

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

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*TRANSCRIPT OF MEETING*  
*July 11, 2024*

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PLANNING BOARD  
CITY OF CAMDEN

- - - -

Thursday, July 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, TEAMS  
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
- COUNCILWOMAN JANNETTE RAMOS
- RASHID HUMPHREY
- OMARI THOMAS
- ERIN CREAN
- BRENDA FRACTION

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

- ANGELA MILLER, PLANNING BOARD SECRETARY
- KYLE EINGORN, 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 DeJESUS: Good evening. Welcome  
2 to the Camden City Planning Board for the month of  
3 July 2024.

4                   By the direction of the Planning Board  
5 Chairman Jose DeJesus, Jr., of the City of Camden,  
6 there will be regularly scheduled Planning Board  
7 Meeting held on July 11, 2024 at 6:00 p.m. Since the  
8 City of Camden remains under a Declaration of a  
9 Health Emergency related to the COVID-19 virus, City  
10 Hall is open. Therefore, this Regularly Scheduled  
11 Meeting will be conducted as a virtual meeting via a  
12 remote conferencing Platform, TEAMS. Instruction on  
13 accessing this virtual Regularly Scheduled Planning  
14 Board Meeting and meeting Agenda, can be found on the  
15 City of Camden's website. Reading of the opening  
16 statement, Angela.

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

1 Courier Post and to the Philadelphia Inquirer. These  
2 newspapers have been designated by this Board to  
3 receive same, and filing a copy thereof with the City  
4 Clerk, City of Camden, New Jersey. The subject  
5 meeting was publicized on July 8, 2024.

6 CHAIRMAN DeJESUS: Roll call.

7 MS. MILLER: Jose DeJesus.

8 CHAIRMAN DeJESUS: Present.

9 MS. MILLER: Steven Lee.

10 VICE-CHAIRMAN LEE: Here.

11 MS. MILLER: Mayor Carstarphen. Director  
12 Keith Walker.

13 DIRECTOR WALKER: Present.

14 MS. MILLER: Ian Leonard. Councilwoman  
15 Jannette Ramos.

16 COUNCILWOMAN RAMOS: Present.

17 MS. MILLER: Erin Crean.

18 MS. CREAN: Present.

19 MS. MILLER: Omari Thomas.

20 MR. THOMAS: Present.

21 MS. MILLER: Raschid Humphrey.

22 MR. HUMPHREY: Present.

23 MS. MILLER: Brenda Fraction. Doctor  
24 Williams, is Brenda Fraction on?

25 DR. WILLIAMS: No, she's not on.

1 MS. MILLER: Thank you.

2 CHAIRMAN DeJESUS: Approval of Planning  
3 Board Public Hearing Minutes June 13, 2024. I need a  
4 motion to approve.

5 VICE-CHAIRMAN LEE: So moved.

6 COUNCILWOMAN RAMOS: Second.

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: 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: Swearing in of all  
25 professionals and planning staff.

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

- - -

CHAIRMAN DeJESUS: Planning Director's  
Report?

DR. WILLIAMS: Good evening, Mr. Chairman  
and members of the Planning Board. Very short. Just  
requesting, through the Chair and to Counsel, that  
the C of A items that are noted for the agenda  
tonight be considered in block, provided that counsel  
provide opening for testimony from the public on any  
items that we're asking the Board to approve in block  
form. And that is my report for the month, Mr. Chair.

CHAIRMAN DEJESUS: Since we have no Old  
Business, we'll deal with New Business.

DR. WILLIAMS: For the Board's attention,  
just to let you know that Ms. Brenda Fraction is  
coming on now.

MS. MILLER: Thank you.

CHAIRMAN DEJESUS: Hello, Brenda.

MS. FRACTION: Hi, are you doing?

CHAIRMAN DEJESUS: Good now that I see  
you.



1                   Certificates of Appropriateness, can we  
2 do these in a block, Doctor, or do we have to --

3                   DR. WILLIAMS: Yes, sir. That's what I'm  
4 I'm recommending, sir.

5                   CHAIRMAN DEJESUS: So from A through F.

6                   MR. EINGORN: A through K.

7                   CHAIRMAN DEJESUS: I'm sorry?

8                   MR. EINGORN: I believe it goes through  
9 K.

10                  CHAIRMAN DEJESUS: I'm just doing the  
11 front page first then we'll deal with the back page.

12                  MS. MILLER: But you're going to add all  
13 the C of A's at one time, Mr. Chair.

14                  CHAIRMAN DEJESUS: Okay. Then A through  
15 K.

16                  MS. MILLER: Thank you.

17                  CHAIRMAN DEJESUS: Do you have any  
18 conflicts, Dr. Williams in reference to this?

19                  DR. WILLIAMS: Mr. Chair and members of  
20 the Board, there are no conflicts with the items  
21 under New Business on the agenda. As the secretary  
22 for the HPC, all the recommendations are noted for  
23 your consideration tonight.

24                  CHAIRMAN DEJESUS: I need a motion,  
25 therefore, to approve them.

1 DR. WILLIAMS: Well, you want to open to  
2 the public just in case there's any further  
3 comments.

4 CHAIRMAN DEJESUS: I apologize. Yes.  
5 Open to the public. Doctor, do you have anybody?

6 DR. WILLIAMS: There's no one on the  
7 call. We hear you, Ms. Fraction. Okay?

8 CHAIRMAN DEJESUS: Closing of the public  
9 notice. Therefore, now I need a motion to approve  
10 the Certificates of Appropriateness from A through K.

11 MS. CREAN: So moved.

12 VICE-CHAIRMAN LEE: Second.

13 CHAIRMAN DeJESUS: Roll call.

14 MS. MILLER: Jose DeJesus.

15 CHAIRMAN DeJESUS: Yes.

16 MS. MILLER: Mr. Lee. Did we lose Mr.  
17 Lee, Dr. Williams?

18 DR. WILLIAMS: He's muted. Mr. Lee,  
19 please unmute, please. Continue with roll call.

20 MS. MILLER: Director Walker.

21 DIRECTOR WALKER: Yes.

22 MS. MILLER: Councilwoman Ramos.

23 COUNCILWOMAN RAMOS: Yes.

24 MS. MILLER: Ms. Crean.

25 MS. CREAN: Yes.

1 MS. MILLER: Mr. Thomas.

2 MR. THOMAS: Yes.

3 MS. MILLER: Mr. Humphrey.

4 MR. HUMPHREY: Yes.

5 MS. MILLER: Ms. Fraction. She's muted.

6 DR. WILLIAMS: I think you have more than  
7 enough for approval.

8 MS. MILLER: We do. Motion carried to  
9 approve. Thank you.

10 CHAIRMAN DEJESUS: Sign Variance: Alex  
11 Aybar, 3214 River Avenue, Block 941, Lot 42. The  
12 applicant is proposing a 36-square foot sign. Is he  
13 here, Doctor?

14 MR. AYBAR: Yes.

15 CHAIRMAN DEJESUS: You want to make your  
16 presentation and get sworn in, please?

17 MS. MILLER: Kyle, do you see Mr. Aybar?

18 MR. EINGORN: I don't see him. I see his  
19 name on the list. I don't see him on my screen.

20 MS. MILLER: There he is right there.

21 DR. WILLIAMS: There he is.

22 MR. AYBAR: How are you doing?

23 MR. EINGORN: I see him now, yes.

24 CHAIRMAN DEJESUS: You got to be sworn  
25 in.

1                   MR. EINGORN:   Would you raise your right  
2 hand, please.

3                                   - - -

4                   ALEX AYBAR, having first been duly  
5 sworn/affirmed, was examined and testified as  
6 follows:

7                                   - - -

8                   MR. EINGORN:   Can you state your name and  
9 address for the record?

10                  MR. AYBAR:   Alex Aybar, 3214 River Road,  
11 Camden, New Jersey 08105.

12                  MR. EINGORN:   So the applicant is here  
13 tonight requesting a 36 square foot sign.  The sign  
14 variance application reads that the material will be  
15 galvanized steel vinyl aluminum with LED lights and  
16 plastic.  The present use is a one newly remodeled  
17 apartment and commercial area.  The commercial area  
18 was approved by zoning for a barber shop, although it  
19 is not yet open.  Prior to the remodeling, the  
20 building was vacant.  The sign exceeds the size limit  
21 of 24 square feet and, therefore, a bulk variance is  
22 requested.  Mr. Aybar, do you have anything you want  
23 to add to that?

24                  MR. AYBAR:   No.

25                  MR. EINGORN:   And that's true and

1 accurate as you sit here today?

2 MR. AYBAR: Yes.

3 MR. EINGORN: And you provided a  
4 photograph of the proposed sign. Is this what the  
5 sign is going to look like?

6 MR. AYBAR: What was that?

7 CHAIRMAN DEJESUS: Can you see it?

8 DR. WILLIAMS: Just on behalf of the  
9 applicant, Mr. Chair, I do see the sign. I did  
10 review the sign as well and the schematics. And as  
11 shown and provided by the applicant, I'm not opposed  
12 to the granting of the variance for the sign, given  
13 the size of the facade at the corner. It constitutes  
14 a corner property so we're not opposed. Ms.  
15 Fraction, we can hear you. Okay? Mr. Chair, that  
16 ends my discussion.

17 CHAIRMAN DEJESUS: Is there anybody on  
18 the Board having any questions in relationship to  
19 this subject?

20 MS. CREAN: I have one question. It's  
21 more of a grammar question for the applicant. Is  
22 that apostrophe suppose to be there forever?

23 CHAIRMAN DEJESUS: Who is speaking?

24 MS. CREAN: Erin.

25 CHAIRMAN DEJESUS: I'm sorry, Erin. I

1 can't see you so I don't know. What was it, Erin?

2 MS. CREAN: I'm wondering about the  
3 apostrophe in Barber if that was suppose to be  
4 there.

5 MS. MILLER: Kyle, can you put the  
6 rendering back up so we can see the sign?

7 MR. EINGORN: Sure. So I think what's  
8 being questioned is, right here there's an  
9 apostrophe. Is that intentional?

10 MS. CREAN: I just wanted to bring it to  
11 the applicant's attention in case it was a typo on  
12 there.

13 DR. WILLIAMS: I do see it there. If the  
14 applicant is willing to change that grammar, I have  
15 no problem with that as well. But it won't  
16 constitute a significant change in the square footage  
17 of the sign.

18 MS. CREAN: Yeah, I know.

19 DR. WILLIAMS: So to the applicant, are  
20 you willing to have me help you with the grammar on  
21 the sign language if it's okay with you?

22 CHAIRMAN DEJESUS: Mr. Aybar, you  
23 understand what they're asking you?

24 MR. AYBAR: No, no.

25 DR. WILLIAMS: Can we do this, Mr. Chair,

1 so we can move things along, with the Board's  
2 approval, I will work with the applicant on the  
3 language of this sign to make sure that they're okay  
4 with the same?

5 CHAIRMAN DEJESUS: Yes. There's not a  
6 problem with that so that we can keep going.

7 DR. WILLIAMS: I appreciate that. Thank  
8 you.

9 CHAIRMAN DEJESUS: Thank you.

10 Then I open it up to the public. Anybody  
11 have any questions in relationship to this  
12 application?

13 DR. WILLIAMS: Mr. Chair, I'm scanning  
14 the list and I see no one with their hands up.

15 CHAIRMAN DEJESUS: I need a motion to --  
16 I close the public hearing and then, therefore, open  
17 it up to the Board to give me a motion to approve.

18 COUNCILWOMAN RAMOS: Motion to approve.

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: Councilwoman Ramos.

3 COUNCILWOMAN RAMOS: 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 Thank you.

14 CHAIRMAN DEJESUS: Mr. Aybar before you  
15 leave, Dr. Williams is going to work with you in  
16 reference to the lettering that you're putting on top  
17 of the billboard. So you need to make sure you  
18 correct the spelling, please, because this is the  
19 motion that you were approved for. Do you understand  
20 what I said?

21 MR. AYBAR: Yes.

22 CHAIRMAN DEJESUS: Or do you want me to  
23 tell you in Spanish.

24 MR. AYBAR: Yeah, you can tell me in  
25 Spanish, better.



1 (Chairman DeJesus explaining the motion  
2 in Spanish.)

3 CHAIRMAN DEJESUS: I explained to him in  
4 Spanish exactly what Dr. Williams had recommended we  
5 do. Okay?

6 Next is Hanan Ali Alomari, 601 North 5th  
7 Street, Block 788, Lot 72. The applicant is  
8 proposing a 105.6 square foot awning sign. Is he  
9 available?

10 MR. EINGORN: Mr. Chairman, you might  
11 want to let Mr. Aybar know that he can leave if he  
12 would like.

13 MR. AYBAR: All right. Thank you.

14 MR. EINGORN: Okay, he understood that.

15 CHAIRMAN DEJESUS: Hanan Ali Alomari, is  
16 he available, Dr. Williams?

17 DR. WILLIAMS: I'm scanning now, sir. I  
18 don't see that this individual is on the call so we  
19 can skip that, if you don't mind.

20 CHAIRMAN DEJESUS: We'll bypass that and  
21 leave that for last.

22 The next one would be Samyria Adkins,  
23 3401 Federal Street, Block 1039, Lot 59. He's  
24 looking for a 56-square foot awning sign.

25 MS. MILLER: Mr. Chair, I have not heard

1 from that applicant. Luckily that they noticed as  
2 well because I never received anything. But we put  
3 it on just in case we receive something today, but we  
4 didn't.

5 CHAIRMAN DEJESUS: We will leave that for  
6 the last decision because in case Mr. Aybar doesn't  
7 show up either, we can put them both to --

8 MS. MILLER: We just heard Mr. Aybar.  
9 This is Adkins.

10 CHAIRMAN DEJESUS: Extension to next  
11 month, Adkins.

12 Next is Preliminary and Final Site Plan  
13 for National Energy Partners, LLC, 201 North Front  
14 Street, Block 63, Lot 70.01. The applicant is  
15 proposing to construct a detached carport with a  
16 solar panel on top.

17 MR. O'SULLIVAN: Good evening, Board  
18 members. My name is Ryan O'Sullivan. I'm an  
19 attorney from the firm Fox Rothchild here  
20 representing the interests of National Energy  
21 Partners, LLC, the applicant for the preliminary and  
22 final major site plan approval with waiver relief.

23 The subject property is located at 201  
24 North Front Street, Camden, New Jersey 08102 on  
25 property known as Block 63, Lot 70.01 on the City of

1 Camden tax map. The property is approximately 41,382  
2 square feet in total area and is located in the  
3 University Support Zone. The applicant is proposing  
4 a detached carport with solar panels on top to power  
5 the eight-story building on the property.

6 The following waivers are requested from  
7 the City's Solar Assistive Design Standards as part  
8 of our application. Section 870-266:C, solar energy  
9 system in the front yard, not permitted, where we  
10 encroach 0.4 feet. 870-266.C, solar system in the  
11 rear yard where a 10 feet setback is required from  
12 the property line and 0.7 feet is proposed.

13 870-266.C, solar system in the side yard, 10 feet  
14 setback required where 0.7 feet is proposed.

15 870-266.H, maximum height of a grounded solar energy  
16 system where 12 feet is required and 21 feet at its  
17 highest is proposed. 870-266.J, maximum lot coverage  
18 of a solar energy system where 20 percent is  
19 permitted and 54.5 percent is proposed.

20 The waivers are needed due to the  
21 existing lot constraints to provide appropriate  
22 clearance for emergency vehicles and to provide  
23 enough power to the 8-story building located on the  
24 property. We have designed the carport with the  
25 constraints of the existing site conditions. The

1 Board has the powers pursuant to  
2 N.J.S.A.40:55D-51(a)(b) in Garofalo v. Burlington  
3 Township to grant waivers, "If the literal  
4 enforcement of one or more provisions of the  
5 ordinance is impracticable or won't exact undue  
6 hardship because of peculiar conditions pertaining to  
7 the land in question." As noted, this property has  
8 an existing parking lot and existing setbacks that  
9 the carport seeks to work within.

10 We will be presenting the following  
11 witnesses to testify in support of the application  
12 tonight, Dom Cataline, a representative of the  
13 applicant who will testify in operations and the  
14 overview of the solar carport design. Andrew  
15 Coursen, professional engineer of Churchill  
16 Consulting Engineers who will testify regarding the  
17 civil engineering design. And Matt Parisi,  
18 professional engineer of KMB Design Group who will  
19 testify regarding the electrical comments.

20 CHAIRMAN DEJESUS: Mr. O'Sullivan, can  
21 you do me a kind favor and have all those people  
22 ready to be sworn in by our attorney, please?

23 MR. O'SULLIVAN: Yes. Andrew, Dom and  
24 Matt, are you guys on?

25 MR. CATALINE: Yes.

1 MR. COURSEN: Yes.

2 MR. PARISI: Yes.

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

5 - - -

6 MATTHEW PARISI, PE; ANDREW COURSEN, PE,  
7 DOMINIC CATALINE, having first been duly  
8 sworn/affirmed, was examined and testified as  
9 follows:

10 - - -

11 MR. EINGORN: Please state your name and  
12 addresses prior to your testimony.

13 CHAIRMAN DEJESUS: Mr. O'Sullivan, we're  
14 going to have our engineer give her report prior to  
15 gentlemen support which you've explained so that we  
16 can go through her letter first. And then once she's  
17 done, then we'll discuss any questions with any of  
18 your engineers that you brought to the Board. Okay?

19 MR. O'SULLIVAN: Okay. Understood.

20 MS. MOORE: Mr. Chairman, did you want to  
21 have the witnesses qualified?

22 CHAIRMAN DEJESUS: We'll do that  
23 one-by-one as they come in.

24 MS. MOORE: That's fine.

25 Mr. Chairman, I'm referring to Remington

1 & Vernick's letter dated July 8, 2024. The  
2 applicant's attorney already went through the Area  
3 and Bulk Requirements and the waivers required. So I  
4 will just start on page 2 right under the Area and  
5 Bulk Requirements where we note that the zoning  
6 compliance table shown on the cover sheet of the site  
7 plan should be revised to reflect the correct bulk  
8 requirements for solar energy systems as required  
9 under Section 870-266. You'll revise that?

10 MR. O'SULLIVAN: Yes.

11 MS. MOORE: Under Performance Standards:  
12 If a street opening is necessary for North Front  
13 Street or Cooper Street, the application will be  
14 subject to the Street Opening Permit Ordinance of the  
15 City. The City Engineer should be contacted  
16 concerning the application and fees involved. You  
17 acknowledge that?

18 MR. O'SULLIVAN: Yes.

19 MS. MOORE: Testimony should be provided  
20 regarding the current parking circulation and if the  
21 number of spaces or parking space size will be  
22 affected by the solar panel installation. It appears  
23 that some of the columns for the canopy are in  
24 conflict with the existing parking space.

25 CHAIRMAN DEJESUS: Who will you have to

1 testify on that, Mr. O'Sullivan?

2 MR. O'SULLIVAN: Mr. Coursen, he'll  
3 testify to that.

4 CHAIRMAN DEJESUS: Mr. Coursen, will you  
5 give your credentials?

6 MR. COURSEN: Sure. I'm a professional  
7 engineer and land surveyor in the State of New Jersey  
8 for the last 39 years. Prior to that, I received my  
9 Bachelor of Science degree in civil engineering from  
10 the University of Vermont. And I have been  
11 presenting to planning boards throughout Southern New  
12 Jersey. I believe this is the first time I've been  
13 here in Camden.

14 CHAIRMAN DEJESUS: Thank you.

15 MS. MOORE: So did you want to provide  
16 testimony regarding how the parking lot would be  
17 affected by --

18 MR. COURSEN: Yes. This canopy which is  
19 120 x 180 plus or minus, it's going to cover 80 up to  
20 90 stalls that currently are on the -- that make up  
21 the parking lot. And these columns are going to be  
22 located on parking lots striping. I think the first  
23 iterations of the plans we had, had some of these  
24 columns located within a parking stall. They have  
25 been relocated outside the full stall and on to the

1 stripes themselves. Our design or where we show them  
2 are illustrative, but the final design will be  
3 dependent upon the structural design that will be  
4 presented to the building permits. But as far as the  
5 operation of the parking lot --

6 CHAIRMAN DEJESUS: Do you have a layout  
7 of that, please, so we can see it?

8 MR. COURSEN: Yes. Let me share it.

9 MS. MOORE: So right now your testimony  
10 is that is none of the parking spaces will be  
11 affected?

12 MR. COURSEN: Correct. Let me share my  
13 screen. This is the proposed canopy in yellow  
14 here and blue is the building. And this is the  
15 portion that will be covering the parking lot. These  
16 small circles are the columns and foundations that  
17 will support the canopy. We'll get in a little  
18 closer here. And we've placed these columns at each  
19 stripe as best we could.

20 Again, that final location will be  
21 dependent upon the structural design and I have been  
22 told from the applicant that they would adhere to  
23 locating them on the appropriate stripes so that the  
24 parking stalls would not be affected as far as its  
25 capacity.



1 MS. MOORE: The City Fire Chief should  
2 review the plans to ensure that adequate clearance  
3 will be provided for access by fire trucks. The  
4 minimum proposed clearance is 13.5 feet. And so you  
5 are aware the project must be approved by the City  
6 Fire Chief with final approval and written  
7 verification provided to our office by him prior to  
8 final signatures on the plans. So you agree to  
9 consult Chief Hunt to get his approval. He doesn't  
10 need to submit a separate letter but an email  
11 approval would be fine.

12 MR. COURSEN: Would that be coming from  
13 the applicant itself?

14 MS. MOORE: Yes. The applicant is to  
15 contact the City Fire Chief for his approval, yes.  
16 You do agree to that?

17 MR. COURSEN: Dom?

18 MR. CATALINE: Yes.

19 MS. MOORE: Okay.

20 The applicant should indicate if there's  
21 a change in impervious coverage with this project  
22 proposal regarding stormwater. So it looks like  
23 you're covering all of the paved areas pretty much.  
24 So anything that would be affected would be minute?

25 MR. CATALINE: Correct.

1 MS. MOORE: The plans indicate a portion  
2 of the project site as located within "Zone X," which  
3 is the area determined to be outside to 0.2% annual  
4 chance flood plain as indicated on the FEMA FIRM Map  
5 No. 34007C0009F, dated August 17, 2016. The location  
6 of this floodplain line should be indicated on the  
7 plans. You'll add that to the plans?

8 MR. COURSEN: I believe our last  
9 submission we did have that on there.

10 MS. MOORE: That could have been missed.  
11 So the Board is aware and the public, you did receive  
12 a review letter and then you revised the plans prior  
13 to this submission. So there are some items that I  
14 may have missed or that we requested testimony.

15 Testimony should be provided regarding  
16 snow-related issues and water management.

17 MR. COURSEN: As far as the snow just to  
18 give you an idea of the layout of the canopy, the  
19 end that fronts along North Front Street will be the  
20 low end. The low end, that's 13 1/2 feet of  
21 clearance to the underside rising up to about 19 feet  
22 and change above clearance. And everything is  
23 pitching towards North Front.

24 The design of these canopies do come with  
25 ice and snow guards at the low end. If I switch to

1 the other detail sheet of our side view. On our low  
2 end they do have these guards that will protect any  
3 snow from falling directly off. With that there's  
4 also, for water and snow melt, a gutter system that  
5 will collect that flow and discharge it down a column  
6 and into the existing stormwater system that  
7 currently exists.

8 MS. MOORE: Okay.

9 The horizontal and vertical datums are  
10 stated on the plans. The plans reference the 1988  
11 NAVD so a conversion factor to 1929 NGVD must be  
12 provided on the plans. You'll agree to add that  
13 conversion factor?

14 MR. COURSEN: Yes. I've added that.

15 MS. MOORE: The project must be approved  
16 by the City Engineer prior to final approval with  
17 written verification provided to our office prior to  
18 final signatures on the plans. You agree to that?

19 MR. COURSEN: Yes, I would agree with  
20 making sure all those comments have been addressed  
21 and signed off.

22 MS. MOORE: Testimony should be provided  
23 regarding the amount of energy produced (voltage) and  
24 the ultimate end user.

25 So you mentioned in the testimony the

1 ultimate end user is for the building, the 8th Floor  
2 building, correct, for EMR?

3 MR. COURSEN: That's best answered by  
4 Dom, yes.

5 MR. CATALINE: Yes, that's correct.

6 MS. MOORE: Do you have the amount of  
7 energy produced, the voltage?

8 MR. CATALINE: It will be generally about  
9 32 percent of the power needed on the site.

10 CHAIRMAN DEJESUS: I need you to identify  
11 yourself, Mr. Dom of your credentials, please.

12 MR. CATALINE: Yes. Dominic Cataline,  
13 project manager at Novitium Energy, the project  
14 manager of this project and I have been in the solar  
15 industry for about six years now.

16 MS. MOORE: Our office recommends that  
17 any utility equipment associated with the panel  
18 should be screened from view.

19 MR. COURSEN: A brief discussion on  
20 that. The service for the panels will be made  
21 underground. And if we zoom in here at the western  
22 end of the project site along the back of the curb,  
23 this front will be an underground system that ties  
24 into an proposed electrical equipment panel. Now,  
25 that's going to be in front of an existing landscaped

1 island. And it's also the furthest point from the  
2 traveling public on Penn Street and really North  
3 Front Street. Of course, nothing from Cooper Street.

4 As far as screening, we think, and  
5 maybe Dom can talk a little bit more of what that  
6 panel looks like, but we feel that it is setback far  
7 enough in front or behind landscaping that may have  
8 not matured yet but will in the future.

9 MS. MOORE: So then your testimony is  
10 that the existing landscaping should screen that  
11 equipment appropriately?

12 MR. COURSEN: Correct.

13 MS. MOORE: A note should be added to the  
14 plans specifically stating that the installation and  
15 equipment will comply with the most recent and  
16 applicable mechanical, fire, structural and  
17 electrical codes. So there is a note similar on the  
18 plan but we wanted the note to specifically state  
19 what I just read.

20 MR. COURSEN: I'll double-check that. I  
21 thought we had that worded correctly but we'll make  
22 sure it's worded as you wish.

23 MS. MOORE: Okay.

24 The applicant should indicate the removal  
25 of any existing landscaping with this project

1 proposal. Are you removing any existing landscaping?

2 MR. COURSEN: I believe the only  
3 landscape I indicate to be removed is within this  
4 island here. I think it's just low-level shrubbery  
5 and maybe grasses and have them replaced with River  
6 Rock. I think there is some level of shrubbery that  
7 could handle the coverage of the canopy on the edges.  
8 So I would assume they would remain to survive that  
9 new scenario.

10 MS. MOORE: Okay.

11 Areas of tree protection should be shown  
12 on the site plan with setbacks dimensioned.

13 MR. COURSEN: I don't believe there is  
14 any protection needed. All the work with any trees  
15 and I think the trees are pretty much within this  
16 strip that's off-property will be within the paved  
17 area inside curbed regions and no damage should be  
18 anticipated to need to be protected for those trees.

19 MS. MOORE: Do you have any electrical  
20 and mechanical equipment that should be screened from  
21 view outside of what we already discussed with the  
22 utility equipment with the panels?

23 MR. COURSEN: I believe the electrical  
24 engineer is with us and he could probably talk to you  
25 a bit more of other equipment that may be attached to

1 a column within underneath which I don't think can be  
2 screened quite frankly.

3 MS. MOORE: All right. Well, then, we do  
4 note that all electrical and mechanical equipment  
5 should be screened from view per Section  
6 870-224.B.19. So if there's any electrical and  
7 mechanical equipment that cannot be screened then we  
8 should be made aware of that and possibly the  
9 applicant would like to request a waiver and state  
10 why it cannot be screened.

11 MR. COURSEN: Matt, I don't know if  
12 you're on. Can you answer this question? Do you  
13 have any idea what the mechanical equipment would  
14 look like on the column and whether or not it could  
15 be screened?

16 CHAIRMAN DEJESUS: Matt, you'll need to  
17 identify yourself.

18 MR. PARISI: Matthew --

19 MR. COURSEN: Matt, I'm having trouble  
20 hearing you. I don't know if the Board is as well.

21 CHAIRMAN DEJESUS: Yes, we are.

22 MR. COURSEN: Matt, I don't know if  
23 there's a problem with the connection or something,  
24 if you could maybe call in if that's not working.

25 MR. PARISI: Is this better?

1 MR. COURSEN: I heard you there.

2 MR. PARISI: Okay. My name is Matt  
3 Parisi. I'm with the KMB Design Group. I'm a  
4 licensed professional electrical engineer in the  
5 State of New Jersey. I have my Master's of Science  
6 in engineering from Rowan University. And I've been  
7 practicing engineering for a little over 14 years  
8 primarily in the renewable sector doing solar and  
9 other renewable energy projects.

10 Generally for solar projects there are  
11 typically invertors that could be placed either at  
12 the canopy or somewhere else in the system so  
13 potentially along the same wall that would be  
14 screened from the vegetation in that landscaped  
15 area. There's also a possibility to house some of  
16 that equipment inside the building depending on the  
17 design. So I think there are some options here to  
18 make sure that this equipment is out of view. There  
19 are also, I think, a possibility of some of the  
20 equipment manufacturers can provide basically a  
21 housing that secures the equipment. I don't think  
22 screening would be an issue here.

23 MS. MOORE: Okay.

24 MR. PARISI: One way or another, we'll be  
25 able to block the equipment from view.



1 MS. MOORE: All right. Thank you.

2 CHAIRMAN DEJESUS: Can you show us on the  
3 map where you're planning to put that at? There's a  
4 map we're looking at on the screen.

5 MR. PARISI: Sure. Yes. That what is  
6 being pointed to here is the wall with the electrical  
7 panel as well. So we could place the invertors there  
8 or potentially inside the building.

9 MS. MOORE: So you will provide that  
10 screen.

11 MR. PARISI: Yes.

12 MS. MOORE: As part of the installation  
13 of the carport structure, an existing pole-mounted  
14 light fixture will be removed and replaced with  
15 fixtures mounted to the underside of the carports.  
16 Details of the proposed fixtures should be provided.  
17 You'll provide a detail for that?

18 MR. PARISI: Yes. I actually have a  
19 detail I can show you here. Let me share my screen.  
20 So this is the photometrics plan for the system, for  
21 the proposed system from the lighting fixture that we  
22 are proposing here with the under-canopy lighting  
23 fixture. So basically, it's an LED fixture that  
24 would essentially replace the pole-mounted lights  
25 with under-canopy lights. So the pole that you're

1   referencing would be right here.  So that pole will  
2   be removed.  And then in place of that pole, we would  
3   have where you see in red, there's eight fixtures  
4   throughout the underside of this canopy that would  
5   then provide the lighting for the lot underneath the  
6   canopy.

7                   MS. MOORE:  Thank you.

8                   Per Section 870-243.H, all outdoor  
9   lighting not essential for safety and security  
10  purposes shall be activated by automatic control  
11  devices and turned off during non-operating hours.  
12  So testimony should be provided.

13                  MR. PARISI:  Yes.  So there's an  
14  existing lighting control circuit that operates the  
15  building -- sorry -- the exterior lot lighting.  And  
16  we would be tying into that existing circuit under  
17  those same operating settings.

18                  MS. MOORE:  Testimony should be provided  
19  as to whether any changes in signage are proposed and  
20  whether any signage will be placed on the solar  
21  array.  In addition, safety signage should be  
22  addressed.  Any testimony regarding signage?

23                  MR. PARISI:  I think I would default to  
24  Andrew for that.

25                  MR. COURSEN:  I don't know if there's

1 any -- there's no signage, site signage that will be  
2 affected by this.

3 MS. MOORE: So no signage as part of this  
4 application at all. And you intend on maintaining  
5 any existing signage that's there?

6 MR. COURSEN: Correct. I think if there  
7 is any signage on the structure, that may be due to  
8 the electrical codes that maybe Matt can talk about  
9 it if that may be needed for this type of  
10 installation.

11 MR. PARISI: Yes. Correct. So for the  
12 solar system, we would have electrical safety. That  
13 generally goes on the equipment or any of the  
14 conduits that are holding the photovoltaic wires. So  
15 those will be installed and complied with the  
16 National Electrical Code per all of their standards.

17 MS. MOORE: The applicant should indicate  
18 if there is a safety and regular maintenance and  
19 monitoring plan in place. Do you have that plan in  
20 place?

21 MR. CATALINE: Yes. There is an  
22 operations and maintenance contract with EMR.

23 MS. MOORE: Would you be able to provide  
24 a copy of that to our office, should this project be  
25 approved, as a part of the resolution compliance?

1 MR. CATALINE: Yes.

2 MS. MOORE: Testimony should be provided  
3 regarding any potential negative impacts such as  
4 glare. Are there any negative impacts at this time  
5 that you foresee?

6 MR. CATALINE: No, we do not anticipate  
7 any negative impacts.

8 MS. MOORE: And glare would be reduced?

9 MR. CATALINE: Yes. We do not anticipate  
10 any negative impact from the glare. The point of  
11 solar is to absorb light, not reflect it. So, yes,  
12 we don't anticipate any negative affects on that  
13 front.

14 MS. MOORE: The applicant should  
15 indicated if any geotechnical work was completed for  
16 the proposal and if any structural design constraints  
17 were identified. Testimony should be provided.

18 Now, I did receive a copy of the geotech  
19 report today regarding the project. It was not  
20 reviewed prior to the meeting. But were any  
21 structural design constraints identified?

22 CHAIRMAN DEJESUS: Anybody?

23 MR. CATALINE: No --

24 MS. MOORE: None?

25 MR. CATALINE: -- design constraints.

1 MS. MOORE: That's your testimony, none.  
2 Okay.

3 A copy of the structural analysis  
4 prepared by New Jersey Professional Engineers should  
5 be provided. You will provide structural --

6 MR. COURSEN: Yes, that will be provided.

7 MS. MOORE: -- calculations, thank you,  
8 signed and sealed.

9 MR. O'SULLIVAN: As a resolution, yes.

10 MS. MOORE: A property survey prepared  
11 by a New Jersey licensed surveyor should be provided?

12 MR. COURSEN: We did provide a note  
13 indicating that the site was surveyed and on the site  
14 plan based on that survey. Are you looking for a  
15 separate survey?

16 MS. MOORE: I'm looking for that survey  
17 that you referenced.

18 MR. COURSEN: It's the one we did.

19 MS. MOORE: Well, the one that you  
20 referenced, we need a copy of that submitted with the  
21 application. So if you can get a signed and sealed  
22 copy of that for our records, for the City's records.

23 MR. COURSEN: Yes.

24 MS. MOORE: And I have noted the Summary  
25 of Variances and Waivers, no variances. The waivers

1 were noted previously for solar and front yard, solar  
2 in rear yard, solar in side yard, ground-mounted  
3 solar height and solar energy system maximum lot  
4 coverage. I have no other waivers noted. Is that  
5 correct?

6 MR. O'SULLIVAN: That is correct.

7 MS. MOORE: Outside agency approvals, I  
8 did not have any agency approvals. Do you know if  
9 you need to submit anything outside of the City to  
10 the City?

11 MR. COURSEN: I believe we're sending  
12 something to the county.

13 MS. MOORE: You are going to do Camden  
14 County?

15 MR. COURSEN: Yes.

16 MS. MOORE: If you can provide any type  
17 of documentation that they forward to you whether  
18 it's a no-impact or anything. Do you qualify for  
19 Soil Conservation District or no with your footings?

20 MR. COURSEN: No. It's less than 5,000  
21 square feet of service.

22 MS. MOORE: All right. So I will just  
23 note Camden County. And Mr. Chair, that concludes my  
24 review.

25 CHAIRMAN DEJESUS: Thank you, Dena.

1 MS. MOORE: Thank you, Dena.

2 CHAIRMAN DEJESUS: Anybody on the Board  
3 have any questions to the applicant?

4 MS. MOORE: If you can stop sharing too.  
5 Thank you.

6 MR. EINGORN: Thank you.

7 CHAIRMAN DEJESUS: We're back to square  
8 one. No one on the Board having any questions?  
9 Hearing none then, therefore, I open up to the  
10 public. Doctor Williams, do you have anyone having  
11 any questions related to the subject?

12 MR. CATALINE. I can bring up a picture  
13 going back to the picture of the equipment that will  
14 be under the canopy. I can bring up a picture as an  
15 example if that would help the Board.

16 CHAIRMAN DEJESUS: Dominic, we're okay.  
17 Is there anybody from the public, Doctor?

18 DR. WILLIAMS: I don't see any hands  
19 raised, Mr. Chair.

20 CHAIRMAN DEJESUS: Seeing none and not  
21 hearing any, therefore, I'll close the public version  
22 of it. And I need a motion from the Board, please.

23 VICE-CHAIRMAN LEE: Motion to approve.

24 MS. CREAN: I second that.

25 CHAIRMAN DeJESUS: Roll call.

1 MS. MILLER: Jose DeJesus.  
2 CHAIRMAN DeJESUS: Yes.  
3 MS. MILLER: Mr. Lee.  
4 VICE-CHAIRMAN LEE: Yes.  
5 MS. MILLER: Director Walker.  
6 MS. MOORE: He's muted.  
7 MS. MILLER: Councilwoman Ramos.  
8 COUNCILWOMAN RAMOS: Yes.  
9 MS. MILLER: Erin Crean.  
10 MS. CREAN: Yes.  
11 MS. MILLER: Omari Thomas.  
12 MR. THOMAS: Yes.  
13 MS. MILLER: Raschid Humphrey.  
14 MR. HUMPHREY: Yes.  
15 MS. MILLER: Brenda Fraction.  
16 MS. FRACTION: Yes.  
17 MS. MILLER: Director Walker.  
18 DIRECTOR WALKER: Yes.  
19 MS. MILLER: Thank you. Motion carried  
20 to approve.  
21 CHAIRMAN DEJESUS: Thank you.  
22 MR. O'SULLIVAN: Thank you.  
23 MR. CATALINE: Thank you.  
24 MS. MOORE: Thank you. Please contact my  
25 office if you have any questions regarding the



1 approval process. I forgot to mention that during  
2 the --

3 MR. O'SULLIVAN: Will do, thank you.

4 MR. CATALINE: Much appreciated. Thank  
5 you, Board.

6 CHAIRMAN DEJESUS: Now on to Adoption of  
7 Resolutions

8 MS. MILLER: Next is Cooper Hospital.

9 CHAIRMAN DEJESUS: Cooper Hospital.

10 MS. MILLER: Cooper Hospital, they're not  
11 being heard this evening. They sent the letter --  
12 email stating that they did not want to be on the  
13 agenda but the agenda was already posted.

14 CHAIRMAN DEJESUS: So we have Hanan Ali  
15 Alomari and Samyria Adkins, on these sign variance  
16 applications. Are any of those present, Doctor?

17 DR. WILLIAMS: No, sir, Mr. Chair.

18 CHAIRMAN DEJESUS: Is it all right to  
19 have someone make a motion to extend to next month?

20 DR. WILLIAMS: We can table to next  
21 month.

22 CHAIRMAN DEJESUS: Can we do that, yes or  
23 no?

24 DR. WILLIAMS: Yes, we can table.

25 CHAIRMAN DEJESUS: Thank you. So I need

1 a motion, please.

2 COUNCILWOMAN RAMOS: Motion.

3 CHAIRMAN DEJESUS: Thank you.

4 MS. CREAN: Second.

5 MS. MILLER: Thank you.

6 CHAIRMAN DeJESUS: Roll call.

7 MS. MILLER: Jose DeJesus.

8 CHAIRMAN DeJESUS: Yes.

9 MS. MILLER: Steven Lee.

10 VICE-CHAIRMAN LEE: Yes.

11 MS. MILLER: Director Walker.

12 DIRECTOR WALKER: Yes.

13 MS. MILLER: Councilwoman Ramos.

14 COUNCILWOMAN RAMOS: Yes.

15 MS. MILLER: Erin Crean.

16 MS. CREAN: Yes.

17 MS. MILLER: Omari Thomas.

18 MR. THOMAS: Yes.

19 MS. MILLER: Raschid Humphrey.

20 MR. HUMPHREY: Yes.

21 MS. MILLER: Brenda Fraction.

22 MS. FRACTION: Yes.

23 MS. MILLER: Motion carried to continue.

24 Thank you.

25 CHAIRMAN DEJESUS: Kyle, can you do the

1 Certificates of Appropriateness; Adoption of  
2 Resolutions?

3 MR. EINGORN: Sure. We have the  
4 following Resolutions for June 2024 Certificates of  
5 Appropriateness: Tariq Alam, 600 Block Berkely  
6 Street. Rebecca Grigger-Smith, 967 Niagara Road.  
7 Mable Cook, 2886 N. Congress Road. Shanice Edmond,  
8 1802 S. 4th Street. Riva Gordon, 575 Berkley  
9 Street. David Ewing, 1115 S. Merrimac Road.

10 And then you have other Resolutions:  
11 Preliminary & Final Site Plan was continued. Sign  
12 Variance approved, Leivi Gutierrez, 3800-02 Westfield  
13 Avenue and Kwang Soo Chun, 1134 Haddon Avenue. And  
14 then the Alex Aybar matter was continued which we  
15 heard tonight.

16 CHAIRMAN DEJESUS: We need a motion to  
17 approve the Adopted Resolutions.

18 MS. CREAN: So moved.

19 VICE-CHAIRMAN LEE: Second.

20 CHAIRMAN DeJESUS: Roll call.

21 MS. MILLER: Jose DeJesus.

22 CHAIRMAN DeJESUS: Yes.

23 MS. MILLER: Steven Lee.

24 VICE-CHAIRMAN LEE: Yes.

25 MS. MILLER: Director Walker.

1 DIRECTOR WALKER: Yes.

2 MS. MILLER: Councilwoman Ramos.

3 COUNCILWOMAN RAMOS: Yes.

4 MS. MILLER: Erin Crean.

5 MS. CREAN: Yes.

6 MS. MILLER: Omari Thomas.

7 MR. THOMAS: Yes.

8 MS. MILLER: Raschid Humphrey.

9 MR. HUMPHREY: Yes.

10 MS. MILLER: Brenda Fraction.

11 MS. FRACTION: Yes.

12 MS. MILLER: Motion carried to approve.

13 Thank you.

14 CHAIRMAN DEJESUS: That would cover  
15 everything that we need to do today. Is there  
16 anything additional, Doctor, you want to add at this  
17 moment?

18 DR. WILLIAMS: No, Mr. Chairman. I think  
19 we covered everything, correct Angela, all the sign  
20 variances that needed to be tabled, right?

21 MS. MILLER: Yes.

22 DR. WILLIAMS: We took care of business,  
23 sir.

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

1 MS. CREAN: So moved.

2 MR. THOMAS: 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: Councilwoman Ramos.

11 COUNCILWOMAN RAMOS: Yes.

12 MS. MILLER: Erin 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: Ms. Fraction.

19 MS. FRACTION: Yes.

20 MS. MILLER: Motion carried to adjourn.

21 Thank you all and have a good weekend.

22 - - -

23 (\*\*Meeting concluded at 6:56 p.m.\*\*)

24

25

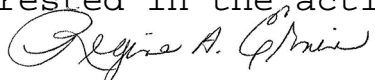
## 1 CERTIFICATION

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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