

In The Matter Of:
CITY OF CAMDEN
ZONING BOARD

Transcript of Meeting
July 6, 2020

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ZONING BOARD
CITY OF CAMDEN

- - - -

Monday, July 6, 2020

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Transcript of proceedings in the above
matter for the Zoning Board of Adjustment City of
Camden, was conducted remotely via ZOOM commencing at
6:00 p.m.

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

- ROBERT H. HAMILTON, JR, CHAIRMAN
- DARNELL HANCE, VICE-CHAIRMAN
- HENRIETTA WASHINGTON
- TERESA ATWOOD
- KAREN MERRICKS

- - - -

- KYLE F. EINGORN, ESQUIRE
- ATTORNEY FOR THE BOARD
- EVITA DAVIS, ZONING BOARD SECRETARY
- LUIS PASTORZIA, MUNICIPAL CLERK & ZOOM ADMINISTRATOR

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1 CHAIRMAN HAMILTON: Good evening ladies
2 and gentlemen. Welcome to the City of Camden Zoning
3 Board. In conformance with the Sunshine Law of the
4 State of New Jersey, notice of the meeting was posted
5 in the Municipal Clerk's office on Tuesday, June 30,
6 2020.

7 MR. EINGORN: We'll take a roll call.
8 Chairman Hamilton.

9 CHAIRMAN HAMILTON: Here.

10 MR. EINGORN: Vice-chairman Hance.

11 VICE-CHAIRMAN HANCE: Here.

12 MR. EINGORN: Reverend Martinez. Not
13 present. Ms. Washington.

14 MS. WASHINGTON: Present.

15 MR. EINGORN: Ms. Atwood.

16 MS. ATWOOD: Here.

17 MR. EINGORN: Ms. Merricks. Mr. Cooper.

18 And then I'll note that we do have -- I'll read the
19 matters on for tonight. The first matter is Louinsky
20 Minier, Good Deal Supply, 3821 Westfield Avenue.

21 I saw the applicant here tonight. Good evening.

22 The second matter is Yousaf Javed, Camden
23 Auto, 1215 to 221 S. 6th Street.

24 MR. JAVED: Here.

25 MR. EINGORN: Saw you as well, good

1 evening.

2 Matthey Propane Company, 2575 (Rear) Mt.
3 Ephraim Avenue. I saw Mr. Matthey.

4 MR. MATTHEY: Here.

5 MR. EINGORN: Good evening.

6 The last matter, Mabel Valladares, they
7 had issues with their noticing and will not be heard
8 tonight.

9 The first matter before the Board will be
10 Approval of the Minutes from June 2020. Do we have a
11 motion to approve the minutes?

12 MS. ATWOOD: Motion to approve the
13 minutes.

14 CHAIRMAN HAMILTON: I second.

15 MR. EINGORN: I'll take a roll-call vote.
16 Chairman Hamilton.

17 CHAIRMAN HAMILTON: Yes.

18 MR. EINGORN: Vice-chairman Hance.

19 VICE-CHAIRMAN HANCE: Yes.

20 MR. EINGORN: Ms. Washington.

21 MS. WASHINGTON: Yes.

22 MR. EINGORN: Ms. Atwood.

23 MS. ATWOOD: Yes.

24 MR. EINGORN: And since we only have four
25 Board members right now, we'll work on the Adoption

1 of the Resolutions from June 20th as well as the
2 Reorganization of the Board and Approval of the
3 Meeting Dates.

4 The Resolutions from last month are as
5 follows: Granting Use Variance and Bulk Variance
6 regarding JRM Property Management.

7 Granting Use and Bulk Variance regarding
8 Rudy Matos.

9 And Granting Interpretation for 2731
10 Harrison Avenue. Do we have a motion to adopt all
11 the Resolutions from June as well as the meeting
12 dates and the reorganization?

13 CHAIRMAN HAMILTON: I so move.

14 MS. WASHINGTON: Second.

15 MR. EINGORN: I'll take a roll-call vote.
16 Chairman Hamilton.

17 CHAIRMAN HAMILTON: Yes.

18 MR. EINGORN: Vice-chairman Hance.

19 VICE-CHAIRMAN HANCE: Yes.

20 MR. EINGORN: Ms. Washington.

21 MS. WASHINGTON: Yes.

22 MR. EINGORN: And Ms. Atwood.

23 MS. ATWOOD: Yes.

24 MR. EINGORN: So moved.

25 Now, we wait for one more. Have we

1 heard?

2 MS. ATWOOD: I just texted Karen to tell
3 her that we need her because we only have four
4 people.

5 MS. DAVIS: She did correspond with me
6 through text message and I sent her the link so
7 hopefully she's on her way.

8 MS. WASHINGTON: Since we're having this
9 meeting by phone and stuff, are we going to sit
10 around and wait for everybody to come when they know
11 they're suppose to be here at 5:30?

12 MS. ATWOOD: Well, she has an Internet
13 problem, Ms. Henrietta. She lives up in Northgate
14 and they have a lot of people on the Internet and
15 sometimes it's hard to get in.

16 MS. WASHINGTON: I wasn't talkin' about
17 nobody in particular.

18 MS. ATWOOD: I was just letting you know
19 what Karen's issue was. My issue was, it was
20 thundering and lightening so bad.

21 MS. WASHINGTON: Oh, okay.

22 CHAIRMAN HAMILTON: If it was thunder and
23 lightening, I wouldn't have been on.

24 MS. ATWOOD: Right. She's on. She just
25 has to turn her phone around. Karen, can you hear

1 us?

2 MR. PASTORZIA: The audio failed. We
3 have no audio at this point.

4 MS. ATWOOD: Let me send her a text
5 message. Can you hear us?

6 MS. MERRICKS: Yes, I can hear you.

7 MR. EINGORN: Okay. Then let's take the
8 first applicant, Louinsky Minier, Good Deal Supply,
9 3821 Westfield Avenue. This is a continued matter.
10 Can the Miniers unmute?

11 MR. MINIER: We are unmuted.

12 MR. EINGORN: The person who has the
13 phone ringing, can you mute it so we can hear?

14 This is a continued matter for Louinsky
15 Minier. They have a mixed use complex, right?

16 MR. MINIER: Right.

17 MR. EINGORN: And they're seeking a use
18 variance for a two-bedroom apartment and a
19 three-bedroom apartment; a bulk variance for
20 off-street parking. And they were requesting site
21 plan approval. In the interim, I was provided a
22 lease agreement. If everybody can see this, it is
23 notarized. The lease agreement is with the Bethel
24 United Methodist Church to lease spots for parking.
25 It says as follows: The church parking lot is

1 permitted for Louinsky Minier to park up to 15
2 vehicles to accommodate tenants.

3 Tenants that do not wish to park their
4 vehicle inside the parking lot of the building, have
5 permission to park one to two vehicles per apartment
6 unit. There's five apartment units in the building;
7 a total of ten vehicles that could possibly use the
8 church parking spaces. An additional five spaces can
9 be used for potential guests. And this lease is \$25
10 per month beginning July 1, 2020 and would continue
11 for five years. They do have a parking agreement.
12 It is notarized.

13 If you can see that, if the applicant can
14 raise their right hand.

15 - - -

16 LOUINSKY MINIER, having first been duly
17 sworn/affirmed, was examined and testified as
18 follows:

19 - - -

20 MR. EINGORN: Can you confirm for the
21 Board that this a true and accurate copy of the lease
22 agreement that was provided?

23 MR. MINIER: Yes, sir.

24 MR. EINGORN: And you also have
25 photographs?

1 MS. MINIER: I do. So, this is the side
2 of the building where there's an apartment unit right
3 here and there's a parking space, parking lot, that
4 two vehicles could park there which they do park
5 there for that apartment. Can you guys all see it?

6 MR. EINGORN: Ms. Minier, if you're going
7 to testify too, then you need to be sworn in as well.
8 Please raise your right hand.

9 - - -

10 TAISHA MINIER, having first been duly
11 sworn, was examined and testified as follows:

12 - - -

13 MR. EINGORN: Can you just confirm for us
14 that the testimony you previously gave before your
15 swearing in was true and accurate?

16 MS. MINIER: Yes.

17 MR. EINGORN: Thank you.

18 MS. MINIER: So, I also want to point out
19 the pavement of the street, that you're able to pull
20 a car up front. It's already there.

21 MR. EINGORN: So, you have a curb cut?

22 MR. MINIER: Yes.

23 MS. MINIER: Yes. That's what I meant.
24 I'm sorry. So that's a curb cut to park two vehicles
25 there and also you're able go inside the backyard.

1 That's the first entrance. Can everybody see that?

2 CHAIRMAN HAMILTON: Yes.

3 MS. MINIER: This is the second entrance
4 which is on the side of the building where the
5 three-unit apartments are in. So, this is another
6 entrance. I'm going to show you the curb cut as
7 well. Can everyone see that?

8 CHAIRMAN HAMILTON: Yes.

9 MS. MINIER: So, when we go in, this is
10 the drive-through where you can actually line your
11 car and it goes towards the back of the building.
12 These are the other vehicles that park there. And if
13 you see, the last vehicle which is the white van, I'm
14 going to switch it over to the side of the front of
15 the building. So, there's two entrances. That's the
16 entrance from the front but you can come up through
17 the back. You can enter through the front or through
18 the back.

19 MS. WASHINGTON: Excuse me. I can't see
20 none of that. I can hear you but I can't see.

21 CHAIRMAN HAMILTON: Yeah, I know.

22 MS. WASHINGTON: I have the picture of
23 the church and all. I can't see what you all are
24 seeing.

25 MS. ATWOOD: We have to be able to see

1 you for you to be able to see that.

2 CHAIRMAN HAMILTON: Right.

3 MS. MINIER: So, this is the church
4 parking lot. It's a big parking lot.

5 CHAIRMAN HAMILTON: She still can't see
6 it, Sweetie. You told us that already.

7 MS. ATWOOD: We can't do it unless we can
8 see her.

9 CHAIRMAN HAMILTON: Right. We can't see
10 her. She don't have one of those phones.

11 MS. MINIER: This is just another picture
12 of the parking lot but it's a big parking lot and it
13 accommodates a lot of vehicles.

14 MR. HAMILTON: She don't have a phone
15 like that so she can't see it.

16 MS. ATWOOD: I know but she has to show
17 us.

18 CHAIRMAN HAMILTON: She showed it to us.

19 MS. MINIER: Well, that's pretty much
20 it. So there's just to recap, there's two entrances
21 which is in the front of the building and on the side
22 of the building. So, the first apartment on the
23 front of the building, they park two vehicles there.

24 So, if it's two vehicles per apartment,
25 we still have enough parking space in the back to

1 accommodate more. And if we go with the church
2 route, we still have five additional parking per
3 unit. If that makes sense. Any questions?

4 MS. ATWOOD: I have a question. Did I
5 see dumpsters in the back for the trash? How are you
6 handling the trash and recycles?

7 MS. MINIER: We have it in the front.
8 The big -- every unit has its own trash can that the
9 City provided with us. They gave us the actual trash
10 can.

11 MS. ATWOOD: How many families? This is
12 just for two families?

13 MS. MINIER: Yes. Yes. That's the whole
14 problem that we are having that we want to just make
15 it a smaller apartment so there won't be too many
16 people.

17 MS. DAVIS: How many apartments in total?

18 MS. MINIER: Five apartments and we want
19 to convert the fifth one into an additional one and
20 have six apartment units.

21 CHAIRMAN HAMILTON: Total of six, right?

22 MS. MINIER: Yes. But we have five right
23 now.

24 MR. EINGORN: Are there any other
25 questions from the Board? If not, do you want to

1 open it up to the public?

2 CHAIRMAN HAMILTON: Yes. Anybody in the
3 public for or against? Anybody in the public for or
4 against? Hearing none.

5 MR. EINGORN: So, as the Board will
6 recall, this is, I think, the third or maybe fourth
7 time the applicant has been before the Board. The
8 applicant is seeking to convert a one-unit,
9 five-bedroom apartment into two units; three bedrooms
10 and two bedrooms respectfully. They were brought
11 back for issues related to parking. They provided
12 the lease agreement with the church, as well as
13 demonstrated additional parking with curb-cuts.

14 Does the Board have any discussion of
15 positive and negative criteria or anymore questions
16 for the applicant?

17 CHAIRMAN HAMILTON: No. I think we've
18 asked her all the questions already. I think this is
19 her third time, ain't it?

20 MS. MERRICKS: Yes, I agree.

21 CHAIRMAN HAMILTON: Third or fourth
22 time.

23 MS. MINIER: You got it. The third time
24 is a charm.

25 CHAIRMAN HAMILTON: I don't have

1 none.

2 MR. EINGORN: So, then a discussion of
3 positive and negative criteria and then a motion.

4 CHAIRMAN HAMILTON: From the Board,
5 negative/positive, anybody? Okay. So, I --

6 MS. MERRICKS: I make a motion.

7 MS. ATWOOD: Second.

8 MR. EINGORN: Wait. Motion for what?

9 MS. MERRICKS: So, I agree with it.

10 Accept.

11 MR. EINGORN: You want a motion to
12 approve the application for a use variance approval?

13 MS. MERRICKS: Yes.

14 MR. EINGORN: A bulk variance for the
15 parking and site plan approval; is that correct?

16 MS. MERRICKS: Yes, that's correct.

17 MR. EINGORN: So, we have motion. Do we
18 have a second?

19 MS. ATWOOD: Second.

20 MR. EINGORN: I'll take a roll-call vote.

21 Chairman Hamilton.

22 CHAIRMAN HAMILTON: Yes.

23 MR. EINGORN: Vice-chairman Hance. I
24 can't hear him.

25 MS. DAVIS: Kyle. Before --

1 MR. EINGORN: Yes.

2 MS. DAVIS: There was no site plan
3 application for site plan approval.

4 MR. EINGORN: No?

5 MS. DAVIS: No.

6 MR. EINGORN: It does say on the appeal
7 for zoning, site plan approval needed.

8 MS. DAVIS: Right. But there was no site
9 plan application submitted so I don't want you to do
10 a resolution for site plan approval, because I don't
11 want that to fall back on me.

12 MR. EINGORN: Okay.

13 CHAIRMAN HAMILTON: What do we got?

14 MR. EINGORN: If there's no application
15 for site plan approval then all we can vote on are
16 the variances.

17 MS. DAVIS: Right.

18 MR. EINGORN: So, we need a new motion to
19 approve the variances that are requested.

20 VICE-CHAIRMAN HANCE: I would say --

21 THE REPORTER: Excuse me. I can't hear
22 his comments.

23 MS. ATWOOD: We didn't hear that whoever
24 said that.

25 CHAIRMAN HAMILTON: So, you need a motion

1 for what?

2 MR. EINGORN: So, what I've been advised,
3 that there was no application for site plan so we
4 can't vote on site plan. We can only vote on the
5 variances.

6 CHAIRMAN HAMILTON: Right.

7 MR. EINGORN: We received testimony about
8 the application for the variances so we need an
9 amended motion to vote on the use variance and the
10 off-street parking bulk variance.

11 CHAIRMAN HAMILTON: I so move that we
12 vote on the use variance --

13 MR. EINGORN: And the bulk variance.

14 CHAIRMAN HAMILTON: -- and the bulk
15 variance.

16 MR. EINGORN: And do we have a second?

17 MS. ATWOOD: Second.

18 MR. EINGORN: I'll take a roll-call vote.
19 Chairman Hamilton.

20 CHAIRMAN HAMILTON: Yes.

21 MR. EINGORN: Vice-chairman Hance. He's
22 frozen on my screen. Is he frozen for everybody
23 else?

24 CHAIRMAN HANCE: Yes. That's what I told
25 you the last time, I couldn't hear him the last time.

1 MR. EINGORN: Yeah.

2 MS. ATWOOD: Now he's muted.

3 MR. EINGORN: How about Ms. Washington?
4 Okay, now I got his 'yes.' Ms. Washington.

5 MS. WASHINGTON: As I said, I can't see
6 anything.

7 MR. EINGORN: Are you in favor of the
8 application and the motion?

9 MS. WASHINGTON: Okay. All right. Yes.

10 MR. EINGORN: Ms. Atwood.

11 MS. ATWOOD: Yes.

12 MR. EINGORN: And Ms. Merricks.

13 MS. ATWOOD: She's muted.

14 MS. MERRICKS: Yes.

15 MR. EINGORN: With five votes in favor,
16 the motion is passed to adopt the variances for use
17 variance and bulk variance.

18 Ms. Minier, we've been advised that you
19 don't have an application for site plan. We're going
20 to need that in order for you to have the site plan
21 necessary to operate these two apartments that you've
22 received variance approval for.

23 MS. MINIER: One of the reasons that we
24 decided to come upon the Board was to avoid the site
25 plan because of having the additional parking

1 spaces. That's the route that we did not want to
2 take. That's why we're basically trying to --

3 MR. EINGORN: What the Board secretary is
4 advising is, that there was no application for site
5 plan or site plan waiver. Just the applications for
6 the variances. If we don't have an application for
7 the site plan portion then we can't vote on that.

8 MS. MINIER: So, I think that's also one
9 of the things that we were expecting the waiver to
10 waive the site plan because of having already the
11 apartment there. It's already there. What I'm
12 trying to say is, it's a five-bedroom so we're not
13 adding; we just taking out. So, also, that's where
14 we kind of wanted to go this route to get the
15 actual waiver.

16 MS. DAVIS: Right. What we have on our
17 minutes from the last time, that a waiver wasn't an
18 option. It's in the minutes. This is, I think, your
19 third time coming back. So, once -- the minutes that
20 we reviewed, can't have conflicting testimonies.

21 MS. MINIER: So, bottom line you're
22 saying that I have to submit site plans?

23 MR. EINGORN: You have to submit a
24 separate application for site plan.

25 MR. MINIER: Well, that was the whole

1 point of all of this.

2 MR. EINGORN: Well, you needed a use
3 variance. You had to come here anyway.

4 MS. MINIER: Yeah, that's part of the
5 problem, the whole entire problem, correct.

6 MR. EINGORN: Correct.

7 MS. MINIER: So, there's no way of
8 getting around the site plan?

9 MR. EINGORN: You can request the waiver
10 but it requires a similar application that we don't
11 have.

12 MR. MINIER: Okay. So I just have to go
13 through the process again to get a waiver; to try to
14 get a waiver?

15 MR. EINGORN: You could seek a waiver or
16 you can submit a site plan application. I can't tell
17 you which one to do. I can't give you legal advice.

18 MS. MINIER: Oh, I understand but I
19 thought that, you know, that we were kind of doing
20 the waiver as well but I guess not. So, I guess
21 I would have to submit another application to get a
22 waiver.

23 MR. EINGORN: All right.

24 The next matter tonight is Yousaf Javed,
25 Camden Auto. This is also a continued matter. We've

1 seen Mr. Javed before. He also had issues regarding
2 parking. Mr. Javed, can you raise your right hand
3 and Mr. Hamilton will swear you in.

4 MR. JAVED: Okay.

5 - --

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

9 - - -

10 CHAIRMAN HAMILTON: Give your name to the
11 secretary.

12 MR. EINGORN: Mr. Javed, we need you to
13 say your name and your address.

14 MR. JAVED: Yousaf Javed, 217 Powell
15 Street, Gloucester City, New Jersey.

16 MR. EINGORN: As the Board will remember,
17 the applicant was seeking a used car sale, auto body,
18 auto repair shop with signage. He's seeking a use
19 variance approval for that, as well as a bulk
20 variance for off-street parking. There were, I
21 believe, some pictures submitted that showed striping
22 of some sort. Mr. Javed, can you tell us what you
23 did to supply extra parking?

24 MR. JAVED: Yes. I made an extra -- I
25 made parking out of my space for the customers, you

1 know, li, five-car parking which you guys required.
2 And I have those as well as in my phone. And I have
3 several pictures too.

4 MR. EINGORN: So, Mr. Javed, you made
5 five spaces?

6 MR. JAVED: Yes.

7 MR. EINGORN: Do you know how many spaces
8 you actually require under the ordinance?

9 MR. JAVED: I don't know exactly but I've
10 been told that we need at least five spaces.

11 MR. EINGORN: So, the ordinance provides
12 that you need five spaces for every thousand square
13 feet of gross leasable area. My understanding is
14 that this property is in excessive of 5,000 square
15 feet. So you need 25 or 26 spaces. So, you're going
16 to seek a variance for about 20 spaces; is that
17 correct?

18 MR. JAVED: I guess because I never
19 understood the whole thing. What I understood so
20 far, all I need is only 5-car parking and I made all
21 those spots for the customers. And I don't know if I
22 need more.

23 MR. EINGORN: What kind of surface is the
24 parking areae?

25 MR. JAVED: Parking is the ground.

1 MR. EINGORN: But you just striped the
2 grass?

3 MR. JAVED: Yes. It's not grass; it's
4 ground.

5 MR. EINGORN: Is it dirt; is it gravel?

6 MR. JAVED: No. It's dirt.

7 MR. EINGORN: It's dirt?

8 MR. JAVED: Yes. So, I marked the line
9 and made these spots for the customers to park their
10 cars. And the rest of area I'm using for my own
11 office.

12 MR. EINGORN: Can you just remind the
13 Board --

14 MS. WASHINGTON: Kyle. On the paper that
15 I'm looking at for the car lot, they got it drawn,
16 only 16 parking spaces.

17 MR. EINGORN: Right. And I think -- Mr.
18 Javed, since you submitted your application, you
19 created five more spaces?

20 MR. JAVED: Yes.

21 MR. EINGORN: And the car lot itself with
22 the 16 spaces, though, you're using that to park the
23 cars that you're seeking to sell, right?

24 MR. JAVED: Yeah. Five cars for the
25 customers and the rest of lot is for the cars, for

1 the car sales, that's correct.

2 MR. EINGORN: And how do you access the
3 five spaces that you've just created?

4 MR. JAVED: The entrance. There's a main
5 door. Right here as you can see everybody, that's
6 the main entrance right there. And that's the
7 customer parking side. On the back along here, that
8 we park for our little inventory that we have there.

9 MR. EINGORN: Can you remind the Board
10 what this building was prior to your occupying it?

11 MR. JAVED: Yes. Sure. It used to be a
12 machine shop.

13 MR. EINGORN: Does the Board have any
14 questions for the applicant regarding this? Mr.
15 Javed, is this your second or third time appearing
16 before the Board?

17 MR. JAVED: It's actually the second
18 time. A couple of times it was postponed. And this
19 is actually the second time I'm attending in person.

20 MS. DAVIS: Kyle.

21 MR. EINGORN: Yes.

22 MS. WASHINGTON: I have a question.

23 MS. DAVIS: Kyle, I don't have a question
24 but the same paperwork I sent you in regards to the
25 parking spaces per square footage, the Board was

1 forwarded the same paper the same day.

2 MR. EINGORN: Okay. But either way, he
3 can only create five spaces and he needs 25 or 30 so
4 he's seeking a bulk variance.

5 MS. DAVIS: That was understood too.

6 MR. EINGORN: Okay. But either way, the
7 Board's under the impression that he's way short on
8 the parking and he's going to seek a variance for
9 that. And whether the Board feels that they have
10 enough evidence to weigh on that, they will or they
11 can ask questions. That'll be up to them.

12 MS. WASHINGTON: Kyle, what street are
13 these parking spaces on?

14 MR. EINGORN: I believe they're right on
15 the property. Is that correct, Mr. Javed?

16 MS. ATWOOD: South 6th Street. She's
17 asking where it is. South 6th Street, Henrietta.
18 Like past where the YMCA used to be. The 1200 block.
19 The YMCA was the 1300 block.

20 MR. JAVED: 6th and Liberty.

21 MS. WASHINGTON: I'm trying to figure out
22 where that was.

23 MS. ATWOOD: Is there a cross street so
24 she can understand where it is?

25 MS. WASHINGTON: What street is that

1 close to?

2 MS. ATWOOD: One side is Amber Street and
3 one is side is Liberty Street. Okay?

4 MS. WASHINGTON: Okay. I got you. And
5 me myself, I would have to go see that because
6 I know where that area is. I used to work in that
7 area. And I would like to see where he got those
8 other parking spaces at.

9 MS. ATWOOD: You can put that address in
10 your phone and it'll bring up the pictures.

11 MS. WASHINGTON: But I still say that I'm
12 going to drive there and see for myself. Cause I
13 would like to know where he got those parking spaces
14 at 6th & Liberty.

15 MS. ATWOOD: It's kind of like vacant.
16 There's not much housing down there.

17 MS. WASHINGTON: There's a church down
18 there. I guess it's still down there.

19 MS. ATWOOD: Right.

20 MR. EINGORN: Any other questions?
21 Mr. Javed, do you have anything else to add to your
22 application?

23 MR. JAVED: No. I just have a quick
24 question for you. You were talking about the parking
25 spots earlier that we need 16-car parking for the

1 customer.

2 MR. EINGORN: You need at least 26, maybe
3 30.

4 MR. JAVED: That's a lot of parking for
5 the customers. The business is not that big for that
6 many customers.

7 MR. EINGORN: It's not my decision. It's
8 from the ordinance.

9 MR. JAVED: No. I get that. But we have
10 the building, one building which is the garage and
11 the next lot which is for the dealership, also for
12 the customer parking as well at the same time.

13 MR. EINGORN: Okay. So, tell the Board
14 how many spaces you think you'll need for customers
15 at any one time?

16 MR. JAVED: I think to be honest, that
17 five-car spots that I have on my business is even
18 more than enough; maybe beyond more than enough. But
19 I understand that I still have to follow the
20 ordinance. I'm not trying to get away. I'm just
21 trying to explain that I still have enough space for
22 the customers. More than that. Plus, I have spots
23 on my own little inventory for the dealership.

24 MR. EINGORN: Do you have a license for
25 the dealership?

1 MR. JAVED: Correct. Yes.

2 MR. EINGORN: And you've obtained that
3 license?

4 MR. JAVED: Yes. I have that on my
5 window.

6 MR. EINGORN: Very good. Any other
7 questions from the Board?

8 CHAIRMAN HAMILTON: I don't have none.

9 MS. WASHINGTON: He didn't answer my
10 last one.

11 MS. ATWOOD: What did you say, Henrietta?
12 What was the question?

13 MS. WASHINGTON: Parking spaces. He
14 don't have all of them parking spaces at 6th &
15 Liberty. And I told him that at the other meeting
16 that I was at the first time he came.

17 MR. EINGORN: Correct. He admits he
18 doesn't have 26 or 30 spaces. He's saying he has 16
19 and he created an additional five and that he can use
20 them for customer parking although some of them
21 will be used for inventory to sell used cars.

22 MS. WASHINGTON: I understand that. But
23 like I said, I know that area. I would like to see
24 those extra parking spaces for myself. I'm just
25 speaking for me.

1 MR. EINGORN: Okay.

2 CHAIRMAN HAMILTON: There's nothing down
3 there but the YMCA, is it?

4 MS. ATWOOD: That was my point, right,
5 yes. There's nothing around there.

6 CHAIRMAN HAMILTON: That's all that's
7 down there.

8 MS. ATWOOD: It's not that you're
9 blocking people from parking anywhere.

10 MS. WASHINGTON: Is that church not still
11 there?

12 MR. JAVED: There's one closed church
13 right behind us.

14 MS. ATWOOD: The church is behind them,
15 Henrietta, he said.

16 MS. WASHINGTON: Yeah, I know, on Liberty
17 Street; the church on Liberty Street. That's what
18 I'm talking about right across from the Red Carpet.

19 MR. EINGORN: Mr. Javed, is the church
20 still operating?

21 MR. JAVED: No. They've been closed.
22 They tried to offer me but I said that I'm not
23 interested with that. It's a long story.

24 MS. ATWOOD: Yeah. With the COVID-19
25 Corona Virus, nobody's church is hardly open,

1 Henrietta, anyway.

2 MR. JAVED: It's been closed even before
3 we started the business.

4 MR. EINGORN: Did you say they tried to
5 sell you the church?

6 MR. JAVED: Yeah. The owner came here
7 and tried to offer me the property. He's right next
8 to you if you want to buy it. I said, no, not at the
9 moment.

10 MR. EIGNORN: Okay. Got it.

11 MR. JAVED: Because I had some
12 information that the property has a lien; a lot of
13 money that they owe to the City. So, he was trying
14 to get something out of me so I can -- I'm going to
15 take care of the City. I said, it's still too much
16 and it's a lot of paperwork.

17 MR. EINGORN: Ms. Washington, does that
18 answer your question?

19 MS. WASHINGTON: No, it don't.

20 MS. ATWOOD: The church is closed,
21 Henrietta. It's not open anymore.

22 MR. JAVED: And there's nothing around
23 us. The only thing, it's a couple of blocks away
24 from us, there's one shelter down there. That's it.

25 MS. WASHINGTON: Because that church

1 gives out food. I know that.

2 MR. JAVED: No.

3 MS. ATWOOD: No. It's not open anymore,
4 Henrietta.

5 CHAIRMAN HAMILTON: It's closed.

6 MS. ATWOOD: The man tried to sell him
7 the property.

8 MS. WASHINGTON: I heard that. Okay.
9 But he ain't bought the property. So in the
10 meantime, where is he going to be parking? He can't
11 say he's going to park at the church whenever he buys
12 it.

13 MS. ATWOOD: That's not what he said,
14 Henrietta. He said he has 21 spaces on his own lot.

15 CHAIRMAN HAMILTON: On his own property,
16 yeah.

17 MS. WASHINGTON: Okay. As I said, on the
18 drawing that I have from him it has 16 spaces; car
19 lot. And it has 16 spaces on it. And that came from
20 him.

21 MS. ATWOOD: Mr. Javed, can you tell her
22 where you made the five spaces again, please? She
23 can't see so you have to tell her where the five
24 extra spaces area. Okay?

25 MR. JAVED: Is she able to see the

1 picture. Let me show her.

2 MS. ATWOOD: She can't see it --

3 CHAIRMAN HAMILTON: She can't see it.

4 MS. ATWOOD: -- because she doesn't have a
5 camera or whatever.

6 MR. JAVED: Any time she wants to come to
7 my property, she's more than welcome to come. But
8 let me explain to her. It is right off of 6th &
9 Liberty. The main entrance is on 6th Street. So you
10 get into the parking lot through 6th Street and park
11 right on to your left. The first five cars in a row.

12 MS. WASHINGTON: Okay. But I will be
13 there to look at it, sir.

14 CHAIRMAN HAMILTON: Okay.

15 MS. DAVIS: Kyle.

16 MR. EINGORN: Yes.

17 MS. DAVIS: To let Ms. Henrietta know,
18 remember on the pictures I sent you, I sent them to
19 all the Board members as well. The pictures that he
20 submitted of his parking lot, I'm not sure if you got
21 it yet because it did come with your packets. It
22 came separate from your packets. Ms. Henrietta, the
23 pictures of his parking lot, if you don't have them,
24 you should have them soon.

25 MS. WASHINGTON: Well, what about the one

1 that you did send me that said car lot with the 16
2 spaces, what about that? That don't count?

3 MS. DAVIS: That was a part of the
4 original packet when he came a few months ago. Since
5 then, he's been asked to provide additional parking
6 and he's done that and I did send that to you all.
7 You should have that. If not now, soon. I don't
8 know what's going on with the mailing. We did just
9 have a holiday. And it was sent separate from the
10 packet that you have in your hand.

11 MS. ATWOOD: But you should get it in the
12 mail tomorrow whatever. Okay?

13 MS. WASHINGTON: I'm not voting on
14 nothing today that I'm going to get in the mail
15 tomorrow.

16 MR. EINGORN: Okay. So, Mr. Javed,
17 here's the issue you have. Ms. Washington is not
18 ready to vote on this without being able to see the
19 additional parking. Without Ms. Washington's vote,
20 you will not be approved. So, I'm offering you the
21 opportunity now to adjourn to the August meeting.
22 Would you like to avail yourself of that opportunity?

23 MR. JAVED: Sure. Why not. Yes.

24 MR. EINGORN: Yes. So, you'll be heard
25 at the August meeting. I apologize for the

1 inconvenience. The technical issues have been a
2 problem. We're doing our best. I know you've been
3 waiting patiently for a very long time and that is
4 very much appreciated.

5 MR. JAVED: No problem.

6 MR. EINGORN: Again, I apologize.

7 MR. JAVED: You don't have to.

8 MR. EINGORN: Thank you, Mr. Javed.

9 The last matter on our list tonight, on
10 our agenda would be Matthey Propane Company, 2575
11 (Rear) Mt. Ephraim Avenue, Block 714, Lot 12.03. Let
12 me see if I can find Mr. Matthey on my screen here.

13 CHAIRMAN HAMILTON: What's the address
14 you said?

15 MR. EINGORN: 2575 Mt. Ephraim.

16 MS. ATWOOD: Behind the car wash on Mt.
17 Ephraim. There's a little Qwik Pack there. Remember
18 a lady drove her car into the creek one time?

19 MR. EINGORN: Mr. Matthey, can you raise
20 your right hand and be sworn?

21 MR. MATTHEY: Yes.

22 - - -

23 JUDSON B. MATTHEY, having first been duly
24 sworn/affirmed, was examined and testified as
25 follows:

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CHAIRMAN HAMILTON: Give your name and address.

MR. MATTHEY: Judson B. Matthey. My home address or the application address?

CHAIRMAN HAMILTON: Your home address.

MR. MATTHEY: 225 Lees Avenue, Collingswood, New Jersey 08108.

MR. EINGORN: Mr. Matthey, just for some housekeeping, generally a limited company is required to appear through counsel. Before the meeting started, you advised that this is a single-member LLC. Is this a pass-through entity?

MR. MATTHEY: Yes, it is.

MR. EINGORN: So, you operate this essentially as a sole proprietorship; is that correct?

MR. MATTHEY: Technically, yes.

MR. EINGORN: Okay. Very good.

I'm going to read the appeal for zoning. To get us started, the name and address of the applicant is Matthey. Am I saying that right, Matthey?

MR. MATTHEY: Yes, sir.

MR. EINGORN: Matthey Propane Service,

1 LLC; Judson B. Matthey. The applicant is the tenant
2 at the property. The owner is George Vallianos;
3 Elgin. Does that say diner?

4 MR. MATTHEY: Diner. Elgin Diner.

5 MR. EINGORN: The property location is
6 2575 (Rear) Mt. Ephraim Avenue, Camden, New Jersey in
7 the C-3 Zoning District. There's one building on the
8 lot. It's an office trailer; two storage trailers
9 and a loading dock. Present use is propane gas
10 sales, filling station and service. The proposed use
11 is the same gas -- propane gas sales, filling station
12 and service.

13 The zoning officer denied the permit
14 because it's two principal uses on the same property
15 so a use variance is needed, as well as a site plan
16 waiver may be requested. The appeal is made to
17 permit Propane gas sales. The operation has existed
18 since 1978. And I'll let Mr. Matthey describe his
19 application.

20 MR. MATTHEY: So basically, my appeal for
21 the zoning is, this operation has existed since 1978.
22 My parents actually started this business back then
23 and then they sold out to MGS Corporation in 1986.
24 And then in 1986 -- I'm sorry -- in 2011, MGS was
25 purchased by a company called Inergy which is now

1 owned by Suburban Propane.

2 They did not want to continue operations
3 in Camden. They got in touch with us and offered us
4 the opportunity to buy the equipment and everything
5 on the property to resume operations there which we
6 did. We have been operating there since, again,
7 under this entity since February of 2011. So,
8 basically, I don't understand why two businesses that
9 have basically existed on the same property for 42
10 years, that it's now an issue.

11 MR. EINGORN: So, it says here you want
12 our sales and service of propane parts.

13 MR. MATTHEY: No. I mean, that's all --
14 So maybe I'm misunderstanding something. I thought
15 when the appeal was -- excuse me -- when the
16 application was rejected, I thought they were
17 pertaining to the car wash on the property and us on
18 the property. Am I misunderstanding that?

19 MR. EINGORN: All I know is what I have
20 in the materials in front of me.

21 MR. MATTHEY: Hang on for a second. Let
22 me just --

23 MR. EINGORN: It says here, a propane gas
24 service and parts company has been denied.

25 MS. DAVIS: Right. Kyle, so there are

1 two uses on the same lot which is another business.
2 I'm not sure which business that is. It's possible
3 that it's the car wash. But nonetheless, his
4 company, the gas service and parts, that's one
5 business.

6 MR. MATTHEY: So, I am understanding the
7 denial correctly, then. Okay. So, the two
8 businesses you're not pertaining -- I'm not
9 considered two businesses?

10 MS. DAVIS: As far as the application,
11 correct.

12 MR. EINGORN: Evita, did we get a site
13 plan waiver application?

14 MS. DAVIS: No. Normally a site plan
15 waiver is just a request like written or a verbal
16 request just to be waived. That's generally what's
17 been going on in the past meetings.

18 MR. EINGORN: Okay. Any questions for
19 Mr. Matthey? Apparently there's another business.
20 Mr. Matthey, do you know what the other business is?

21 MR. MATTHEY: When you look up the
22 address online, the car wash is 2575 and we're at
23 2575 (Rear).

24 MR. EINGORN: Okay.

25 MR. MATTHEY: And that's been that way

1 for --

2 CHAIRMAN HAMILTON: That's for a long
3 time.

4 MR. MATTHEY: As long as I've been alive
5 because I grew up there.

6 MS. WASHINGTON: Are you the George that
7 used to own the Elgin Diner?

8 MR. MATTHEY: I'm not but the George that
9 owns the property that I rent from, is George from
10 the Elgin Diner, yes.

11 MS. WASHINGTON: Okay.

12 MR. MATTHEY: This is the only piece of
13 property out of all of that that he still owns. He
14 used to own a bunch of that there.

15 MR. EINGORN: Do you know if the car wash
16 is on a separate lot, like legal lot, not as like in
17 the general sense but legally? Because the lot that
18 we're talking about is Block 714, Lot 12.03. Do you
19 know if the car wash is on a separate lot?

20 MR. MATTHEY: I don't know that but
21 according to George Vallianos, he has a separate tax
22 bill for this property that I rent from him.

23 MR. EINGORN: Do you have copies?

24 MR. MATTHEY: I don't but I did have to
25 go to -- you know, when I submitted the application,

1 I had to go to get the name of the bank there across
2 from City Hall and get proof that the taxes were paid
3 in full.

4 MS. WASHINGTON: Is it on the same lot as
5 the Chinese restaurant?

6 MR. MATTHEY: No. When you're looking at
7 the properties from Mt. Ephraim Avenue, if Mt.
8 Ephraim Avenue is to your back, it's directly behind
9 the car wash. The Chinese food place is a little bit
10 to the left. The Chinese food place actually exists
11 on a piece of property between us and what used to be
12 the Elgin Diner.

13 MS. WASHINGTON: Okay. I got you.

14 MR. EINGORN: Any other questions for the
15 applicant?

16 CHAIRMAN HAMILTON: Hearing none, opening
17 it up to the public. Anybody in the public for or
18 against? Anybody in the public for or against?
19 Hearing none. Members of the Board, what do you
20 think? Everyone knows where it's at, right? It's
21 right there at the gas station as you're comin' out.

22 MS. WASHINGTON: I know exactly where it
23 is.

24 CHAIRMAN HAMILTON: The car wash; right
25 there. It's been there I don't know for how long.

1 Any questions?

2 CHAIRMAN HAMILTON: Any questions?

3 Hearing none, let's take a vote.

4 MR. EINGORN: We need a motion.

5 CHAIRMAN HAMILTON: I make a motion that
6 it be accepted.

7 MS. WASHINGTON: I make a second.

8 MR. EINGORN: I'll take a roll-call vote
9 to approve the use variance application for two
10 principal uses as well as a site plan waiver.
11 Chairman Hamilton.

12 CHAIRMAN HAMILTON: Yes.

13 MR. EINGORN: Vice-chairman Hance.

14 MS. DAVIS: He can't hear you.

15 CHAIRMAN HAMILTON: Just like the last
16 time I'll told you, we couldn't hear him.

17 MR. EINGORN: Ms. Washington.

18 MS. WASHINGTON: Yes.

19 MR. EINGORN: Ms. Atwood.

20 MS. ATWOOD: Yes.

21 MR. EINGORN: Ms. Merricks.

22 MS. MERRICKS: Yes.

23 MR. EINGORN: Mr. Hance, can you hear us?
24 Shake your head, yes or no. Are you voting yes in
25 favor? You're not voting yes? You are?

1 MS. ATWOOD: Can you turn your sound on
2 or something? We can't hear you.

3 CHAIRMAN HAMILTON: Is he shaking his
4 head for yes?

5 MR. EINGORN: He's saying no.

6 MS. DAVIS: He said no.

7 MS. ATWOOD: We can't hear you. Can you
8 do something with your sound; try to get your sound
9 on?

10 CHAIRMAN HAMILTON: It was like that the
11 last month. I told you that we couldn't hear him.

12 MS. ATWOOD: Sound. What did he say?

13 MR. EINGORN: Sound is on.

14 MS. ATWOOD: Well, we can't hear you.
15 Yeah, I know but we can't hear you. Can you write on
16 a paper whether you're voting yes or no then?
17 Something. But we don't understand why.

18 MS. WASHINGTON: But you said to write it
19 on a piece of paper, right?

20 MS. ATWOOD: Yeah. But he's saying no
21 for why?

22 MR. EINGORN: No. Has questions. He has
23 questions.

24 MS. MERRICKS: Oh, he don't have any
25 questions?

1 MS. ATWOOD: Wait for him to call in to
2 ask a question.

3 CHAIRMAN HAMILTON: How many do you got,
4 yes and no? There's one 'no.'

5 MS. ATWOOD: We don't have --

6 MR. EINGORN: He wants to ask a question.
7 We have four yes's.

8 MR. MATTHEY: He can use the Chat
9 feature.

10 CHAIRMAN HAMILTON: Yeah. I told you
11 last month that we couldn't hear him.

12 MR. EINGORN: Yes, we were having the
13 same issue. He's asking: See if it's two separate
14 parcels.

15 MS. DAVIS: So, it's already been
16 determined that it's two uses on the same lot.
17 That's why he's here.

18 MR. EINGORN: So, did you hear that?
19 Okay.

20 MS. ATWOOD: So, now what?

21 CHAIRMAN HAMILTON: It's already been
22 determined that it's two uses. It's been there I
23 don't know how long.

24 MS. DAVIS: Because it's --

25 MS. ATWOOD: For 42 years.

1 MS. WASHINGTON: For years and years, I
2 got my propane from there.

3 CHAIRMAN HAMILTON: Right.

4 MS. ATWOOD: Ms. Evita, can you call him
5 to put him on the speaker or something?

6 CHAIRMAN HAMILTON: What do we got to do
7 now?

8 MR. MATTHEY: Do you want me to see if I
9 can get a copy of the tax bill or something?

10 MS. DAVIS: Do you all want me to call
11 him on speaker?

12 CHAIRMAN HAMILTON: Yeah, call him.

13 MS. ATWOOD: So we can hear him.

14 MS. WASHINGTON: What did Darnell say?

15 MS. ATWOOD: We can't lip read.

16 CHAIRMAN HAMILTON: I can't read what he
17 got. I told him last month that we couldn't hear
18 him.

19 MS. MERRICKS: Right.

20 MS. WASHINGTON: Can he write it on a
21 piece of paper?

22 MS. ATWOOD: Henrietta, we got him on the
23 phone. Okay? Hold on.

24 MS. WASHINGTON: All right.

25 MS. DAVIS: Can you all hear? Mr.

1 Hamilton, can you all hear?

2 CHAIRMAN HAMILTON: Yes.

3 VICE-CHAIRMAN HANCE: Can you hear me?

4 MS. DAVIS: Mr. Hance, ask your question.

5 VICE-CHAIRMAN HANCE: When you first
6 asked him was it owned, he said technically he's
7 owned it but it's not owned. I'm confused on that.

8 THE REPORTER: I did not hear him
9 clearly.

10 MS. ATWOOD: He said -- technically he
11 said he was the owner.

12 VICE-CHAIRMAN HANCE: He's owned it yes
13 or no?

14 MR. EINGORN: He's the sole owner of the
15 company that owns the business.

16 VICE-CHAIRMAN HANCE: Okay.

17 MR. EINGORN: He acts as a sole
18 proprietorship. His entity is a pass-through entity
19 for tax purposes.

20 VICE-CHAIRMAN HANCE: Okay. That's fine.

21 CHAIRMAN HAMILTON: Are you okay?

22 VICE-CHAIRMAN HANCE: Yeah.

23 CHAIRMAN HAMILTON: Because it's been
24 there I don't know how long.

25 MS. ATWOOD: 42 years.

1 VICE-CHAIRMAN HANCE: Yes.

2 MR. EINGORN: Yes, accept?

3 VICE-CHAIRMAN HANCE: Yes.

4 MR. EINGORN: Okay. Very good. The
5 motion passes to approve the use for two uses on the
6 same lot and site plan waiver. Congratulations, Mr.
7 Matthey.

8 MR. MATTHEY: Thank you. Thank you all.

9 CHAIRMAN HAMILTON: You're welcome.

10 MR. EINGORN: We've taken care of all our
11 other business so we need a motion to adjourn.

12 MS. WASHINGTON. Motion to adjourn.

13 MS. ATWOOD: Second.

14 MR. EINGORN: All in favor?

15 THE BOARD: Yays.

16 - - -

17 (*Meeting concluded at 6:58 p.m.*)

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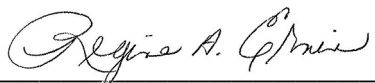
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2
3
4 I HEREBY CERTIFY that I am a Certified Court
5 Reporter and Notary Public.

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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