

In The Matter Of:
CITY OF CAMDEN
ZONING BOARD

Transcript of Meeting
September 14, 2020

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ZONING BOARD
CITY OF CAMDEN

- - - -

Monday, September 14, 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 5:40 p.m.

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

- DARNELL HANCE, VICE-CHAIRMAN
- ISAIAS MARTINEZ
- TERESA ATWOOD
- KAREN MERRICKS
- CHARLES COOPER

- - - -

- KYLE F. EINGORN, ESQUIRE
- ATTORNEY FOR THE BOARD
- EVITA DAVIS, ZONING BOARD SECRETARY
- DENA MOORE JOHNSON, P.E., C.M.E.
- LUIS PASTORZIA, MUNICIPAL CLERK & ZOOM ADMINISTRATOR

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1 MR. EINGORN: In conformance with the
2 Sunshine Law in the State the of New Jersey, notice
3 of this meeting was posted in the Municipal Clerk's
4 Office on Wednesday, September 10, 2020. By the
5 direction of the Zoning Board of Adjustment, Chairman
6 Hamilton, this meeting will be held via ZOOM which is
7 a virtual meeting platform and instructions have been
8 posted on the City of Camden's website for the public
9 to access this meeting. I will take a roll call of
10 those present.

11 Chairman Hamilton. Not present.
12 Vice-Chairman Hance.

13 VICE-CHAIRMAN HANCE: Here.

14 MR. EINGORN: Reverend Martinez.

15 REVEREND MARTINEZ: Here.

16 MR. EINGORN: Henrietta Washington. Not
17 present. Ms. Atwood.

18 MS. ATWOOD: Present.

19 MR. EINGORN: Karen Merricks. Not
20 present. Mr. Cooper.

21 MR. COOPER: Here.

22 MR. EINGORN: First we'll entertain a
23 motion to approve the August 2020 hearing minutes.
24 Do we have a motion?

25 MS. ATWOOD: Motion to approve.

1 MR. COOPER: Second.

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

3 VICE-CHAIRMAN HANCE: Yes.

4 MR. EINGORN: Reverend Martinez.

5 REVEREND MARTINEZ: Yes.

6 MR. EINGORN: Ms. Atwood.

7 MS. ATWOOD: Yes.

8 MR. EINGORN: Mr. Cooper.

9 MR. COOPER: Yes.

10 MR. EINGORN: So moved.

11 Then the agenda reflects a few items, Old
12 Business: Mabel Valladares, 100 S. 36th Street. Is
13 anybody here for that application?

14 MS. DAVIS: That was Mr. Wilson. He's
15 suppose to come on. He might be on late. If
16 anything, if we can just -- if he comes on here last
17 or something like that.

18 MR. EINGORN: Okay. He's not present
19 yet so we'll wait on that.

20 The next four matters are all Cramer Hill
21 related. That's Mr. Sheehan and his client. I
22 believe they're ready to go; is that correct?

23 MR. SHEEHAN: Well, we don't have enough
24 Board members.

25 MR. EINGORN: But at least you guys are

1 present so I can let the record reflect that you were
2 here and available to go tonight.

3 And then lastly, there's a matter for
4 Gabay. Is there a Mr. Gabay?

5 MR. GABAY: Yes, I am here.

6 MR. EINGORN: And did I pronounce that
7 correctly?

8 MR. GABAY: Yes, you did.

9 MR. EINGORN: Thank you. Mr. Gabay,
10 we don't have any of your materials and I was unable
11 to review your noticing time, so we can't hear you
12 tonight. What I can do for you though is, if you
13 provide your noticing which you -- I was told you did
14 or attempted to do for tonight's meeting and it turns
15 out that you properly notice, then we will adjourn
16 your matter to the next monthly meeting.

17 MR. GABAY: Is it possible I can give you
18 my information through a screen share and show my due
19 diligence or is that something you would need to have
20 beforehand?

21 MR. EINGORN: We need an affidavit of
22 your service. We need to see your publication, the
23 Green cards from your certified mailings. That's
24 something you need to provide to Evita. So, if you
25 provide all of that and it turns out it was proper

1 for tonight, then this will constitute notice for the
2 next meeting. To the extent that your noticing is
3 determined to be deficient, then you'll have to
4 re-notice for the next monthly meeting. So, you
5 should get those materials to Evita as soon as you
6 can.

7 MR. GABAY: Sounds good. I will. So,
8 I won't be heard today?

9 MR. EINGORN: You will not be heard
10 today. So, if you want to sign off, you're welcome
11 to do that and enjoy the rest of your night. You're
12 welcome to hang out as well. That's also fine. It's
13 an open public meeting so that'll be your choice.

14 MR. GABAY: Thank you.

15 MR. EINGORN: And has Mr. Wilson signed
16 on? John, are you there? I don't see his name.

17 The only thing left to do right now would
18 be adopt the Resolutions from July and August. They
19 are the granting the Use Variance Approval and Site
20 Plan of Matthey Propane.

21 Granting the Use Variance and Bulk
22 Variance Approval for Good Deal Supply.

23 Granting the Site Plan Waiver Re:
24 Good Deal Supply.

25 Granting Use Variance and Bulk Variance

1 Approval for Yousaf Javed.

2 We can entertain a motion to adopt these
3 Resolutions.

4 REVEREND MARTINEZ: Motion to accept.

5 MR. EINGORN: And a second.

6 MS. ATWOOD: Second.

7 MR. EINGORN: We'll take a vote.

8 Vice-chairman Hance.

9 VICE-CHAIRMAN HANCE: Yes.

10 MR. EINGORN: Reverend Martinez.

11 REVEREND MARTINEZ: Yes.

12 MR. EINGORN: Ms. Atwood.

13 MS. ATWOOD: Yes.

14 MR. EINGORN: Mr. Cooper.

15 MR. COOPER: Yes.

16 MR. EINGORN: The Resolutions have been
17 adopted.

18 MR. CANGELOSI: Is there anyone we can
19 call, the Chairman or the other Board members just to
20 see if they can jump on for a little bit? Without
21 approval tonight, the City's applications for these
22 development efforts will not get funded. Will not
23 even get submitted let alone funded.

24 MS. DAVIS: Let me excuse myself for one
25 second. I'm going to turn my -- I will try to call

1 Angela.

2 MR. SHEEHAN: Thank you.

3 MR. EINGORN: Thanks, Evita.

4 MS. MOORE: I'll let Dr. Williams know
5 the situation.

6 MR. SHEEHAN: I'll let Angela and Jason
7 know as well.

8 MS. MOORE: Okay.

9 MR. SHEEHAN: Can I ask, Kyle, if we
10 can't get five eligible members tonight, is it
11 possible to schedule a special meeting next Monday to
12 hear these -- to give the Board some context. I
13 apologize. My name is Kevin Sheehan. I'm with
14 Parker McCay and we're the attorneys for the
15 applicants. To give the Board some context, these
16 applications are part of the Abbott Village
17 Redevelopment in Cramer Hill that the Housing
18 Authority is doing.

19 We started working with the City back in
20 March to move forward with the acquisition of
21 properties and putting these projects together.
22 The City owns most of the properties and is using
23 eminent domain to acquire others. Last week at their
24 council meeting, they adopted Resolutions authorizing
25 longterm tax exemption pilots for the four

1 properties. They also authorized an ordinance
2 sending -- conveying the properties to the Camden
3 Redevelopment Agency.

4 Both of those matters were introduced at
5 the City Council's special meetings at the end of
6 August and then adopted at their regular meeting in
7 September. The following night the Redevelopment
8 Agency adopted Resolutions designating the Housing
9 Authority, the redeveloper of all of these
10 properties, and authorizing us to go forward with the
11 application here tonight.

12 In order for these projects to move
13 forward with the Choice Neighborhood Grant that we're
14 applying for in December and more imminently, the
15 financing for the project through the New Jersey
16 Housing Mortgaging Agency which is required to be
17 filed by noon on Wednesday the 23rd, we need site
18 plan approval and a Resolution from the Board for
19 these projects.

20 So, if it's at all -- I know it's unusual
21 to hold a special meeting, and I understand the
22 circumstances of the Board. But if there's any
23 ability of the Zoning Board if we cannot get five
24 eligible members tonight, to hold a special meeting
25 next Monday. Frankly it would save this project.

1 MS. MOORE: Excuse me, Kevin.

2 MR. SHEEHAN: Yes.

3 MS. MOORE: I am not available next
4 Monday. I had another meeting moved that was today
5 that got moved to next Monday that I cannot move. If
6 you're able to do Tuesday, I'm available Tuesday.
7 But next Monday, I can't have them move it twice.
8 And it's literally just for me.

9 MR. SHEEHAN: I understand. And if it's
10 possible for the Board. There's not a Council
11 meeting Tuesday. Is it possible for the Board to do
12 a special meeting on Tuesday?

13 MR. EINGORN: I'm available and will make
14 myself available if a special meeting is doable. But
15 that's obviously up to the Planning Office to do the
16 noticing and to confirm with the members if they all
17 can be present.

18 MR. COOPER: I will be available.

19 MS. ATWOOD: I'll be available.

20 REVEREND MARTINEZ: I'll be available but
21 I can't vote.

22 MS. MOORE: Right.

23 MR. SHEEHAN: Right.

24 MR. COOPER: Maybe we can get some other
25 members.

1 MR. SHEEHAN: Yeah, it looks like Mr.
2 Hamilton and Ms. Washington would have to participate
3 as well as the rest of the folks who are here
4 tonight.

5 MR. EINGORN: Or Ms. Merricks.

6 MR. SHEEHAN: I'm assuming -- yeah, Ms.
7 Merricks on the phone. So, she would have to
8 participate as well, right? So, it would be Cooper,
9 Merricks, Atwood, Hance, Hamilton, Washington, right?
10 One, two, three, four five.

11 MR. EINGORN: That would get you six.

12 MR. SHEEHAN: That would get me six. So
13 one of Hamilton and Washington would have to
14 participate as well. But can I ask, is Hance,
15 Martinez, Atwood and Merricks available next Tuesday
16 for a ZOOM Meeting?

17 MR. EINGORN: I know there's Reverend
18 Martinez, Ms. Atwood, Mr. Cooper that have all said
19 they could be available. Vice-Chairman Hance, are
20 you available on Tuesday?

21 VICE-CHAIRMAN HANCE: Yes.

22 MR. SHEEHAN: Can we do this? We're
23 making some calls. I know that Dena reached out to
24 Dr. Williams. I reached out to Angela and to Jason.
25 Can we hang on for a few minutes?

1 MS. DAVIS: And I just spoke to Mr.
2 Hamilton. He's not available. Ms. Washington is
3 sick. Ideal would be Ms. Merricks but I know she did
4 have an family emergency. I knew that all day. I'm
5 going to give her a call now but I just spoke to Mr.
6 Hamilton.

7 MS. MERRICKS: No. I'm on the line. I'm
8 here.

9 MS. DAVIS: Oh, you're on the line?

10 MS. MERRICKS: Yes. I can talk but I'm
11 dealing with my emergency but I can talk.

12 MS. DAVIS: Okay.

13 MR. SHEEHAN: So, Evita, we need Ms.
14 Merricks and either Hamilton or Washington next week.

15 MS. EVITA: Okay.

16 MR. EINGORN: Are you available on
17 Tuesday?

18 MS. EVITA: This is Tuesday?

19 MR. SHEEHAN: Yes.

20 MR. EINGORN: Ms. Merricks, are you
21 available on Tuesday?

22 MS. MERRICKS: What time on Tuesday? I'm
23 available on Tuesday. What time?

24 MR. SHEEHAN: 5:30.

25 MR. EINGORN: 5:30.

1 MS. MERRICKS: 5:30, yes.

2 MR. EINGORN: Okay. We'll mark you
3 Tuesday.

4 MS. ATWOOD: With her here now, we can't
5 do it now?

6 MR. SHEEHAN: No. We need four people
7 who are eligible -- five people who are eligible to
8 vote because it's a D Variance, a use variance. And
9 since Mr. Martinez --

10 MS. ATWOOD: Oh, Reverend Martinez, I got
11 you.

12 MR. SHEEHAN: Can we do this -- can we
13 announce that it will be a ZOOM meeting at
14 5:30 next Tuesday the 22nd with access to the meeting
15 being the same as it is -- as it was for this evening
16 and that no further public notice from the applicant
17 will be required because I can't do it ten days in
18 advance?

19 MR. EINGORN: Evita, can we reuse these
20 instructions?

21 MS. EVITA: What instruction?

22 MR. EINGORN: The ZOOM instruction. Are
23 they same for every meeting?

24 MS. EVITA: That's Mr. P, Mr. Pastoriza.

25 MR. SHEEHAN: Lou.

1 MR. EINGORN: Mr. Pastoriza, can you hear
2 us? I know you're muted.

3 MR. SHEEHAN: Kyle, what we can do is,
4 rather than the same exact ZOOM, it's the same manner
5 in which notice was provided previously which was to
6 access the City of Camden's website, the Zoning Board
7 Office for instructions.

8 MR. EINGORN: I think that's acceptable.

9 MR. SHEEHAN: That's how we noticed it in
10 the first place.

11 MR. EINGORN: Then, yes, that's fair.
12 So, as of now we'll have notice of the special
13 meeting for Tuesday. The date would be September
14 22nd at 5:30 p.m. This will constitute the
15 applicant's notice of that special meeting. And then
16 they we will work with the Planning Office to make
17 sure that there's the requisite notice under the
18 required statute. And we'll attempt to make every
19 effort to have five members available on Tuesday
20 night to vote on that application.

21 MR. CANGELOSI: Kyle, the City would need
22 to submit a Resolution as well. And it would be
23 due -- basically have to put the application in that
24 evening. I don't know if we could have something
25 prepared in the event that the members vote for the

1 four applications so then be emailed around.

2 MR. SHEEHAN: For the Board members'
3 benefit, the submittal to the HFMA is due at noon the
4 following day. One of the documents required to be
5 submitted is a copy of the Zoning Board's Resolution.

6 So, what we would ask is that Mr. Eingorn
7 be authorized to prepare Resolutions approving the
8 use variance, the site plans with the variances
9 subject to meeting the conditions of Dena's report,
10 and then have those adopted if we need to amend it
11 later to be more specific based upon testimony at the
12 hearing. We can amend the Resolution at your
13 following meeting. But the gist of it, the
14 application and site plan are approved with the
15 variance --

16 MR. EINGORN: Do the Resolutions have to
17 be actually adopted or can we give you like draft
18 Resolutions that you can submit to --

19 MR. SHEEHAN: Unfortunately, Kyle, they
20 have to be adopted.

21 MR. EINGORN: Okay.

22 MR. SHEEHAN: In the past we were able to
23 use letters but we actually doubled checked it today
24 and they specifically require submittal of the
25 Resolution with the application package.

1 MR. EIGNORN: Understood. Okay.

2 MR. SHEEHAN: And we would understand
3 that notwithstanding the written Resolution to the
4 extent that there are any changes based upon
5 testimony of the Board's decision at the meeting next
6 week, the Resolutions may be amended at the following
7 meeting.

8 MR. EINGORN: Understood.

9 I guess we will do our best to see you on
10 Tuesday. I'll discuss this with Dr. Williams
11 tomorrow and we'll get on top of it. Thank you for
12 appearing tonight.

13 MR. SHEEHAN: Thank you.

14 MR. EINGORN: I see Mr. Wilson has
15 appeared. You're muted, Mr. Wilson.

16 MS. MOORE: Kyle, I'm going to go also.
17 I will be on on the 22nd.

18 MR. EINGORN: Thank you, Dena. Have a
19 good night.

20 MS. MOORE: Thank you.

21 MR. SHEEHAN: I'll sign off as well.
22 Board members, thank you very much for being
23 available on the 22nd and working with us. We
24 appreciate it.

25 MR. FIGUEROA: Thank you.

1 MR. EINGORN: John, are you there?

2 MR. WILSON: Yes, I'm here.

3 MR. EINGORN: How are you?

4 MR. WILSON: Very good.

5 MR. EINGORN: Good. Good to see you.

6 So, you are representing Mabel Valladares?

7 MR. WILSON: Yes.

8 MR. EINGORN: Do you require any use
9 variances? I don't see any in the agenda.

10 MR. WILSON: No. They're all C's.

11 MR. EINGORN: Great. This is the matter
12 of Mabel Valladares and Mr. Wilson being counsel will
13 present the application to the Board.

14 MR. WILSON: John Wilson appearing on
15 behalf of Mabel Valladares. This is an application
16 for approval of existing conditions. The property
17 was built some time around 1900, 1920. To the best
18 of our knowledge some time in the 50's it was
19 converted into a duplex.

20 That conversion existed at the time my
21 client purchased the property but had never been
22 approved by the Board. So, what we're asking for is
23 approval of the duplex that exists. This came to
24 light when my client was upgrading it. And when she
25 went for a building permit, she was told she had to

1 come here for variances. Will you swear in my
2 client, please.

3 MR. EINGORN: Absolutely. Will you raise
4 your right hand.

5 - - -

6 MABEL VALLADARES, having first been duly
7 sworn, was examined and testified as follows:

8 - - -

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

11 MS. VALLADARES: Mabel Valladares, 6876
12 Cynwyd Avenue, Pennsauken, New Jersey 08109. I have
13 a mailing address of a P.O. Box. I'm not sure if you
14 have that.

15 MR. EINGORN: The street address will
16 suffice. Thank you.

17 MR. WILSON: Mabel, tell the Board
18 what the property was like when you purchased
19 it.

20 MS. VALLADARES: So when we first
21 purchased the property, the two apartments already
22 existed the same as they are today. And we bought
23 it -- it was purchased by my ex-husband and I like 20
24 years ago. And we bought it as-is. And we haven't
25 made any changes as far as how the property is.

1 MR. WILSON: You have a packet of
2 pictures here?

3 MS. VALLADARES: Yes. Now, the
4 pictures --

5 MR. WILSON: You have to wait until I ask
6 you the questions. Who took the pictures?

7 MS. VALLADARES: Me and my husband took
8 the pictures.

9 MR. WILSON: And do those pictures
10 accurately reflect what you saw when you took them?

11 MS. VALLADARES: Yes.

12 MR. WILSON: What I'd ask you to do is,
13 go through the packet -- we have a packet of about 30
14 pictures. I'd ask you to go through and tell the
15 Board -- you'll have to hold them up so that they can
16 see them.

17 MS. VALLADARES: Okay.

18 MR. WILSON: I'll bring the camera down
19 so the Board will get a better look at it.

20 MS. VALLADARES: So, this is the second
21 floor apartment. That's the bedroom on the second
22 floor. This is the same room but it's just from a
23 different angle. This is the living room and the
24 second floor apartment. This is the same picture but
25 it's just a different angle.

1 This is the kitchen. It has enough room
2 for like a kitchen and a dining room table in the
3 second floor apartment. This is the heater that is
4 in the second floor apartment. It has two heaters.
5 The place has two heaters.

6 MR. WILSON: When you bought the
7 property, did it have separate --

8 MS. VALLADARES: Yes.

9 MR. WILSON: Let me finish the question.
10 Did it have separate meters for electric and gas?

11 MS. VALLADARES: Yes.

12 MR. WILSON: And it had separate water
13 meters?

14 MS. VALLADARES: It has two water
15 heaters. I pay the water.

16 MR. WILSON: Okay.

17 MR. COOPER: Can you repeat that? I
18 didn't hear it.

19 MS. VALLADARES: They have two water
20 heaters but I pay the water. It's only one water
21 bill.

22 REVEREND MARTINEZ: I notice that I
23 didn't see a stove in that other picture that you
24 showed.

25 MS. VALLADARES: Since the apartment is

1 empty right now, we don't have a stove but there is
2 connections to put a stove in.

3 REVEREND MARTINEZ: Is it gas or
4 electric?

5 MS. VALLADARES: It's electric upstairs.

6 MR. COOPER: I have a question here. You
7 said you have two water meters or one water meter
8 coming into the house.

9 MS. VALLADARES: Two water heaters.

10 MR. COOPER Two water meters.

11 MS. VALLADARES: Oh, I'm sorry. It's one
12 water meter; two water heaters.

13 MR. COOPER: Yeah. See, that's an issue.

14 MS. ATWOOD: That's why she says she pays
15 it.

16 MS. VALLADARES: I pay for it.

17 MR. COOPER: Okay.

18 MR. EINGORN: Lots of landlords will pay
19 the water bill because it's a lienable item.

20 MR. WILSON: Especially in Camden.

21 MR. EINGORN: It's all over.

22 MR. COOPER: That's fine.

23 MS. VALLADARES: Those are the stairs to
24 the attic.

25 MS. ATWOOD: Who has access to the

1 attic?

2 MS. VALLADARES: The second floor
3 apartment.

4 MS. ATWOOD: Okay.

5 MS. VALLADARES: And that is the attic
6 room. And this is the attic room. It's just another
7 view of it.

8 REVEREND MARTINEZ: And is that
9 considered a room or considered a storage?

10 MS. VALLADARES: We have always
11 considered it a second bedroom.

12 This is the stairway to the second floor
13 apartment. It has it's own entrance. Both
14 apartments have their own entrances. This is like --
15 that is like where the entrance to the apartment is.

16 MR. WILSON: To which apartment?

17 MS. VALLADARES: The second floor
18 apartment. I'm sorry.

19 That's the outside of the house. It's
20 the yellow one. This is the driveway for the first
21 floor apartment. These are the meters. There's two
22 separate meters and then there's a landlord meter.
23 The first floor apartment, we have taken down the
24 sheetrock because -- when we took it down, we
25 realized that there was no insulation so we had to

1 take everything down so we could insulate the first
2 floor.

3 That right there, it's not a two-bedroom
4 apartment. It has a one bedroom and then it has -- I
5 guess it would be like a closet room because both
6 rooms are together so we have like a one bedroom.
7 And they can put in small office in there; like a
8 computer room, something like that.

9 This is the bedroom apartment. This is
10 just another angle of it.

11 MR. WILSON: Say it loud enough for the
12 Board.

13 MS. VALLADARES: That's another angle of
14 the bedroom apartment. This is the living room. It
15 looks messy there but we did clean everything out.
16 We were just in the process of cleaning everything
17 out.

18 This is where the bathroom is going to
19 be. And it's always been the same spot. We were
20 just fixing it up because it was just not in good
21 condition so we want to make it better. This is just
22 another angle where the bathroom is at.

23 This is where the kitchen and dining room
24 is at. This is another angle of it. This is the
25 back of the property. These are electrical meters in

1 the basement or the electrical boxes, electric boxes.
2 This is the gas; the two gas. These are the two
3 water heaters. And this is the heater for the
4 downstairs apartment.

5 And I just wanted to show you. This is
6 like the street view right in front of the apartment.
7 There's a street right there and there's actually no
8 houses on that street with the front of it. And
9 because they were talking about the parking, there's
10 an actual street that goes right in front of the
11 apartment that has no houses there. And there's
12 where a lot of people -- where we used to park
13 basically.

14 MR. EINGORN: Do you have one
15 two-bedroom apartment and one one-bedroom apartment?

16 MS. VALLADARES: Correct.

17 MR. EINGORN: Okay. So under ordinance
18 Section 577-230.F, you would need three total parking
19 spaces in order to be compliant with the ordinance.
20 How many spaces do you have on site?

21 MS. VALLADARES: For the -- we just have
22 a one parking for the first floor apartment.

23 MR. EINGORN: So, you have one parking
24 space on the premises?

25 MS. VALLADARES: Yes.

1 MR. EINGORN: Thank you.

2 MR. WILSON: Kyle, we did ask for a
3 variance for parking.

4 MR. EINGORN: Right. I wanted to see
5 what the number of spaces the variance would be for.

6 MR. WILSON: Yes.

7 MR. EINGORN: Got you.

8 MR. WILSON: That's all the pictures.

9 MR. EINGORN: John, if you could send
10 those pictures to Evita and we'll have them marked as
11 Exhibit A to the application.

12 MS. DAVIS: I did receive a copy.

13 MR. EINGORN: You did. Okay.

14 MR. WILSON: All of the members would
15 have had copies except UPS delayed the delivery.

16 MR. EINGORN: Understood. I thank you
17 for presenting that. Just so the Board understands,
18 the applicant is here because they need bulk
19 variances for a deficient lot size. Off-street
20 parking would be discussed. Side yard they're
21 deficient; the lot coverage and the maximum
22 impervious surface.

23 Is this house, is it adjoining to another
24 house or is this a single-family detached, I guess, a
25 duplex detached?

1 MS. VALLADARES: There's a house
2 attached to it.

3 MR. WILSON: It's a side-by-side duplex.

4 MR. EINGORN: And it is on the corner,
5 right?

6 MS. VALLADARES: No, it's not on the
7 corner. It's a straight street on 36th Street but
8 there's a street right in front of it so it's not a
9 corner lot. The street looks like a 'T' basically.
10 It looks like a 'T.'

11 MR. EINGORN: Any questions from the
12 Board?

13 MR. COOPER: So, they only need three
14 parking spots for that unit, right?

15 MR. EINGORN: They would need three
16 parking spots for the duplex.

17 MR. COOPER: That driveway, how long is
18 that driveway? Can two cars get in that driveway?

19 MS. VALLADARES: No. Only one.

20 MR. COOPER: Okay.

21 MS. VALLADARES: Because the first-floor
22 apartment has an entrance on the side. We do have
23 the street like right in front of the parking.

24 MR. COOPER: Can I see a picture of the
25 front of the house, please?

1 MS. VALLADARES: All right.

2 VICE-CHAIRMAN HANCE: Are these all
3 current pictures?

4 MR. EINGORN: I'm sorry. Vice-Chairman
5 Hance, I couldn't hear you.

6 VICE-CHAIRMAN HANCE: Are these all
7 current pictures?

8 MS. VALLADARES: Yes.

9 MR. COOPER: Okay. The yellow
10 house is yours, okay. The yellow house is yours.
11 The driveway is on the right side?

12 MS. VALLADARES: I'm sorry.

13 MR. COOPER: I'm seeing a lot of --

14 MS. VALLADARES: It's the beige side.
15 This one right here. That's my side.

16 MR. COOPER: Right.

17 MS. VALLADARES: And that's where the
18 parking is. And then right here, this is the front
19 of the house. I'm standing right in front of the
20 house and that's where the street parking would be
21 at.

22 VICE-CHAIRMAN HANCE: Do you know what
23 time of day the pictures were taken?

24 MS. VALLADARES: They were taken on a
25 Sunday. It was a Sunday around in the afternoon like

1 one or two o'clock:

2 MR. EINGORN: Are there any businesses or
3 anything in the area that would temporarily cause
4 those parking spots to be taken, churches,
5 restaurants, grocery?

6 MS. VALLADARES: No. The closest street
7 would be Federal and 36th Street. But that's like
8 more down. It's like a whole block away basically.

9 MR. WILSON: How close are you to the
10 railroad, at 36th and Rosedale?

11 MS. VALLADARES: That's not close to
12 it.

13 MR. WILSON: Tell them that.

14 MS. VALLADARES: That's not close to
15 where we are at.

16 MR. WILSON: 36th and Rosedale is a long
17 block off of Federal where the Pennsylvania Reading
18 Railroad used to be that ran from Camden to Fort Dix.

19 MS. VALLADARES: So, we're about like
20 three blocks away from them.

21 MR. WILSON: Then you're closer to
22 Westfield Avenue?

23 MS. VALLADARES: I'm between Federal
24 Street and Highland Avenue in Pennsauken, in that
25 area.

1 REVEREND MARTINEZ: Before you go up the
2 bridge, right?

3 MS. VALLADARES: Yeah.

4 MR. EINGORN: It seems to me that there's
5 a few conditions of the lot which are special
6 circumstances which would make this at least a
7 positive criteria satisfied in that it's an attached
8 house so, therefore, you can't expand the side yard.
9 It looks like the house is close, very close to the
10 sidewalk. You can't move the house in relation to
11 the lot.

12 And then it sounds to me like this may
13 have pre-existed, the duplex may have pre-existed the
14 zoning ordinance. I don't know. So, maybe it's a
15 pre-existing nonconforming use. So, it seems
16 to be that way. There's no evidence that it did
17 pre-exist the zoning ordinance. But that's something
18 to take into consideration which is, it's the
19 applicant's testimony that they bought this house 20
20 years ago and they believe it was converted in the
21 50's. So, if there's any further questions or not,
22 we'll go through the formality of opening to the
23 public even though it doesn't seem like there's any
24 here.

25 REVEREND MARTIN: We can open it up to

1 the public.

2 MR. EINGORN: Hearing none, we'll close
3 the public portion. Is there any discussion from the
4 Board, more questions, positive and negative
5 criteria?

6 REVEREND MARTINEZ: I think it's a -- I
7 know exactly where the location is and I think she's
8 in a good spot. I think it's a go.

9 MR. COOPER: She bought the house 20
10 years whatever ago and it was already a duplex. I
11 think it's a go.

12 MR. EINGORN: Do you want to make a
13 motion; propose a motion?

14 MR. COOPER: I make a motion to accept.

15 REVEREND MARTINEZ: I second it.

16 MR. EINGORN: So, we have a motion to
17 grant the bulk variances requested by the applicant.
18 We'll take a roll-call vote.

19 MR. EINGORN: Vice-Chairman Hance.

20 VICE-CHAIRMAN HANCE: Yes.

21 MR. EINGORN: Reverend Martinez.

22 REVEREND MARTINEZ: Yes.

23 MR. EINGORN: Ms. Atwood.

24 MS. ATWOOD: Yes.

25 MR. EINGORN: Ms. Merricks.

1 MS. MERRICKS: Yes.

2 MR. EINGORN: Mr. Cooper.

3 MR. COOPER: Yes.

4 MR. EINGORN: Very good. The motion has
5 passed and the application for bulk variance approval
6 has been granted

7 MR. WILSON: Thank you Board.

8 MR. EINGORN: Thank you Mr. Wilson.

9 I believe that's all we have for tonight.
10 Do we have a motion to adjourn?

11 REVEREND MARTINEZ: Motion to adjourn.

12 VICE-CHAIRMAN HANCE: Second.

13 MR. EINGORN: All in favor?

14 THE BOARD: Yays.

15 MR. EINGORN: See you Tuesday.

16 - - -

17 (**Meeting concluded at 6:20 p.m.**)

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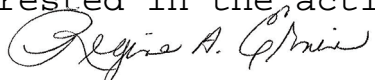
1 CERTIFICATION

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

6 I FURTHER CERTIFY that the witness was sworn
7 to testify to the truth.

8 I FURTHER CERTIFY that the foregoing is, to
9 the best of my ability, a true and accurate
10 transcript of the testimony taken stenographically by
11 me at the time, place, and date hereinbefore set
12 forth.

13 I FURTHER CERTIFY that I am neither a relative,
14 employee, attorney or counsel to any of the
15 parties to the action, nor a relative or employee of
16 such attorney or counsel and that I am not
17 financially interested in the action.

18 

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