

In The Matter Of:
CITY OF CAMDEN
PLANNING BOARD

Transcript of Meeting
September 23, 2024

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PLANNING BOARD
CITY OF CAMDEN

- - - -

Monday, September 23, 2024

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Transcript of proceedings of the SPECIAL
MEETING of the City of Camden Planning Board was
conducted as a virtual meeting via a remote
conferencing platform, TEAMS, commencing at 6:02 p.m.

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

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

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

- ANGELA MILLER, PLANNING BOARD SECRETARY
- JAMES BURNS, ESQUIRE, ATTORNEY FOR THE BOARD
- DEMBO, BROWN & BURNS, LLP
- DR. EDWARD C. WILLIAMS, PP, ASIP, CSI, AHP, CZO,
CPZBS; DIRECTOR OF PLANNING & DEVELOPMENT;
ZONING OFFICER; HPC SECRETARY

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1 I N D E X

2 CASES HEARD: PAGE

3 A. Preliminary Investigation Report 5
4 for an Amendment to the Gateway
5 Redevelopment Area to include
6 Block 405, Lots 1,7,8 and 11.

6 B. Amendment to the Gateway Redevelopment 17
7 Plan regarding Block 405, Lots, 1,7,8
8 and 11.

9 C. Adoption of Resolution: 27
10 Preliminary Investigation Report for an
11 Amendment to the Gateway Redevelopment
12 Area to include Block 405, Lots 1,7,8
13 and 11.

13 D. Adoption of Resolution: 28
14 Amendment to the Gateway Redevelopment
15 Plan regarding Block 405, Lots 1,7,8,
16 and 11.

16 - - -

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

18 KARL P. KEMM, ESQUIRE
19 McMANIMON, SCOTLAND & BAUMANN LAW FIRM
20 Attorney for the Applicant

21 BLAKE FITZGERALD, P.E.
22 PENNONI ASSOCIATES, INC.
23 Engineer for the Applicant

23
24
25

1 CHAIRMAN DEJESUS: Good evening. By the
2 direction of the Planning Board Chairman Jose
3 DeJesus, Jr., the City of Camden, there will be a
4 SPECIAL PLANNING BOARD MEETING held on Thursday,
5 September 23, 2024 at 6:00 p.m. Since the City of
6 Camden remains under a Declaration of a Health
7 Emergency related to the COVID-19 virus, City Hall is
8 open. Therefore, this SPECIAL MEETING will be
9 conducted as a virtual meeting via remote
10 conferencing platform, TEAMS. Instructions on
11 accessing this SPECIAL MEETING can be found on the
12 City of Camden's website. Opening statement, Angela.

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

1 meeting was publicized on Friday, September 13,
2 2024.

3 CHAIRMAN DeJESUS: Roll call.

4 MR. BURNS: Mr. Chairman, I want to add
5 that this is a Special Meeting as stated. Angela
6 read the fact that all notices are published at the
7 beginning of each year. But this is a Special
8 Meeting and proper notice was provided. I've
9 reviewed the notice and we have jurisdiction.

10 MS. MILLER: Thank you. Roll call.
11 Jose DeJesus.

12 CHAIRMAN DeJESUS: Present.

13 MS. MILLER: Mr. Lee.

14 VICE-CHAIRMAN LEE: Here.

15 MS. MILLER: Mayor Carstarphen. Director
16 Walker.

17 DIRECTOR WALKER: Present.

18 MS. MILLER: Ian Leonard.

19 MR. LEONARD: Here.

20 MS. MILLER: Councilwoman Jannette Ramos.

21 COUNCILWOMAN RAMOS: Present.

22 MS. MILLER: Erin Crean.

23 MS. CREAN: Present.

24 MS. MILLER: Omari Thomas. Raschid
25 Humphrey. Brenda Fraction.

1 MS. FRACTION: Present.

2 MS. MILLER: We have a quorum.

3 CHAIRMAN DEJESUS: Approval of Planning
4 Board Public Hearing Minutes. I believe it would be
5 this current month that just went by?

6 DR. WILLIAMS: Mr. Chair, we can skip
7 just No. 3.

8 CHAIRMAN DEJESUS: Understood. Swearing
9 in of all professionals and Planning Board staff.

10 MR. BURNS: For our professionals, please
11 raise your right hands.

12 - - -

13 DR. EDWARD C. WILLIAMS, PP, ASIP, CSI,
14 AHP, CZO, having first been duly sworn/affirmed, was
15 examined and testified as follows:

16 - - -

17 CHAIRMAN DEJESUS: Planning Board
18 Director's Report.

19 DR. WILLIAMS: There's no report due to
20 the Special Meeting, Mr. Chair.

21 CHAIRMAN DEJESUS: Okay. Going to the
22 New Business: Preliminary Investigation Report for
23 an Amendment to the Gateway Redevelopment Area to
24 include Block 405, Lots 1, 7, 8, and 11. My
25 impression is that A and B are all together?

1 MR. BURNS: Correct. And also the
2 Amendment for Block 405, Lots 1, 7, 8, and 11.

3 CHAIRMAN DEJESUS: Okay. And who is
4 representing that application?

5 MR. KEMM: I am, Mr. Chairman, Karl Kemm.

6 CHAIRMAN DEJESUS: Okay. Do you want to
7 state your facts as they would say?

8 MR. KEMM: Certainly, Mr. Chairman.
9 Thank you. And, also, thank you to the Board and the
10 Board professionals for accommodating the Special
11 Meeting. We appreciate it.

12 I represent Kipp Cooper Norcross High
13 School. They are under contract to purchase these
14 properties from the City for \$800,000.00. And one of
15 the things we need to do prior to closing is get site
16 plan approval and this is the first step in the
17 process, is making sure the zoning complies for what
18 they plan to use it for which is an athletic field.
19 And I'll get into more detail with that.

20 I was asked as you -- again, this is a
21 great courtesy of having the Special Meeting to give
22 an overview of the presentation. And then we have
23 all of our design and project professionals here to
24 answer any specific questions the Board may have.
25 I'll deal with the Area in Need of Redevelopment

1 Study first because the Board technically needs to
2 act on that before we get to the amendment to the
3 Redevelopment Plan.

4 As indicated, the properties are Block
5 405, Lots 1, 7, 8 and 11 generally located at 726
6 Kaighns Avenue by the highway. And if I'm able to
7 share -- there we are. Great. So I'm putting up on
8 the screen and I hope everyone can see it. This is
9 the Map 3 of the Study Area that we submitted in the
10 study. The Study is entitled, Block 405, Lots 1, 7,
11 8, and 11, Redevelopment Area Study, Preliminary
12 Investigation Report and it's dated August 13, 2024.
13 This, again, shows in red the properties that are
14 subject of the Area in Need of Redevelopment Study.
15 Kaighns Avenue is to the top; 767 is along the side;
16 and 7th Avenue is along the left side of the
17 property.

18 Looking back into the history of this
19 matter, it seems that it was intended that these
20 properties were to be in the Redevelopment Area. Lot
21 1 which is the larger lot, appears to be in the
22 Redevelopment Area already. It's not 100 percent
23 clear so we figured it would be safe as to present
24 all of the properties to you and have the Board make
25 a finding as an Area in Need of Redevelopment, all of

1 them.

2 I'm briefly going to go and show some
3 images of what the property looks like. I'm sure
4 you're all familiar with it but it does often
5 illustrate the point to see. Because as they always
6 tell us, a picture is worth a thousand words.

7 CHAIRMAN DEJESUS: You want to mark that
8 as Exhibit A?

9 MR. KEMM: Certainly. I will mark that
10 what I just showed as A-1 and then I will submit
11 marked copies to the Board after the hearing.

12 I'm showing now which is going to be a
13 number images. These are also in the Redevelopment
14 Area Study. The Investigation Report is images one
15 through seven. And I'm just going to scroll through
16 these slowly just so everyone can see the property.
17 Again, I'm sure you're familiar with it. And these
18 images are contained in the Redevelopment Report.
19 The site is undeveloped. It's vacant. It had a
20 history of different buildings and uses on it. We'll
21 mark that as A-2.

22 And I'm going to go back to the map that
23 we marked as A-1. As set forth in the Redevelopment
24 Study, you need to show that the properties meet the
25 requirements of the local Redevelopment Housing.

1 More specifically that is contained in Section 5.
2 These properties meet the three different criteria.
3 They all meet the same criteria and so I'm not going
4 to go through each property. Again, this is all
5 detailed in the Investigation Report that was
6 submitted.

7 It's meets Criterion C; that it's
8 unimproved vacant property. It has been that way for
9 about ten years which is due to the environmental
10 contamination in large part. It's also not likely to
11 be redeveloped without it being declared an Area of
12 Redevelopment. So those facts and history meet
13 Criterion C.

14 Criterion D is also met; that there is -
15 again it sounds more difficult than it is -
16 deleterious land uses and it's detrimental to the
17 safety, health, welfare and morals of the
18 community. Again, due to the vacant property, the
19 prior environmental contamination on the property.
20 It meets Criterion D. And that it also meets
21 Criterion G which is that, it has been declared as
22 an Urban Enterprise Zone pursuant to the New Jersey
23 Urban Enterprise Zone Act and, therefore, for those
24 three reasons, all these properties meet the
25 Statutory Criteria for an Area in Need of

1 Redevelopment.

2 As I mentioned, there is environmental
3 contamination on the property. And we do have
4 professionals on the Board if the public has
5 questions. For the Board's edification, we will be
6 taking over -- Kipp will take over the remediation of
7 this property. There has been prior remediation work
8 and we'll pick up where they left off.

9 Largely, the entire -- not largely -- the
10 entire property will be remediated to residential
11 standards because it will be used for school use.
12 DEP has involvement and oversight on the site. And
13 most of the site will be taken care of either through
14 removal of soils, putting a cap on the site which is
15 largely the athletic field and the impervious
16 coverage. A deed notice that will go on as required
17 by DEP regulations. And there is some groundwater
18 contamination of the ongoing sampling of that which
19 gets reported to the DEP.

20 And that is in general, an overview of
21 what we're asking the Board to do is, adopt the
22 Redevelopment Preliminary Investigation Report
23 submitted and recommend to the City Council that they
24 designate the area as a Non-condemnation Area in Need
25 of Redevelopment; to add this area to the existing

1 Gateway Redevelopment Area, and also to amend the
2 City's Zoning Map to reflect that this Property is
3 now in the Gateway Redevelopment Area.

4 And, again, that's an overview of the
5 documents that were submitted and the report. Again,
6 if the Board has some detailed questions, the
7 professionals involved are available to answer any
8 questions the Board may have.

9 CHAIRMAN DEJESUS: Before I ask questions
10 I'll ask, anyone on the Board have any questions
11 related to this project? Nobody? Okay.

12 I do have a question. And the question
13 is, adjacent to that property is an empty lot I
14 noticed which is green. Are you acquiring that as
15 well or is that not being touched? I can't hear you;
16 you're muted.

17 MR. KEMM: I apologize. I muted myself
18 so I wouldn't create any background noise. Yes,
19 Mr. Chairman, I'll put that image back up for
20 everyone.

21 MR. KEMM: That's the image. Sorry for
22 the delay there. So the green area in the upper
23 right corner and there is some trees here along that
24 kind of go along the ramp to 676. Those are not part
25 of the properties that we are purchasing from the

1 City or that will be part of the area that we are
2 developing. Others may purchase those areas and
3 redevelop them, but those are not part of our
4 proposal or contract with the City.

5 CHAIRMAN DEJESUS: I know that in the
6 past they used to have a lot of homeless people near
7 those tree areas.

8 MS. FRACTION: Right.

9 CHAIRMAN DEJESUS: They have moved most
10 of them out. Are you addressing that matter?

11 MR. KEMM: It's hard to say. As I'll
12 show you when we get to the Redevelopment Plan, the
13 field is going to be developed. It'll have fencing
14 around it. We have not been asked to address that by
15 the City. There may have been people on this
16 property. Again, the development will prevent
17 people from using this property. What's off-site,
18 I'm not sure of.

19 CHAIRMAN DEJESUS: Because I know that
20 that corner of Atlantic & 7th Street is a corner
21 where a lot of the homeless individuals who like to
22 collect money if they could in that corner, and once
23 in a while they'll go over to Kaighns Avenue. And
24 hopefully when you start doing this development,
25 hopefully that will change. That's a great idea.

1 You're using a soccer field or just an open field for
2 them to play?

3 MR. KEMM: Actually, I can give you a
4 preview. I was going to get more detail on that when
5 we got to the plan, but let me bring that up right
6 now, Mr. Chairman, and give you a better idea. I'll
7 be able to --

8 CHAIRMAN DEJESUS: That would help.

9 MR. KEMM: Sometimes it's better to start
10 at the end and then go back to the beginning. I
11 probably should have --

12 CHAIRMAN DEJESUS: That's okay.

13 MR. KEMM: No worries. Whatever makes it
14 easier for the Board to understand. So the outline
15 here if you can see my mouse pointer, is the
16 entire property.

17 Up along Kaighns Avenue there's going to
18 be a sports field that is going to be used for
19 football and soccer and things of that nature.
20 There's going to be a parking area.

21 There will be the usual stands,
22 bathroom. The concession building, which will be on
23 our site plan application when we come back, may be
24 built in the future due to finance issues. The
25 initial is get to the field and the stands, the

1 bathrooms and the parking lot built. So that's what
2 will be developed there. And I'll get into more
3 detail when we go through Redevelopment Plan
4 Amendment.

5 CHAIRMAN DEJESUS: I understand.

6 MR. KEMM: We will mark this right now as
7 Exhibit A-3 since it's up on the screen.

8 CHAIRMAN DEJESUS: Yes, please. You have
9 exists on the Kaighns Avenue side or no?

10 MR. KEMM: Let me zoom in a little bit
11 here. I think as of now, the exit is on, what is
12 that, 7th Street of the left side of the property?
13 Down here.

14 CHAIRMAN DEJESUS: Yeah, I saw that. I'm
15 must concerned and I'm pretty sure the Fire Marshall
16 is going to be concerned as well for access. For
17 emergency purposes, that's a lot of ground to cover
18 to go to that side of the exit.

19 MR. KEMM: Good point, Mr. Chairman.
20 This is Concept Plan. I'll make a note of that.

21 CHAIRMAN DEJESUS: No, I understand that
22 part. And that's a reason why I'm making
23 suggestions. That's all.

24 MR. KEMM: No, no. We do appreciate
25 that. We'll make a note to discuss that with the

1 police and fire as we move along with finalizing the
2 site plan to see what areas of access. We can
3 certainly have gates and fences and things of that
4 nature to provide access at various points as needed
5 for public safety.

6 CHAIRMAN DEJESUS: The other thing would
7 be, any poles, meaning, flag pole or any
8 identifications that are being, signs or anything
9 that identifies that lot?

10 MR. KEMM: I'm sure there will be.
11 Again, we're kind of in a preliminary stage of
12 design.

13 CHAIRMAN DEJESUS: Just curiosity.
14 That's all I'm doing.

15 MR. KEMM: Again, we do appreciate the
16 input and the insight. This is what your Board does.
17 They review site plans day in and day out. And you
18 know the area certainly better than we do even though
19 as I'll show on an exhibit as we move on. The Kipp
20 High School is a block away. Any insight is greatly
21 appreciated.

22 MR. BURNS: Mr. Kemm, could you just
23 re-identify what A-1 was?

24 MR. KEMM: Certainly. A-1 was --

25 CHAIRMAN DEJESUS: The first picture --

1 MR. KEMM: A-1, it's Map 3 entitled
2 Aerial of Study Area which is included in the
3 Investigation Report. I can put it back up on the
4 screen.

5 MR. BURNS: No. I just need it to
6 identify it. Thank you.

7 MR. KEMM: No worries. Again, I said I
8 will -- I'll submit afterwards. I'll put a marking
9 on each one of these, A-1, with tonight's date, A-2.
10 I'll submit them to you and the Board Secretary and
11 Dr. Williams so you have them in the file to round
12 things out.

13 MR. BURNS: Thank you.

14 MR. KEMM: No worries.

15 CHAIRMAN DEJESUS: For me, I don't have
16 anymore further questions. The Board, I give you
17 another opportunity to speak your peace. Anybody?

18 CHAIRMAN DEJESUS: Mr. Chairman, we are
19 treating them as two separate A and B. If you want
20 to open this portion to the public, we can do that to
21 see if there's any public comment on the presentation
22 to date.

23 CHAIRMAN DEJESUS: If I don't hear
24 anything from our Board, I guess so. I'll now open
25 it up to the public. Doctor Williams, do you have

1 anybody there that wants to voice their opinion?

2 DR. WILLIAMS: No, sir, I don't see no
3 hands raised, Mr. Chair.

4 CHAIRMAN DEJESUS: With that, we'll move
5 on to the second which is the Amendment to the
6 Gateway Redevelopment Plan regarding Block 405, Lots
7 1, 7, 8 and 11.

8 MR. KEMM: Thank you, Mr. Chairman. I'm
9 going to put this up. I'm going to mark this as A-4.
10 And it's the same image that we were looking at
11 earlier. However, this is Figure 3 which is entitled
12 Area of Block 405 Sub-Area. And this is an exhibit
13 figure, rather, that is included in the Gateway
14 Redevelopment Plan Amendment which has been submitted
15 to the Board. It's technically titled Block 405,
16 Amendment to the Gateway Redevelopment Plan dated
17 August 13, 2024. And in that, we have created a
18 Block 405 Sub-Area that just has the zoning for this
19 particular property. So that way, the remainder of
20 your Redevelopment Area and its standards are not
21 touched.

22 We already looked at a board, A-3, which
23 was the Concept Plan. I'm also going to share a
24 closeup so-to-speak of the plan. Actually, I'm going
25 to go with a large exhibit. This is a more zoomed

1 out. I'll mark this as A-5 which shows the property,
2 a development of the field that we're looking at.
3 And this illustrates the high school is a block away.
4 The students would walk over from there. This is not
5 part of the Study, so I will mark this and submit
6 this as well. But I will go back because it's easier
7 to see, a more closeup site plan.

8 So, again, the field will be developed as
9 a typical athletic field. It will be used for field
10 sports such as football and soccer. There's
11 bleachers, bathrooms. A concession stand is
12 included. Again, may be built in the future due to
13 monetary concerns. There's site lighting for the
14 area. Lighting for the field may be added in the
15 future. It will be included in the site plan.
16 There will be no classrooms or building of that
17 type. Everything here is solely related to the
18 athletic field.

19 The Redevelopment Plan provides for
20 making everything you're seeing here, as a permitted
21 use. So the Redevelopment Plan standards have all
22 these setbacks, side yard, front yard setback,
23 impervious coverage, things of that nature. So this
24 would an As-of-Right Redevelopment Application and
25 our Site Plan Application when we submit that.

1 In our review, the Redevelopment Plan
2 meets the criteria under the Redevelopment Law which
3 seems a bit inconsistent when you read the language
4 but I'll split it into two parts. It says, it needs
5 to be one not inconsistent with the Master Plan. So
6 it can't be a portion of the Master Plan that says,
7 you cannot do this. We did not locate anything in
8 the Master Plan that would directly prevent this from
9 being developed and for the Redevelopment Amendment
10 to go through. And then it's also a separate finding
11 that it's substantially consistent with the Master
12 Plan and Design to effectuate the Maser Plan. And we
13 also found that the Master Plan does discuss
14 redevelopment of areas, vacant areas and other
15 criteria that would apply to this.

16 So it is our finding and we suggest that
17 the Board make the same finding that is also
18 consistent with the Master Plan. Again, we would ask
19 the Board to adopt its review of the Plan Amendment
20 and recommend to the Council to adopt it and also
21 amend the zoning map to reflect that it's now subject
22 to the Redevelopment Plan as the set forth in this
23 property. Again, we have our design and project
24 professionals available to answer detailed questions
25 that I'm unable to field. That's the extent of our

1 presentation, Mr. Chairman.

2 CHAIRMAN DEJESUS: Thank you. Is there
3 anybody on the Board that have any questions in
4 relationship to this subject that has just been
5 explained?

6 DIRECTOR WALKER: Yes, I do. You said
7 first that you're going to build the field and then
8 all the ancillary stuff is going to be built later on
9 because of monetary. How long will the -

10 MR. KEEM: Let me --

11 DIRECTOR WALKER: --field is --

12 MR. KEMM: I'm sorry, sir. I talked over
13 you.

14 DIRECTOR WALKER: How long after the
15 field would the second stage take place? That's a
16 lot of stands to take up.

17 MR. KEMM: Right. The thing -- maybe
18 it's easier to start with what we may not build
19 immediately. So we're going to build everything
20 except for the concession stand and lighting for
21 the -- to light the field for night games. There
22 will be lighting so you can safely get through the
23 property.

24 So the concession stand and the lighting
25 may come in the future because we have to see how

1 things price-out after we get site plan approval and
2 get to the --, you know, letting-out contract stages.
3 And we'll have hopefully a better handle on that when
4 we come back for site plan approval which should be
5 at the end of the year after we get through the
6 council process of this.

7 So those are the two items that may be
8 held off. Again, it may turn out that we can afford
9 the concession stand; the lights come later or
10 vice-versa. And hopefully, we have a better answer
11 for that when we appear for the site plan
12 application.

13 DIRECTOR WALKER: Thank you. Understood.
14 Thank you very much.

15 MR. KEMM: You're welcome.

16 CHAIRMAN DEJESUS: Anyone else on the
17 Board? I have a question that relates your parking
18 area that you have on this drawing. Is your engineer
19 there? I like to know how many cars are going to be
20 able to park there.

21 MR. KEMM: Yes. We should have --

22 MR. FITZGERALD: This is Blake Fitzgerald
23 with Pennoni Associates.

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

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

3 - - -

4 BLAKE FITZGERALD, P.E., having first been
5 duly sworn/affirmed, was examined and testified as
6 follows:

7 - - -

8 MR. BURNS: Very good. If you could just
9 give a little brief history of your education and
10 your experience in testifying before planning and
11 zoning boards in the State of New Jersey.

12 MR. FITZGERALD: Yes. I graduated from
13 Rowan University in 2010 with a Bachelor of Science
14 in civil engineering. I have had my license since
15 2017 in the State of New Jersey. And I have provided
16 testimony in front of boards in Camden County and in
17 Gloucester County.

18 MR. BURNS: Your license is still in good
19 standing, correct?

20 MR. FITZGERALD: Yes.

21 MR. BURNS: We can accept the gentleman
22 as an expert in engineering.

23 MR. KEMM: Blake, can you advise the
24 chairman the number of parking spaces we're
25 proposing at this point?

1 MR. FITZGERALD: Yes, we have 43 spaces.

2 CHAIRMAN DEJESUS: Is that including
3 handicap as well or no?

4 MR. FITZGERALD: That includes the
5 handicap and one EV space.

6 CHAIRMAN DEJESUS: Looking at this
7 diagram that you have here, is that space available
8 for the bus to pick up and drop off?

9 MR. FITZGERALD: Yes. We have
10 incorporated a drop-off area for bus pick-up and
11 drop-off right there. Yes, right where the cursor is
12 that Karl is moving there.

13 MR. KEMM: I got you Blake. It's this
14 big open area is for buses for pull in and drop off
15 and pick up students.

16 CHAIRMAN DEJESUS: And you said it was 43
17 parking spaces?

18 MR. FITZGERALD: Yes.

19 CHAIRMAN DEJESUS: You may need more than
20 that. And you're using the outside as parking as
21 well?

22 MR. FITZGERALD: Outside, you mean
23 outside of the site?

24 CHAIRMAN DEJESUS: No. Across the
25 street.

1 MR. FITZGERALD: Yes. I would
2 anticipate that overflow would park on 7th Street.

3 CHAIRMAN DEJESUS: Because then you're
4 going to need an issue with that, a variance when you
5 come again. Because the property itself is not going
6 to support all the cars you're going to have bringing
7 all those kids in there, let alone the families.

8 MR. BURNS: Counsel, do you anticipate
9 having -- needing a parking variance? I think the
10 Chair makes a good point. Are you going to be
11 shuttling people over? Do you have any sense yet of
12 what you're going to be doing as it relates to making
13 sure you can park on the site?

14 MR. KEMM: The Redevelopment Plan that
15 was submitted has this amount of parking as a
16 conforming parking.

17 MR. BURNS: So 43 spaces means you don't
18 need a variance.

19 MR. KEMM: Correct.

20 MR. BURNS: I think what the Chair is
21 pointing out is, what reality may hold and --

22 MR. KEMM: Understood.

23 MR. BURNS: -- how you can accommodate
24 off-site.

25 CHAIRMAN DEJESUS: When you come to our

1 Board to make the official Planning Board development
2 of that area, that is going to be one of the major
3 criterias. And the engineer is going to be telling
4 you that part when you come in.

5 MR. KEMM: We'll do some more homework on
6 that and have a better detail for you. We have --

7 CHAIRMAN DEJESUS: Also, traffic flow
8 because you're near the main entrance and exit of a
9 major highway. And that is going to be dangerous in
10 reference to children going in and out of that
11 specific area, especially if they're walking from the
12 school to the lot.

13 MR. KEMM: Understood. We will drill
14 into that so we have a better analysis when we come
15 back for a site plan.

16 CHAIRMAN DEJESUS: Yeah. Because you may
17 need to have guards on crosswalks where they're going
18 to be coming from the school to the lot.

19 MR. KEMM: Correct.

20 CHAIRMAN DEJESUS: You're going to need a
21 traffic report.

22 MR. KEMM: We'll have one prepared for
23 site plan.

24 MR. FITZGERALD: Understood.

25 CHAIRMAN DEJESUS: And I know Dena is

1 going to be asking for it for sure.

2 MR. KEMM: Yes. I've worked with Dena in
3 the past. She's quite thorough. So we will also be
4 talking with your Board professionals as we're
5 finalizing the design to get input from them as well.
6 So hopefully, when we get to the Board, we've
7 addressed most of the obvious concerns for you.

8 CHAIRMAN DEJESUS: That's good. That's
9 very important. Just running through my mind. I
10 think the only last question that I would have
11 besides the traffic flow is, that that area has an
12 issue with flooding on that Kaighns Avenue side. I
13 don't know if you guys are going to be able to
14 address that. Because if water runs off that park
15 into the street, you're going to create a problem.

16 MR. KEMM: Understood. Yes, we'll have
17 to comply with the current stormwater regs and I
18 know -- like I said, this is a concept plan and those
19 things all are being designed but we'll make a
20 special note to look into that.

21 CHAIRMAN DEJESUS: Yes. It's the corners
22 of Kaighns Avenue and 7th Street and Atlantic Avenue.
23 They tend to when it rains heavy, pile up on those
24 specific corners.

25 MR. KEMM: Thank you, Mr. Chairman.

1 CHAIRMAN DEJESUS: Only because I drive
2 by there almost every other day. I know the area
3 pretty well. Other than that, that's about it on my
4 end. Opening it up to the public. Anybody in the
5 public Dr. Williams that you see that want to
6 respond? Do you have any questions to this?

7 DR. WILLIAMS: No, sir, I don't see no
8 hands raised at this time.

9 CHAIRMAN DEJESUS: Then I will close the
10 public portion of it and bring it to the Board.
11 I think we got one more thing to do which is the
12 Adoption of the Resolutions to the two above parts.

13 MR. BURNS: We need a motion. These are
14 two motions, Mr. Chairman. The first motion will be
15 a motion recommending to City Council designating
16 Block 405, Lots 1, 7, 8 and 11, an Area in Need of
17 Redevelop -- Need of Non-condemnation Redevelopment
18 pursuant to New Jersey Local Redevelopment Housing
19 Law. And included in the Gateway Redevelopment Area,
20 an amended City Zoning Map. So that would be Motion
21 No. 1.

22 CHAIRMAN DEJESUS: And then therefore
23 stating that fact, can I have a motion to say we
24 agree or what? Come on people?

25 MS. CREAN: So moved.

1 CHAIRMAN DEJESUS: Who is that?

2 MS. CREAN: Erin Crean.

3 CHAIRMAN DEJESUS: Thank you.

4 VICE-CHAIRMAN LEE: Second.

5 MR. BURNS: That was Mr. Lee.

6 DR. WILLIAMS: Second by Mr. Lee.

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: Mr. Leonard.

15 MR. LEONARD: Yes.

16 MS. MILLER: Councilwoman Ramos.

17 COUNCILWOMAN RAMOS: Yes.

18 MS. MILLER: Ms. Crean.

19 MS. CREAN: Yes.

20 MS. MILLER: Ms. Fraction.

21 MS. FRACTION: Yes.

22 MR. BURNS: Very good. Motion passes,
23 Mr. Chairman.

24 The next motion will be a motion
25 recommending that City Council adopt the Gateway

1 Redevelopment Plan Amendment and recommending the
2 amendment to the City Zoning Map with a finding that
3 the amendment is consistent with the City of Camden
4 Master Plan.

5 MS. CREAN: So moved.

6 VICE-CHAIRMAN LEE: 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: Mr. Leonard.

15 MR. LEONARD: Yes.

16 MS. MILLER: Councilwoman Ramos.

17 COUNCILWOMAN RAMOS: Yes.

18 MS. MILLER: Ms. Crean.

19 MS. CREAN: Yes.

20 MS. MILLER: Ms. Fraction.

21 MS. FRACTION: Yes.

22 MS. MILLER: Motion carried to approve.

23 MR. BURNS: We got two motions approved.

24 Brenda's been added as being a sitting member tonight
25 so we had seven members. To vote to approve both

1 Resolutions was seven to zero. And with that being
2 said, to approve the adoption is seven to zero.

3 With that we have two resolutions that we
4 prepared in anticipation of tonight's meeting. Those
5 are before you as Preliminary Investigation Report of
6 Amendment to the Gateway Redevelopment Area to
7 include Block 405, Lots 1, 7, 8 and 11. And the
8 second Resolution is the amendment to the Gateway
9 Redevelopment Plan regarding Block 405, Lots 1, 7, 8,
10 and 11. So if we can have a motion to approve and
11 memorialize both of those Resolutions tonight.

12 MS. CREAN: So moved.

13 VICE-CHAIRMAN LEE: Second.

14 CHAIRMAN DeJESUS: Roll call.

15 MS. MILLER: Jose DeJesus.

16 CHAIRMAN DeJESUS: Yes.

17 MS. MILLER: Mr. Lee.

18 VICE-CHAIRMAN LEE: Yes.

19 MS. MILLER: Director Walker.

20 DIRECTOR WALKER: Yes.

21 MS. MILLER: Mr. Leonard.

22 MR. LEONARD: Yes.

23 MS. MILLER: Councilwoman Ramos.

24 COUNCILWOMAN RAMOS: Yes.

25 MS. MILLER: Ms. Crean.

1 MS. CREAN: Yes.

2 MS. MILLER: Ms. Fraction.

3 MS. FRACTION: Yes.

4 MS. MILLER: Motion carried to approve.

5 MR. BURNS: So both resolutions passed.

6 You're welcome, Counsel. Thank you for all the hard
7 work.

8 CHAIRMAN DEJESUS: Thank you for your
9 patience with me in reference to the questions I
10 asked.

11 MR. KEMM: We do appreciate the questions
12 and the input, Chairman. And, again, I want to thank
13 the Board members and the Board professionals, again,
14 for coming out tonight and giving us a Special
15 Meeting. And, hopefully, we kept it relatively quick
16 and easy for you. And I also do want to thank
17 Dr. Williams especially and the Board staff for
18 assisting us at this point in time. Again, we kept
19 notes. We will address those concerns you raised at
20 site plan and we'll coordinate with the Board
21 professionals. Again, thank you very much and have a
22 good evening.

23 MR. FITZGERALD: Thank you.

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

1 MS. CREAN: So moved.

2 VICE-CHAIRMAN LEE: Second.

3 CHAIRMAN DeJESUS: Roll call.

4 MS. MILLER: Jose DeJesus.

5 CHAIRMAN DeJESUS: Yes.

6 MS. MILLER: Mr. Lee.

7 VICE-CHAIRMAN LEE: Yes.

8 MS. MILLER: Director Walker.

9 DIRECTOR WALKER: Yes.

10 MS. MILLER: Mr. Leonard.

11 MR. LEONARD: Yes.

12 MS. MILLER: Councilwoman Ramos.

13 COUNCILWOMAN RAMOS: Yes.

14 MS. MILLER: Ms. Crean.

15 MS. CREAN: Yes.

16 MS. MILLER: Ms. Fraction.

17 MS. FRACTION: Yes.

18 MS. MILLER: Motion carried to approve.

19 Thank you.

20 CHAIRMAN DEJESUS: Have a good night

21 everyone.

22 - - -

23 (**Meeting concluded at 6:39 p.m.**)

24

25

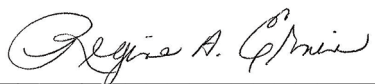
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2
3
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7 to testify to the truth.

8 I FURTHER CERTIFY that the foregoing is, to
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16 such attorney or counsel and that I am not
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