15 confirm that, none?

16 MR. RITCHIE: That's right, yes.

17 MS. MOORE: So there is no -- well --  
18 all developers/applicants should note that due to a  
19 City Ordinance, a Capacity Fee must be applicable to  
20 the proposed development. The applicant shall  
21 contact the City Engineer for all costs related to  
22 the same. So it is possible that you have a Capacity  
23 Fee?

24 MR. RITCHIE: Okay. We agree to review  
25 that with the City Engineer and we would request

1 maybe your assistance in making that connection --

2 MS. MOORE: Yes.

3 MR. RITCHIE: -- and facilitating that  
4 review.

5 MS. MOORE: Yes.

6 The project must be approved by both the  
7 acting City Engineer and the City Fire Chief with  
8 written verification provided to our office prior to  
9 final signatures on the plan.

10 MR. RITCHIE: Agreed.

11 MS. MOORE: A note should be added to the  
12 Grading, Drainage and Utility Plan stating that all  
13 pipes shall be manufactured and supplied without  
14 lifting holes.

15 MR. RITCHIE: Will do.

16 MS. MOORE: The geotextile proposed for  
17 the brick/concrete paver sidewalk and the patio  
18 detail, that detail, should be shown on the detail.  
19 You'll add that geotextile?

20 MR. RITCHIE: We will.

21 MS. MOORE: A detail of the cistern  
22 indicating the proposed invert locations should be  
23 provided for review.

24 MR. RITCHIE: Will do.

25 MS. MOORE: The plans should note that

1 all site work construction and details must conform  
2 to the standards of the City of Camden. You'll add  
3 that note?

4 MR. RITCHIE: We will add the note, yes.

5 MS. MOORE: It appears that no  
6 landscaping is proposed. A Landscape Plan should be  
7 provided per Section 870-244.B or a waiver  
8 requested.

9 MR. RITCHIE: Yes, the applicant would  
10 like to request that waiver just on the basis that  
11 there's limited space in that rear area for the patio  
12 and for the proposed activities. So there just  
13 simply isn't room. The applicant would prefer not to  
14 include landscaping at the expense of the space for  
15 the artists.

16 MS. MOORE: Confirming testimony should  
17 be provided that all electrical and mechanical  
18 equipment are screened from view per Section  
19 870-224.B.19. Everything would be on screened?

20 MR. RITCHIE: We can agree to that,  
21 although I would ask for some assistance from our  
22 project architect. Brian, are you still with us and  
23 can you comment on the plan to screen electrical and  
24 mechanical equipment?

25 MR. YODER: Yes, yes. Absolutely. So



1 the plan likely would be to locate any electrical  
2 equipment on their roof, if possible, so that from  
3 the street certainly would not be visible.

4 MS. MOORE: You'll have a parapet or  
5 something?

6 MR. YODER: There is an existing parapet,  
7 correct?

8 MS. MOORE: Thank you.

9 All outdoor lighting systems shall be  
10 designed and operated so that the area 10 feet beyond  
11 the property line of the premises receives no less  
12 than 0.25 footcandle of light from the premises'  
13 light system as required by Section 870-243.A(10).  
14 The proposed lighting located at the rear of the  
15 property illuminates less than 0.25 footcandle 10  
16 feet over the property line. A variance is  
17 necessary.

18 MR. RITCHIE: So we are requesting this  
19 variance because it's a quite unusual requirement.  
20 I'm used to lighting at the property line being zero  
21 and not having light spill over your property line.  
22 Here you're asking for a minimum light level distance  
23 beyond the property line.

24 So we felt that wasn't necessary or  
25 appropriate here and we are providing some lighting

1 for the back patio to be used. And we feel that that  
2 proposed lighting is sufficient. And on that basis  
3 we request that variance.

4 MS. MOORE: Okay.

5 Testimony must be provided regarding the  
6 existing lighting at the front of the building and/or  
7 if any new lighting is proposed.

8 MR. RITCHIE: I'm not aware of new  
9 lighting being proposed at the front. But, Brian,  
10 are you able to confirm that for me?

11 MR. YODER: Yes. Correct. There will be  
12 likely existing lighting over the front door that's  
13 recessed but, otherwise, no proposed lighting new.

14 MS. MOORE: Thank you.

15 The applicant is to provide a traffic  
16 impact statement explaining the anticipated traffic  
17 changes from the current site traffic to the  
18 anticipated site traffic for the proposed building  
19 addition. You will provide a statement?

20 MR. RITCHIE: Yes, we agree to provide  
21 that statement.

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

1           MR. RITCHIE: I'm not aware of any  
2 environmental concerns other than what's typically  
3 found in the City of Camden with the urban fill.

4           MS. MOORE: No trash enclosure appears to  
5 be proposed with this project. Testimony should be  
6 provided on the hauling and handling of waste.

7           MR. RITCHIE: The plan, what's proposed  
8 here is normal standard trash containers to be  
9 hauled to the curb on a daily basis. In this area,  
10 the frequency of collections is Monday through Friday  
11 and so --

12           MS. MOORE: Is daily?

13           MR. RITCHIE: Yes. So we're proposing no  
14 change to that method of trash removal and no new  
15 trash enclosure is proposed.

16           MS. MOORE: So same as existing  
17 conditions and it's daily, Monday through Friday pick  
18 up?

19           MR. RITCHIE: Correct.

20           MS. MOORE: No signage has been proposed  
21 despite the change in use. Testimony should be  
22 provided. Proposed signage must comply with the  
23 requirements under Section 870-253. So no signage is  
24 proposed with this application, right?

25           MR. RITCHIE: That's correct.

1           MR. BURNS: You understand that if you  
2 come back with a sign that doesn't meet the Ordinance  
3 requirements, you'll have to come back to the Board  
4 to get approval?

5           MR. RITCHIE: Understood.

6           MR. BURNS: Thank you.

7           MS. MOORE: Testimony should be provided  
8 regarding the proposed addition, including any  
9 proposed improvements to the existing portion of the  
10 building.

11           MR. RITCHIE. So I'll ask Bryan Yorder,  
12 the project architect, to maybe just talk a little  
13 bit about the addition and the proposed improvements,  
14 as well as maybe a brief statement about the  
15 materials.

16           MS. MOORE: Right. If you can include  
17 that too, that's the next comment about building  
18 materials should be provided.

19           MR. YODER: Yes. Absolutely.

20           MR. BURNS: Can I just ask you, just for  
21 the record, are you a licensed architect in the State  
22 of New Jersey?

23           MR. YODER: Yes. My name is Brian Yoder.  
24 I'm a principal with Urban Practice. We are an  
25 architectural firm located in Camden, New Jersey.

1 I've been practicing architecture for the past 23  
2 years and presented to previous planning boards  
3 throughout the State of New Jersey.

4 MR. BURNS: Brian, you've been accepted.

5 CHAIRMAN DEJESUS: Brian, do you have  
6 layout showing what you're proposing so we can  
7 see?

8 MR. YODER: Yes, I can share my screen,  
9 if that's helpful.

10 CHAIRMAN DEJESUS: Please do so.

11 MR. YODER: Can you see my screen?

12 MS. MOORE: Yes.

13 CHAIRMAN DEJESUS: Yes.

14 MR. YODER: So we actually did previously  
15 present this to the Camden Historic Preservation  
16 Commission as the front facade is in the Historic  
17 District. So we are proposing to essentially restore  
18 the front facade as existing. That would include  
19 replacement of roof shingles at the Mansard roof on  
20 the 3rd floor and painting and cleaning all existing  
21 wood trim. There is an existing historic sign. This  
22 was previously a hardware store that will be  
23 maintained as far as the signage goes.

24 There is a plan to replace the front door  
25 which is not conforming and not historic. And then a

1 general cleaning and restoration of the front facade.  
2 So the front facade, as you see here, will be  
3 maintained. The rear of the building will show at  
4 least a simple -- the expansion of the building which  
5 would include a stucco finish on each floor. I will  
6 go up to the floor plans to show you what is  
7 proposed.

8                   On the 1st floor you see on the right  
9 side, here is the front Broadway. On the rear side  
10 is the extension here. So the front will be  
11 maintained as far as its structure. And the  
12 addition, as you see here, this existing structure,  
13 new addition, extent shown. The new addition will  
14 include an elevator and stairway to provide handicap  
15 accessibility, as well as a second means of egress as  
16 required by Code. The Makerspace is shown here on  
17 the 1st floor.

18                   Moving up to the 2nd floor as was  
19 previously discussed, a classroom will be  
20 accommodated on the 2nd floor of the existing space.  
21 On the 2nd and 3rd floor, the rear addition will  
22 really just be circulation. The elevator and the  
23 staircase which will serve the 2nd and 3rd floor that  
24 is existing. There are restrooms also provided in  
25 accordance with Code on the 2nd. And I'll move to

1 the 3rd floor as well. You see on the 3rd floor,  
2 studio space in the existing building on the 3rd  
3 floor and then the addition on the back will house  
4 the elevator and stair access, as well as another  
5 restroom.

6 CHAIRMAN DEJESUS: Thank you.

7 MR. YODER: You're welcome.

8 MS. MOORE: Thank you.

9 Testimony should be provided regarding  
10 the encroachment of the masonry shed remains in the  
11 northwest corner of the site.

12 MR. RITCHIE: It's an existing  
13 encroachment that we've worked around and designed  
14 around and are not proposing to change.

15 MS. MOORE: I'll just note existing  
16 encroachment to remain. I know your plan states for  
17 it to remain but I just wanted testimony regarding  
18 that.

19 MR. RITCHIE: No problem.

20 MS. MOORE: The plan should note that the  
21 applicant will comply with the City's "Ordinance  
22 Establishing Standards for the Submission of Maps and  
23 Other Documents in a Digital Format." You'll add  
24 that note?

25 MR. RITCHIE: Yes.

1 MS. MOORE: The Signature Block on the  
2 plans should be revised to add the signature for the  
3 Zoning Officer/Administrative Officer.

4 MR. RITCHIE: Will do.

5 MS. MOORE: And the 1st floor being  
6 retail and 2nd floor is recreational, both of these  
7 are permitted uses according to Section 870-62. The  
8 3rd floor is a leased space. If the lessee is not  
9 known at this time, which there's testimony that the  
10 lessee is not known at this time, correct?

11 MR. RITCHIE: That's correct.

12 MS. MOORE: Then a separate zoning permit  
13 would be required to be submitted and approved once  
14 this is leased for a permitted use.

15 MR. RITCHIE: The applicant agrees to  
16 provide that zoning permit prior to that space being  
17 occupied.

18 MS. MOORE: Thank you.

19 The applicant/owner are reminded that  
20 site safety is their responsibility. The plans  
21 should note that the owner or his representative is  
22 to designate an individual responsible for  
23 construction site safety during the course of the  
24 site improvements pursuant to N.J.A.C. 5:23-2.21(e)  
25 of the New Jersey Uniformed Construction Code, and



1 CFR 1926.32(f), the OSHA competent person. You'll  
2 add that note to the plan?

3 MR. RITCHIE: We will, yes.

4 MS. MOORE: And the Summary of Variances  
5 and Waivers, so we'll get the testimony regarding  
6 these at this time. So you would be requesting for  
7 Section 870-66 for the building coverage, impervious  
8 coverage, rear yard setback and side yard setback.

9 We heard testimony regarding  
10 Section 870-230.F for the number of parking spaces.  
11 From Section 870-230.L, the parking on the same lot.  
12 And Section 870-243.A.(10), the illumination level at  
13 property line. So we heard testimony about those  
14 three. It's the four from the Area and Bulk  
15 Requirements I think we need testimony on.

16 In addition to those variances, you are  
17 asking for a waiver of the landscape plan and our  
18 office would take no exception to that waiver.

19 MR. RITCHIE: Right.

20 MS. MOORE: So if you're prepared now, we  
21 can hear testimony regarding the Area and Bulk  
22 Variances that you're requesting from Section 870-66.

23  
24 MR. RITCHIE: Sure. I mean, the simple  
25 explanation or justification is that we simply need

1 the space that's required for the anticipated use.  
2 You heard testimony earlier about what's planned for  
3 this space and it is a very beneficial use. The  
4 community and the surrounding area stands to benefit  
5 from this project.

6 I would offer that this project advances  
7 several purposes of the Municipal Land Use Law. And  
8 those purposes would be advanced and the benefits of  
9 granting the relief that we're requesting, in my  
10 opinion, would substantially outweigh any detriments.

11 This relief just quite simply is required  
12 based on the small size of the lot and there's just  
13 simply no room to expand the lot given the nature of  
14 the area and the dense urban location that is the  
15 subject of this matter tonight. I would offer that  
16 if this variance is not granted, it would create a  
17 hardship on the applicant as they would tend need to  
18 go out and find out another property where they could  
19 build this project.

20 They currently own this property and it  
21 does fit the proposed use. It just happens to exceed  
22 the Ordinance requirements. I would offer that this  
23 proposed project is consistent with the surrounding  
24 properties. And, as I mentioned, will be a benefit  
25 to the community. So, therefore, in my opinion, this

1 project is consistent with the intent of the Zone  
2 Plan and there would be no detriment to the  
3 surrounding area.

4 In my opinion the Board is able to grant  
5 this relief as there will no harm to the public  
6 welfare or impairment to the intent and purpose of  
7 the Zoning Ordinance and the benefits of these  
8 deviations, in my opinion, substantially outweigh any  
9 detriment.

10 MS. MOORE: And you're aware of the  
11 Approval Process as listed on pages 7 and 8?

12 MR. RITCHIE: I am.

13 MS. MOORE: The Outside Agency Approvals,  
14 I only have noted Camden County Planning Board  
15 because this is less than 5,000 square feet; you  
16 wouldn't need Soil Conservation District.

17 MR. RITCHIE: That's right.

18 MS. MOORE: So just Camden County  
19 Planning Board?

20 MR. RITCHIE: Yes.

21 MS. MOORE: No others.

22 MR. RITCHIE: Not that I'm aware of,  
23 no.

24 MS. MOORE: Mr. Chairman, that concludes  
25 my review.

1                   CHAIRMAN DEJESUS: Thank you, Dena. I  
2 only have two questions if that's okay. One, I'm  
3 going with the impression that you're not having any  
4 basement attached to this building; is that correct?

5                   MR. RITCHIE: There is no proposed  
6 basement, no.

7                   CHAIRMAN DEJESUS: That's one. Two,  
8 because it already has two uses on the property,  
9 whoever rents the upstairs is going to change the use  
10 of the location to three. And that's the reason why  
11 you'll have to go through the zoning in order to  
12 approve that issue. That's the reason why Ms.  
13 Johnson had told you that you have to go through  
14 Zoning or the tenant that's going upstairs on the 3rd  
15 floor, correct?

16                  MR. RITCHIE: Understood.

17                  CHAIRMAN DEJESUS: Opening up to the  
18 Board members. Anyone on the Board have any  
19 questions in reference to this matter? Hearing none,  
20 then I'll open it up to the public. Doctor, do you  
21 have anyone having any response to this?

22                  DR. WILLIAMS: I see one hand up by  
23 Mr. P. Simmons.

24                  MS. SIMMONS: That's Ms. Portia Simmons.  
25 Good evening. I'm a resident of Waterfront South.

1                   CHAIRMAN DEJESUS: Hold on. We need to  
2 swear you in first, please.

3                   MR. EINGORN: Would you raise your right  
4 hand, please.

5   - - -

6                   PORTIA SIMMONS, having first been duly  
7 sworn/affirmed, was examined and testified as  
8 follows:

9   - - -

10                  MR. BURNS: Very good. If you could just  
11 state your full name again and address for the  
12 record.

13                  MS. SIMMONS: Portia Simmons. My address  
14 is 1924 Filmore Street in Camden. MR. BURNS: Thank  
15 you.

16                  MS. SIMMONS: I'm a resident of  
17 Waterfront South. I also sit on two boards within  
18 the neighborhood. I am also the founder of the  
19 Pollinating Garden in Waterfront South. I'm also a  
20 person that attends frequently the programs that are  
21 available at Firehouse. I've learned how to do  
22 pottery; I've learned how to do basket weaving;  
23 watercolor; and now quilting.

24                  I am aware that this extension and  
25 expansion of this property is definitely going to

1 benefit, not only the residents here in Waterfront  
2 South but City of Camden as a whole, as well as some  
3 of my participants have come as far as Philadelphia,  
4 Delaware. It's really going to enhance the quality  
5 of life here in Waterfront South and help to continue  
6 us to be the City named arts section of the City of  
7 Camden.

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

9 CHAIRMAN DEJESUS: I appreciate your  
10 information. Please don't hesitate to ask us again.  
11 Anyone else, Doctor?

12 DR. WILLIAMS: There's a Mike Morgan  
13 which I saw his hand up.

14 MR. MORGAN: I just wanted to say, thank  
15 you, Board for letting the Heart of Camden appear  
16 before you tonight. So like Portia, I'm also a  
17 resident of our neighborhood here in Waterfront  
18 South. And it's my honor to also be working at Heart  
19 of Camden now and working on these types of  
20 projects. And this hopefully be our sixth arts and  
21 cultural building that we've done in the  
22 neighborhood. So we're just very excited to be  
23 building these types of public spaces in the  
24 neighborhood for communities. Thank you.

25 CHAIRMAN DEJESUS: Thank you, Mr. Morgan.

1 I appreciate it. I forgot swear you in. But that's  
2 okay, we got you.

3 MR. BURNS: We swore Mike in at the  
4 beginning. He's with Heart of Camden. Anyone else,  
5 Dr. Williams?

6 DR. WILLIAMS: There's no one else, sir.

7 CHAIRMAN DEJESUS: Hearing none,  
8 therefore, I close the public section of this. Any  
9 Board members still wanting to respond? Hearing none  
10 then, therefore, I like to have a motion, please?

11 MR. BURNS: Mr. Chairman, just for the  
12 record, the applicant is proposing approval -- seeks  
13 approval for a Preliminary and Final Plan Approval to  
14 construct a three-story addition to the rear of the  
15 vacant building within this historic district  
16 overlay. We did hear a lot of testimony tonight from  
17 the applicant's engineer and architect in response to  
18 Remington & Vernick's Review Letter. And you also  
19 heard testimony provided by the applicant's engineer  
20 to support, in my opinion, the requested variances  
21 and waivers. That all I have, Mr. Chairman. A  
22 motion is appropriate now.

23 CHAIRMAN DEJESUS: Someone want to make a  
24 motion, please?

25 MS. CREAN: Yes. I move to approve with

1 all the variances and waivers.

2 MR. LEONARD: Second.

3 CHAIRMAN DeJESUS: Roll call.

4 MS. MILLER: Jose DeJesus.

5 CHAIRMAN DeJESUS: Yes.

6 MS. MILLER: Director Walker.

7 DIRECTOR WALKER: Yes.

8 MS. MILLER: Mr. Leonard.

9 MR. LEONARD: Yes.

10 MS. MILLER: Councilwoman Ramos.

11 COUNCILWOMAN RAMOS: Yes.

12 MS. MILLER: Ms. Crean.

13 MS. CREAN: Yes.

14 MS. MILLER: Mr. Thomas.

15 MR. THOMAS: Yes.

16 MS. MILLER: Mr. Humphrey.

17 MR. HUMPHREY: Yes.

18 MS. MILLER: Motion carried to approve

19 Thank you.

20 CHAIRMAN DEJESUS: Thank you for the  
21 opportunity to help us serve the City of Camden.

22 MS. MOORE: Thank you.

23 CHAIRMAN DEJESUS: Sign Variance of Alex  
24 Aybar, 3214 River Road. Is he here? Doctor, is he  
25 in?



1 DR. WILLIAMS: No, sir. Since this  
2 applicant has been on our agenda a couple of times,  
3 I'm requesting or advising the Board to dismiss  
4 without prejudice.

5 CHAIRMAN DEJESUS: So recommended. The  
6 Board members I need a vote to do so. Can you make a  
7 motion, please?

8 MS. CREAN: So moved.

9 MR. LEONARD: Second.

10 CHAIRMAN DeJESUS: Roll call.

11 MS. MILLER: Jose DeJesus.

12 CHAIRMAN DeJESUS: Yes.

13 MS. MILLER: Director Walker.

14 DIRECTOR WALKER: Yes.

15 MS. MILLER: Mr. Leonard.

16 MR. LEONARD: Yes.

17 MS. MILLER: Councilwoman Ramos.

18 COUNCILWOMAN RAMOS: Yes.

19 MS. MILLER: Ms. Crean.

20 MS. CREAN: Yes.

21 MS. MILLER: Mr. Thomas.

22 MR. THOMAS: Yes.

23 MS. MILLER: Mr. Humphrey.

24 MR. HUMPHREY: Yes.

25 MS. MILLER: Motion carried to dismiss

1 without prejudice.

2 CHAIRMAN DEJESUS: Sign Variance for  
3 Lesbia Zapata, 3334 Federal Street, Block 1058, Lot  
4 7.01. Is the applicant present?

5 MR. BURNS: That matter is off,  
6 Mr. Chairman. There was improper notice so they will  
7 have to renotice and appear again on another date.

8 CHAIRMAN DEJESUS: With that said, the  
9 only thing remaining is the Adoption of the  
10 Resolutions. You want to go through that, Jim?

11 MS. MILLER: You missed one.

12 CHAIRMAN DEJESUS: No, the other one  
13 was --

14 MR. BURNS: Item H, Malik Ghaleb was --

15 MS. MILLER: That one was amended to --

16 MR. BURNS: Failure to comply so we  
17 covered that one at the beginning. So we don't have  
18 to take any action on that one. That has been  
19 withdrawn.

20 So we have Resolutions. Two were for  
21 Conditional Use Approvals that were approved by this  
22 Board. And the last one is the Preliminary and Final  
23 Site Plan Resolution that was approved for Cooper  
24 Health System, Tower A, 1 Cooper Plaza. So we just  
25 need a motion to approve all three Resolutions.

1 MS. CREAN: So moved.

2 MR. BURNS: Moved by Erin.

3 MR. THOMAS: Second.

4 MR. BURNS: Seconded, I believe that was  
5 by Mr. Thomas.

6 MR. THOMAS: Yes.

7 CHAIRMAN DeJESUS: Roll call.

8 MS. MILLER: Jose DeJesus.

9 CHAIRMAN DeJESUS: Yes.

10 MS. MILLER: Director Walker.

11 DIRECTOR WALKER: Yes.

12 MS. MILLER: Mr. Leonard.

13 MR. LEONARD: Yes.

14 MS. MILLER: Councilwoman Ramos.

15 COUNCILWOMAN RAMOS: Yes.

16 MS. MILLER: Ms. Crean.

17 MS. CREAN: Yes.

18 MS. MILLER: Mr. Thomas.

19 MR. THOMAS: Yes.

20 MS. MILLER: Mr. Humphrey.

21 MR. HUMPHREY: Yes.

22 MS. MILLER: Motion carried to approve.

23 Thank you.

24 CHAIRMAN DEJESUS: Now I need a motion  
25 for adjournment.

1 MS. CREAN: So moved.  
2 COUNCILWOMAN RAMOS: I second it.  
3 CHAIRMAN DeJESUS: Roll call.  
4 MS. MILLER: Jose DeJesus.  
5 CHAIRMAN DeJESUS: Yes.  
6 MS. MILLER: Director Walker.  
7 DIRECTOR WALKER: Yes.  
8 MS. MILLER: Mr. Leonard.  
9 MR. LEONARD: Yes.  
10 MS. MILLER: Councilwoman Ramos.  
11 COUNCILWOMAN RAMOS: Yes.  
12 MS. MILLER: Ms. Crean.  
13 MS. CREAN: Yes.  
14 MS. MILLER: Mr. Thomas.  
15 MR. THOMAS: Yes.  
16 MS. MILLER: Mr. Humphrey.  
17 MS. MOORE:HUMPHREY: Yes.  
18 MS. MILLER: Motion carried to adjourn.

19 Thank you and have a good weekend.

20 - - -

21 (\*Meeting concluded at 7:04 p.m.\*)

22

23

24

25

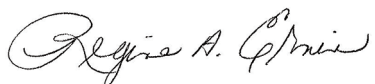
## 1 CERTIFICATION

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.

18 

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