

In The Matter Of:
CITY OF CAMDEN
ZONING BOARD

Transcript of Meeting
October 5, 2020

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ZONING BOARD
CITY OF CAMDEN

- - - -

Monday, October 5, 2020

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Transcript of proceedings in the above matter for the Zoning Board of Adjustment City of Camden, was conducted as a virtual meeting via a remote conferencing platform, Zoom and commencing at 5:49 p.m.

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

- ROBERT HAMILTON, CHAIRMAN
- DARNELL HANCE, VICE-CHAIRMAN
- ISAIAS MARTINEZ
- TERESA ATWOOD
- CHARLES COOPER

- - - -

- 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 Zoning Board of the
3 City of Camden. In compliance with the Sunshine Law
4 of New Jersey, notice of the meeting was posted in
5 the Municipal Clerk's Office on Tuesday, September
6 29, 2020.

7 MR. EINGORN: I will take a roll call.
8 Chairman Hamilton.

9 CHAIRMAN HAMILTON: Here.

10 MR. EINGORN: Vice-chairman Hance.
11 Reverend Martinez.

12 REVEREND MARTINEZ: Here.

13 MR. EINGORN: Ms. Washington.

14 CHAIRMAN HAMILTON: She's sick.

15 MR. EINGORN: Not present. Ms. Atwood.
16 She's muted. Maybe she's on the phone with Ms.
17 Merricks. Let the record reflect we can see her and
18 she's present. And we believe she's on the phone
19 with Ms. Merricks. Ms. Merricks is not present.
20 And Mr. Cooper.

21 MR. COOPER: Here.

22 MR. EINGORN: To start the meeting, we
23 need to approve the minutes from September. We can
24 wait for Ms. Atwood when she's available.

25 MS. DAVIS: Kyle, can we start without

1 Merricks?

2 MR. EINGORN: We have four which is a
3 quorum. It's a seven-member Board. Since there's no
4 use variances on tonight, we can go with that as
5 well. We're just waiting for Ms. Merricks to be
6 available. Again, Mr. Hance is acknowledging --

7 VICE-CHAIRMAN HANCE: Here.

8 MR. EINGORN: Ms. Atwood, are you on the
9 phone right now?

10 MS. ATWOOD: Trying to get Ms. Merricks
11 in. I'm sorry. What did you say?

12 MR. EINGORN: She's present, correct?

13 MS. ATWOOD: Yes, I'm here.

14 MR. EINGORN: Very good. Okay. Can we
15 entertain a motion to adopt the minutes from last
16 month?

17 REVEREND MARTINEZ: Motion to accept.

18 MS. ATWOOD: Second.

19 MR. EINGORN: I'll take a vote. Chairman
20 Hamilton.

21 CHAIRMAN HAMILTON: Yes.

22 MR. EINGORN: Vice-chairman Hance.

23 VICE-CHAIRMAN HANCE: Yes.

24 MR. EINGORN: Reverend Martinez.

25 REVEREND MARTINEZ: Yes.

1 MR. EINGORN: Ms. Atwood.

2 MS. ATWOOD: Yes.

3 MR. EINGORN: Mr. Cooper.

4 MR. COOPER: Yes.

5 MR. EIGNORN: So moved.

6 On the agenda tonight we have two
7 applications by Mr. Jenkins who is represented by
8 counsel, Mr. Sunkett. And after that we'll have the
9 adoption of one Resolution from September. So, if
10 Mr. Sunkett is ready to present his application,
11 we'll proceed in whatever order wants to proceed in.

12 MR. SUNKETT: Great. Thank you, Mr.
13 Eingorn.

14 Good evening Mr. Chairman, members of the
15 Board. I'm Jason Sunkett with offices in Cherry
16 Hill, New Jersey, and I represent Mr. Lonell Jenkins
17 in connection with this appeal for use variance
18 and/or a bulk variances from the requirements from
19 the Zoning Ordinance. And this pertains to
20 properties located at 777 Ramona Gonzalez Street and
21 779. And while I'll just handle both, they will
22 probably be kind of duplicative in the sense they sit
23 next to each other. So, most of the stuff we
24 probably can handle within the first and there will
25 be probably be some backup.

1 I intend to call my expert, Mr. Charles
2 Chelotti of Gilmore Associates. And Mr. Jenkins will
3 also give some testimony and answer some questions.
4 I don't know if you want to swear them in on their
5 testimony.

6 CHAIRMAN HAMILTON: Yes.

7 - - -

8 CHARLES CHELOTTI, P.E., LONELL JENKINS,
9 having first been duly sworn/affirmed, was examined
10 and testified as follows:

11 - - -

12 MR. SUNKETT: I'd like to have Mr.
13 Jenkins introduce himself briefly and talk about the
14 overall plan and what he intends to do. And Mr.
15 Chelotti will go into a little more substantiative
16 information in terms of the characteristics of the
17 property and what he sees a hardship and other
18 reasons to request relief and a variance, of course,
19 while factoring in any Positive and Negative
20 Criteria.

21 So, with that being said, Mr. Jenkins, if
22 could just speak. Mr. Jenkins?

23 MR. JENKINS: Yes. Okay.

24 Good afternoon. I am Lonell Jenkins, a
25 recently retired Lieutenant Colonel from the United

1 States Army. I am a developer. I've developed quite
2 a few properties in Camden, in the Camden area. I
3 actually went to Rutgers Camden. My goal here is to
4 develop four units which is two duplexes
5 side-by-side. And to also give veterans preference
6 as we move forward going over in the process. And
7 pretty much, that's where I want to go with this.

8 I'm very excited about the opportunity to
9 be able to enhance the community by developing some
10 properties that we have here. And hopefully there
11 will be a lot more to come. And pretty much that is
12 me in a nutshell. At this time I'll pass it to Mr.
13 Sunkett or Charles, whoever is next.

14 MR. SUNKETT: Mr. Jenkins, you'll have an
15 opportunity to speak again. And if there's any
16 questions, we'll go into that. We'll have Mr.
17 Chelotti tell us what the plan is from his
18 standpoint.

19 MR. CHELOTTI: Good afternoon members of
20 the Board. Am I able to share my screen or does
21 everyone have the plans in front of them?

22 MR. COOPER: I have them.

23 REVEREND MARTINEZ: I have one too.

24 MR. CHELOTTI: As everyone can see from
25 the plan sets that were submitted, the property is

1 located between 8th Street and really 7th Street. I
2 know there are a couple smaller roads in between
3 there like Princeton Avenue and Silver Street which I
4 would consider to be more alleyways. It's also
5 located between Pine and Ramona and Spruce Street on
6 Ramona Gonzalez.

7 The proposed duplexes are really just
8 more a recreation of what was originally in this
9 location. The houses, these are extremely narrow,
10 small lots. The architect has designed the buildings
11 to fit in with the character of the neighborhood.
12 The size of the scale is also to fit the existing
13 neighborhood.

14 There are some proposed improvements
15 along the sidewalk. As everyone is familiar with the
16 site, the existing sidewalk is nonexistence
17 currently. There's really just like a dirt path
18 along there. So, Mr. Jenkins is proposing to install
19 the new sidewalk and replace any damaged curbing
20 along the property frontage as part of the
21 application.

22 The houses are also set back so that the
23 front porch area and step that is providing a little
24 bit of a cover for anyone entering through the
25 houses, can actually be back within the -- back from

1 the right-of-way. So, it will set-back a little
2 bit but only so that the front porch would not
3 encroach into that front sidewalk area. If anyone
4 has anymore detailed questions, I can walk through
5 any other elements of the site and/or the surrounding
6 neighborhood.

7 MR. SUNKETT: Thank you, Mr. Chelotti.

8 CHAIRMAN HAMILTON: Wasn't Mr. Jenkins in
9 front of us before, right?

10 MR. EINGORN: I think he brought the
11 application but I don't know that he went forward.

12 CHAIRMAN HAMILTON: Okay.

13 MR. SUNKETT: Correct.

14 MR. EINGORN: Mr. Sunkett, I'm assuming
15 you want Mr. Chelotti to be accepted as an
16 professional engineer for this application?

17 MR. SUNKETT: I do.

18 MR. EINGORN: Mr. Chelotti, you've been
19 before us in the past. I don't see a need to --
20 you've been accepted by this Board in the past.
21 Chairman Hamilton, would you like to hear some of his
22 credentials or are you agreeable to accepting Mr.
23 Chelotti as a professional engineer?

24 CHAIRMAN HAMILTON: Yes.

25 MR. CHELOTTI: Thank you.

1 MR. SUNKETT: Thank you, Mr. Eingorn.

2 Mr. Chelotti, what you spoke about just
3 a moment ago and certainly the two applications for
4 777 and 779, did those elements that you spoke about,
5 did that apply to both properties or? If there's a
6 distinction, just please let the Board know for
7 clarification. That's all.

8 MR. CHELOTTI: It does apply for both
9 properties. Both the existing side -- well, the
10 area where a sidewalk should be in front of the
11 property, it's currently not there. So, part of the
12 application will be replacing the sidewalk along
13 777. And then correspondingly when we get to the
14 portion for 779, we'll include that replacement of
15 that sidewalk and any damaged curbing along the
16 front.

17 There will also be some work most likely
18 required in the roadway from the City Engineer should
19 the Board grant approval. There is going to be a new
20 water and sewer lateral installed or required by the
21 City Engineer. So that will also be some work done
22 in there. And that will also be attached and
23 repaired to the satisfaction of the City Engineer.

24 MR. SUNKETT: Mr. Chelotti, you have said
25 it or alluded to. So, with regard to this project,

1 do you see any deviation with the purpose of the
2 plan, the Zoning Plan?

3 MR. CHELOTTI: There are quite a few bulk
4 variances due to the really small nature of the
5 property and existing lots that are there today.
6 This neighborhood is really a neighborhood. And
7 having just in my look at it, seeing a house and then
8 a gap, a house and a gap, a house gap, is really not
9 contributing to the neighborhood.

10 So, we feel this application will
11 actually go, at least start that process of the
12 neighborhood and rebuilding these gaps in there,
13 which this is proposing to fill in in between the
14 existing house that I believe Mr. Jenkins owns the
15 next door property also.

16 MR. SUNKETT: In your opinion, did you
17 see any challenges or detriments to the project in
18 terms of the community and the Plan?

19 MR. CHELOTTI: As our opinion as the
20 designer, we don't really see any detriment. Veteran
21 housing is really important. In fact, veterans will
22 have the first priority for this. We just think it's
23 a huge benefit to any community. There's a lot of
24 people trying to get veteran housing built today.
25 And it'd be nice if this could actually move

1 forward.

2 MR. SUNKETT: Thank you. Any questions?

3 MR. EINGORN: Just to confirm. These
4 properties are currently vacant, vacant buildings.

5 MR. CHELOTTI: That is correct. They are
6 both vacant properties. And I do apologize. I had a
7 photograph board set up to share with the Board that
8 was not included in your package. But they are --
9 like I said, they are both vacant. They're currently
10 maintained; the grass is cut; fence is up.

11 CHAIRMAN HAMILTON: Okay. Any questions
12 from the Board?

13 MR. EINGORN: How about the parking? Can
14 you address the parking?

15 MR. CHELOTTI: Currently, there is no
16 parking proposed as part of the application. We do
17 not -- in discussing this with Mr. Jenkins, they are
18 not currently anticipating that there will be a large
19 parking demand generated from the units.

20 REVEREND MARTINEZ: How many bedrooms are
21 going to be here?

22 MR. CHELOTTI: I'm sorry?

23 REVEREND MARTINEZ: How many bedrooms are
24 going to be in each unit?

25 MR. JENKINS: Two bedrooms.

1 Board got anything else?

2 MS. DAVIS: I just have a question as a
3 secretary. Is this ground-up or are they existing
4 buildings?

5 MR. JENKINS: It's ground-up
6 construction.

7 MS. DAVIS: So, it's just a vacant
8 lot?

9 MR. JENKINS: Yes.

10 MS. DAVIS: Because when you say vacant,
11 it sounds like a vacant home. So, it's a vacant lot.
12 Okay.

13 MR. SUNKETT: Fair question.

14 MR. CHELOTTI: Thank you, Ms. Atwood for
15 putting up the picture.

16 MR. EINGORN: Let the record reflect that
17 Ms. Atwood did show a picture of the lot from her
18 phone which was depicted through the Zoom mechanism,
19 whatever we're call that.

20 REVEREND MARTINEZ: I got another
21 question. Security. How are you going to work out
22 security with having at your place?

23 MR. JENKINS: We can put security systems
24 in place so that people can see who is coming in and
25 out and it'll be managed at a managerial level.

1 REVEREND MARTIN: The question I'm asking
2 for, my church is a few blocks away from you. I own
3 the property. I'm the pastor of the church. And I
4 was wondering, you know, how you are going to do
5 this; how it's going to work a little bit if you can.
6 If can just tell me how it's going to be, the type of
7 system. Are you going to stay there or are you going
8 to rent the whole apartment for a family or single?

9 MR. JENKINS: Perfect. These are four
10 different individual units where there's separate
11 entrances and exits for each one. So as far as a
12 security concern for the individuals, of course, the
13 doors will be locked and there's a hallway entrance
14 for the main way. As far as additional security, we
15 can have camera security that is managed at a central
16 level.

17 REVEREND MARTINEZ: Is there a special
18 time where they have to be inside the room or they
19 can go in and out whenever they feel like it?

20 MR. JENKINS: This is a unit to be rented
21 to the individual on behalf of the government. So,
22 I'm not going to dictate which times they come in and
23 out. Just as an extra layer of security, we can just
24 let it be known that there's going to be additional
25 cameras so if that's needed, we would move forward

1 with that.

2 CHAIRMAN HAMILTON: Anybody else got any
3 questions?

4 MR. COOPER: Not at all. Thank you.

5 MR. SUNKETT: Thank you. I would just
6 say -- sorry.

7 CHAIRMAN HAMILTON: Anybody in the
8 public? Hearing none.

9 MR. EINGORN: Mr. Sunkett, do you have
10 something to add?

11 MR. SUNKETT: I was just going to say, as
12 the two properties kind of mesh together that Mr.
13 Chelotti did say that the unique, what we believe to
14 be hardships, kind of encompass on both properties
15 equally. So, that's why we are seeking relief on
16 both with regards to setbacks, rear setback, side
17 setback, the width and depth. Those things create a
18 hardship which we couldn't get beyond. Based on the
19 testimony, it appears that it's going to keep the
20 character of the neighborhood.

21 In my opinion, I think probably many
22 others it's a good project. It'll bring people into
23 this community. And that is what Mr. Jenkins has
24 echoed to me on many occasions about just
25 contributing to the community and having lots that

1 will now be a home for somebody.

2 I don't see -- we couldn't see in our
3 review and everything else in terms of there being
4 any negative impact to the community. I think it
5 will be all positive bringing more people in there to
6 create a sense. And I think everybody would value
7 our veterans in providing a home for them. That's
8 all I have for now.

9 CHAIRMAN HAMILTON: Anybody else got any
10 questions on the Board? Anybody? Hearing none.
11 Let's take a vote.

12 MR. EINGORN: Do you want to discuss the
13 Positive and Negative Criteria before you make the
14 motion to --

15 CHAIRMAN HAMILTON: Sorry. Yeah,
16 Negative and Positive Criteria.

17 REVEREND MARTINEZ: I think it's a
18 Positive. I think it is great for our community.
19 I'm a couple blocks away from it. I know the place.
20 I know the neighborhood. It's pretty good. If we
21 see something to improve our neighborhood, I mean,
22 I'm one hundred percent plus on the project.

23 MR. SUNKETT: Thank you.

24 CHAIRMAN HAMILTON: I think it is a good
25 idea to bring that to Camden. We need homes. We

1 need homes. I think it's a good idea.

2 MR. EINGORN: We're having trouble
3 hearing Vice-Chairman Hance.

4 CHAIRMAN HAMILTON: Is he here?

5 MS. ATWOOD: Can he call in to Evita?

6 CHAIRMAN HAMILTON: He's not in.

7 MS. ATWOOD: We can't hear him.

8 MR. EINGORN: He's trying --

9 MS. DAVIS: I have a question. My
10 question is, is this application because I heard --

11 VICE-CHAIRMAN HANCE: I think it's a good
12 idea. Any time we're helping our Vets out, I think
13 it's a great idea because they helped us to keep us
14 safe. Can you hear me now?

15 MS. DAVIS: Kyle.

16 MR. EINGORN: Yes.

17 MS. DAVIS: He recused himself, right?

18 VICE-CHAIRMAN HANCE: Can you hear me?

19 MR. EINGORN: Am I recusing myself?

20 MS. DAVIS: No. Hance recused himself
21 earlier from this application.

22 MR. EINGORN: No, no. We figured out
23 that there's no conflict.

24 MS. DAVIS: I have a question. This
25 application is strictly for the ground-up. It's not

1 for a veterans home, is it?

2 MR. EINGORN: It's a two separate duplex
3 applications which will be side-by-side ground-up
4 construction; is that correct?

5 MR. SUNKETT: Yes.

6 MR. JENKINS: Yes.

7 CHAIRMAN HAMILTON: It's no veteran
8 home, right?

9 MR. SUNKETT: Correct.

10 MR. EINGORN: I think the understanding
11 is, it's not actually a veterans home but --

12 VICE-CHAIRMAN HANCE: I think --

13 THE REPORTER: I cannot hear anyone.
14 Please repeat.

15 MR. EINGORN: The testimony was that
16 veterans would have the first crack at these duplexes
17 before anybody else would. And assuming that there
18 were no veterans to fill these duplexes, then --

19 MR. SUNKETT: Mr. Eingorn is correct,
20 yes. Obviously, my client being a veteran has a
21 special place in his heart for that. And that would
22 be the desire but it's not a veterans home. That
23 housing would be preferred, but it is for all people.

24 MS. ATWOOD: I have a question. Is it
25 going to be market rate or is it going to be

1 affordable or how are you renting these apartments?

2 MR. JENKINS: It's going to be
3 affordable.

4 MR. COOPER: Again, with veterans, you
5 have to go --

6 MR. EINGORN: Affordable being in the
7 strict legal sense affordable housing or, I believe
8 it's going to be a fair and affordable place to
9 live?

10 MR. SUNKETT: Yes. Mr. Jenkins, you may
11 have to clarify. You're not saying it's an
12 affordable unit like it's a subsidy or a state.
13 You're making it market rate but it's affordable to
14 all; is that correct?

15 MR. JENKINS: Correct. Thank you for
16 that clarification. Yes.

17 MR. EINGORN: Just so the record is
18 clear.

19 CHAIRMAN HAMILTON: Anybody got anything
20 else? We'll take a vote.

21 MR. EINGORN: We need two separate
22 motions by the way. So the first application would
23 be for the 777 Ramona Gonzalez Street. And then a
24 second motion would have to be made regarding 779
25 Ramona Gonzalez Street. So, let's start with 777.

1 Is there a motion to approve or deny this
2 application?

3 MS. ATWOOD: Motion to approve.

4 CHAIRMAN HAMILTON: I second it.

5 MR. EINGORN: We'll take a roll-call vote
6 on the motion to approve the application for bulk
7 variances regarding 777 Ramona Gonzalez Street.
8 Chairman Hamilton.

9 CHAIRMAN HAMILTON: Yes.

10 MR. EINGORN: Vice-chairman Hance.
11 There's no sound. Reverend Martinez.

12 REVEREND MARTINEZ: Yes.

13 MR. EINGORN: Ms. Atwood.

14 MS. ATWOOD: Yes.

15 MR. EINGORN: Mr. Cooper.

16 MR. COOPER: Yes.

17 MR. EINGORN: We have enough for the
18 motion to pass. I don't know if Vice-Chairman Hance
19 weighed in on the vote.

20 MR. SUNKETT: He's got a rough audio.

21 CHAIRMAN HAMILTON: That's why I don't
22 like the Zoom.

23 MR. SUNKETT: He should put a
24 thumbs up/thumps down.

25 MR. EINGORN: Well, the motion passed so

1 we'll wait.

2 CHAIRMAN HAMILTON: We got to make a
3 motion on the other one, right?

4 MR. EINGORN: Yes. I was hoping we could
5 get Mr. Hance here to make his vote.

6 MR. SUNKETT: Does he have anyone's
7 number, cell phone number, if you held it up and I've
8 done this and Mr. Eingorn you probably have too in
9 this day and age in court, I've been on Zoom holding
10 my phone to the screen so that person could be heard
11 on the audio.

12 CHAIRMAN HAMILTON: He has a problem with
13 phone anyhow.

14 MR. SUNKETT: I don't know if he had a
15 problem with the video. Or maybe if he just made a
16 call from it and --

17 CHAIRMAN HAMILTON: Let's get on with it.
18 Ready for the motion?

19 VICE-CHAIRMAN HANCE: Yes.

20 CHAIRMAN HAMILTON: I so move that it
21 pass.

22 VICE-CHAIRMAN HANCE: Yes.

23 MR. EINGORN: I heard him. So we're all
24 in favor on the first motion.

25 VICE-CHAIRMAN HANCE: Yes.

1 MR. EINGORN: So now, I think we have a
2 motion by Chairman Hamilton to approve the bulk
3 variance application regarding 779 Ramona Gonzalez
4 Street. And I need a second.

5 MS. ATWOOD: I second it.

6 MR. EINGORN: And we'll take a roll-call
7 vote on the motion to approve the application.
8 Chairman Hamilton.

9 CHAIRMAN HAMILTON: Yes.

10 MR. EINGORN: Vice-chairman Hance. I
11 think I heard yes already.

12 MR. EINGORN: Reverend Martinez.

13 REVEREND MARTINEZ: Yes.

14 MR. EINGORN: Ms. Atwood.

15 MS. ATWOOD: Yes.

16 MR. EINGORN: Mr. Cooper.

17 MR. COOPER: Yes.

18 MR. EINGORN: Motion passes.

19 Congratulations.

20 MR. SUNKETT: Thank you very much.

21 MR. CHELOTTI: Thank you, members of the
22 Board.

23 MR. EINGORN: Good luck with your
24 project.

25 MR. JENKINS: Thank you. I appreciate

1 it.

2 MR. EINGORN: We do have one Resolution
3 from September 2020. That's a bulk variance for
4 Mabel Valladares, 100 South 36th Street. Do we have
5 a motion to adopt the Resolution?

6 CHAIRMAN HAMILTON: I so move that we
7 adopt.

8 MR. EINGORN: Second?

9 MS. ATWOOD: Second.

10 MR. EINGORN: I'll take a vote from those
11 who were present last month.

12 MR. EINGORN: Vice-chairman Hance.

13 VICE-CHAIRMAN HANCE: Yes.

14 MR. EINGORN: Reverend Martinez.

15 REVEREND MARTINEZ: Yes.

16 MR. EINGORN: Ms. Atwood.

17 MS. ATWOOD: Yes.

18 MR. EINGORN: Mr. Cooper.

19 MR. COOPER: Yes.

20 MR. EINGORN: So moved. We need a motion
21 to adjourn until next month.

22 CHAIRMAN HAMILTON: I so move that we
23 adjourn until next month.

24 MR. EINGORN: Second?

25 REVEREND MARTINEZ: Second.

1 MR. EINGORN: All in favor?

2 THE BOARD: Yays.

3 MR. EINGORN: So moved. See everyone
4 next month.

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

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