

In The Matter Of:
CITY OF CAMDEN
ZONING BOARD

Transcript of Meeting
December 7, 2020

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ZONING BOARD
CITY OF CAMDEN

- - - -

Monday, December 7, 2020

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Transcript of proceedings in the above matter for the City of Camden Zoning Board of Adjustment, was conducted as a virtual meeting via a remote conferencing platform, ZOOM and commencing at 5:52 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
REVEREND MARTINEZ
TERESA ATWOOD
KAREN MERRICKS

- - - -

KYLE F. EINGORN, ESQUIRE
ATTORNEY FOR THE BOARD
EVITA DAVIS, ZONING BOARD SECRETARY

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1 CHAIRMAN HAMILTON: Good evening Ladies
2 and Gentlemen. Welcome to the Zoning Board of the
3 City of Camden meeting as posted in the Municipal
4 Clerk's Office on Monday, November 30, 2020.

5 MR. EINGORN: Good evening. As stated on
6 the agenda, this meeting will take place via Zoom
7 electronic conferencing service due to the
8 Declaration of the Health Emergency related to the
9 COVID-19 virus and based upon the closure of City
10 Hall due to that pandemic.

11 Tonight is the Zoning Board of Adjustment
12 meeting. We'll take a roll call. Chairman
13 Hamilton.

14 CHAIRMAN HAMILTON: Present.

15 MR. EINGORN: Vice-chairman Hance.

16 VICE-CHAIRMAN HANCE: Here.

17 MR. EINGORN: Reverend Martinez.

18 REVEREND MARTINEZ: Here. Ms.

19 Washington.

20 CHAIRMAN HAMILTON: They took her back to
21 the hospital today.

22 MR. EINGORN: I'm sorry?

23 CHAIRMAN HAMILTON: They took her back to
24 the hospital today. I will call after the meeting is
25 over to see how she's making out.

1 MR. EINGORN: Ms. Atwood.

2 MS. ATWOOD: Present.

3 MR. EINGORN: Ms. Merricks.

4 MS. MERRICKS: Present.

5 MR. EINGORN: Mr. Cooper. Not present
6 yet.

7 MR. EINGORN: We need a motion to approve
8 the minutes from last month.

9 REVEREND MARTINEZ: Motion to approve.

10 CHAIRMAN HAMILTON: I second it.

11 MR. EINGORN: I'll take a roll call.
12 Chairman Hamilton.

13 CHAIRMAN HAMILTON: Yes.

14 MR. EINGORN: Vice-chairman Hance.

15 VICE-CHAIRMAN HANCE: Yes.

16 MR. EINGORN: REVEREND MARTINEZ.

17 REVEREND MARTINEZ: Yes.

18 MR. EINGORN: Ms. Atwood.

19 MS. ATWOOD: Yes.

20 MR. EINGORN: Ms. Merricks.

21 MS. MERRICKS: Yes.

22 MR. EINGORN: The motion passes.

23 While we have it up here, tonight there
24 are -- there were three items for the agenda. New
25 Business would be, correct me if I'm wrong, Sol

1 Liboy, 328 Spruce Street. That's a proposed duplex.
2 I believe Ms. Lindsey is here tonight for that
3 application. Good evening.

4 MS. LINDSEY: Good evening. Thank you.

5 MR. EINGORN: And then there were two
6 other applications, Camden Habitat for Humanity, 513
7 South 7th Street. And Ghetto Riders, 847 Princess
8 Avenue. The noticing was deficient to those
9 applications. Camden Habitat for Humanity has
10 requested to be on for January. I don't believe
11 we've heard from the Ghetto Riders regarding their
12 preference or their desire to move forward. So,
13 those two applications will not be heard tonight.

14 In addition to our Resolutions from last
15 month, we'll also have to approve meeting minutes
16 dates for 2021. So, why don't we open the floor to
17 the applicant, Sol Liboy, and hear about their
18 proposed duplex.

19 MS. LINDSEY: Thank you. Good evening,
20 Chairman and Board members. My name is Telissa
21 Lindsey and I represent Sol Liboy. This is
22 concerning an appeal to allow for a duplex at 328
23 Spruce Street. The application was deficient. The
24 lot size was deficient. It requires 300 square
25 foot. The lot is actually 1,433 proposed. The lot

1 depth is deficient. It's required to be 100 feet.
2 It is currently 95 feet and 6 inches. So, a bulk
3 variance is needed there. And then the lot width is
4 deficient. It's 30 feet required. And the proposed
5 is 15.6 feet bulk variance needed.

6 And the basis for the appeal is that
7 all of the denial items are existing conditions. The
8 property is currently vacant. My client wishes to
9 get in there to repair it and get it up to barr so it
10 would be a safe building and the community at large
11 would benefit from that as well.

12 MR. EINGORN: I'm sorry. The lot is
13 vacant or there's a --

14 MS. LINDSEY: No. The structure is
15 vacant, yes.

16 MR. EINGORN: I got it. Is there a
17 proposal for some sort of rehab?

18 MS. LINDSEY: It is. The permit is to
19 allow for a duplex which that is the existing
20 structure that there's now. Obviously, the previous
21 owners, they've gone through the formal process to
22 have it improved as such. So, in order for my client
23 to continue the rehab, we would need the bulk
24 variances.

25 CHAIRMAN HAMILTON: That's all you need

1 is a bulk variance?

2 MS. LINDSEY: Yes. We need a lot size
3 bulk variance. We need a lot depth bulk variance.
4 And then we need the lot width bulk variance. But it
5 is an existing condition. And there are other
6 duplexes in the area.

7 MR. EINGORN: So, the applicant is here
8 stating that it's a pre-existing nonconforming
9 condition related to the lot size, lot depth and lot
10 width. Is this a rowhome?

11 MS. LINDSEY: It is.

12 MR. EINGORN: It is a rowhome?

13 MS. LINDSEY: Yes.

14 MS. ATWOOD: Kyle.

15 MR. EINGORN: Yes.

16 MS. ATWOOD: Is that it, Ms. Lindsey?

17 MS. LINDSEY: Yes, I believe so. I can't
18 see it that great.

19 MS. ATWOOD: Oh, okay.

20 MR. EINGORN: Let the record reflect that
21 Ms. Atwood is showing a picture. I believe that is
22 something you pulled off the Internet?

23 MS. ATWOOD: Yes. I went to Google and
24 it shows you an actual place.

25 MR. EINGORN: So, it's a Google

1 photograph from the Internet that Ms. Atwood has
2 shared with the Board and the applicant's attorney.

3 Is there any questions for the
4 applicant's counsel?

5 VICE-CHAIRMAN HANCE: Is it a duplex now
6 or no?

7 MS. LINDSEY: Yes, it is.

8 MS. ATWOOD: A question. So, once you
9 walk in the front door, is it a shared entrance for
10 upstairs and down? I'm assuming that it's upstairs
11 and down?

12 MS. LINDSEY: Yes, it is.

13 MR. EINGORN: Is there a fire escape plan
14 for this property? Because that was an issue with --
15 (check)

16 MS. LINDSEY: Yes, it was included in the
17 application. I wasn't representing Ms. Liboy at the
18 beginning of her process, but the application was
19 filed as you have a copy of it.

20 VICE-CHAIRMAN HANCE: Are there people
21 living on the left and right side of that home?

22 MS. LINDSEY: There are people on one
23 side of the property. The other side of the
24 property, I do think, was previously purchased. And
25 I believe they are doing some repairs to that

1 property.

2 VICE-CHAIRMAN HANCE: Do we have anymore
3 pictures or do you have any pictures of the property
4 itself?

5 MS. ATWOOD: It's the same one because
6 now I have the picture. It's the same property.

7 VICE-CHAIRMAN HANCE: Do we have any
8 pictures of it like currently? I mean, I drove out
9 to the property; I seen the property cause it's right
10 down the street the OEO.

11 MS. LINDSEY: I'm sorry. I couldn't
12 understand.

13 VICE-CHAIRMAN HANCE: I said I saw the
14 property.

15 MS. LINDSEY: Yes, sir.

16 VICE-CHAIRMAN HANCE: I wanted the
17 members to also to see the front -- the rear of the
18 property and the front of the property.

19 MR. EINGORN: Ms. Linsdey, do you have
20 any photographs of the property you could share?

21 MS. LINDSEY: It was my understanding
22 that they had already been submitted with the
23 application. I don't have them to be able to put
24 them up for the members to see them other than to the
25 Google website.

1 MS. ATWOOD: Here's what we have. Okay?

2 MS. LINDSEY: The front?

3 MS. ATWOOD: Yeah. They put the windows
4 in now and the door.

5 MS. LINDSEY: Okay.

6 VICE-CHAIRMAN HANCE: Have you seen the
7 property?

8 MS. LINDSEY: I have.

9 VICE-CHAIRMAN HANCE: Okay.

10 MR. EINGORN: The units, are they
11 separately metered?

12 MS. LINDSEY: The units, they are.
13 Well, I think there's some work that has to be done
14 in order to accomplish that.

15 MR. EINGORN: Okay. And that's part of
16 the plan here?

17 MS. LINDSEY: Yes, it is. It was
18 included in the initial plan.

19 MR. EINGORN: Thank you.

20 VICE-CHAIRMAN HANCE: Me and myself, I
21 would like to see more pictures of the property the
22 way it is now. Because you said it was already a
23 duplex so it should have two meters in there and two
24 hot water heaters.

25 MS. LINDSEY: I don't think it's in mint

1 condition but I can certainly provide additional
2 photographs absolutely. I apologize for not having
3 those.

4 CHAIRMAN HAMILTON: Email them when you
5 do that, if you don't have them, the meters?

6 MR. EINGORN: So why don't we do this.
7 Ms. Lindsey, we'll adjourn your matter until next
8 month, the first Monday of -- I believe the proposed
9 date is January 4th. This will be notice for that
10 hearing. So, you do not have to re-notice.

11 Again, for the record, this will serve as
12 notice that the applicant will be adjourned to
13 January 4th to provide pictures, the photographs of
14 the interior of the property as well as the rear of
15 the property. And any metering, any water heater or
16 stuff like that, that would show the two separate or
17 the separation of the building. So we'll look at it
18 at that time.

19 MS. LINDSEY: Absolutely.

20 MR. EINGORN: We appreciate it.

21 MS. LINDSEY: Thank you all for your time
22 and be safe.

23 MR. EINGORN: You too.

24 CHAIRMAN HAMILTON: Thank you. Take
25 care.

1 MR. EINGORN: The last on the agenda
2 tonight, we have adoption of Resolutions, two
3 Resolutions from last month, Cellco Partnership d/b/a
4 Verizon Wireless. That was the extension of the
5 monopole for Verizon. And then the bulk variance and
6 the site plan waiver for Eli Gabay, 422 Chambers
7 Avenue. That was a duplex. Do we have a motion to
8 adopt those Resolutions.

9 VICE-CHAIRMAN HANCE: I make the motion
10 that we adopt.

11 REVEREND MARTINEZ: Second.

12 MR. EINGORN: And I will take a roll-call
13 vote.

14 MR. EINGORN: I'll take a vote. Chairman
15 Hamilton.

16 CHAIRMAN HAMILTON: Before I say
17 anything, do they put a fire escape in there?

18 MR. EINGORN: Well, that's something --
19 his approval is conditioned on that. So, he's going
20 to have to work with the fire marshall and then he
21 won't get his inspection and stuff unless he complies
22 with the --

23 CHAIRMAN HAMILTON: That's why I said I
24 hate these here Googles because we can't see nothing
25 at all. We're just going on giving it to them and

1 whatever. Go ahead.

2 MR. EINGORN: The adoption of the
3 Resolution the vote, Chairman Hamilton.

4 CHAIRMAN HAMILTON: I'm opposed.

5 MR. EINGORN: Opposed to the Resolution?

6 CHAIRMAN HAMILTON: Yeah, cause I don't
7 know if the got the fire escape thing in there.
8 That's what I keep telling you.

9 MR. EINGORN: He can't get the fire
10 escape done if he doesn't get his Resolution adopting
11 his variance.

12 CHAIRMAN HAMILTON: Okay.

13 MR. EINGORN: He needs this to go to do
14 that.

15 CHAIRMAN HAMILTON: Okay.

16 MR. EINGORN: That's a yes?

17 CHAIRMAN HAMILTON: Yes.

18 MR. EINGORN: Vice-Chairman Hance.

19 VICE-CHAIRMAN HANCE: Yes.

20 MR. EINGORN: Reverend Martinez.

21 REVEREND MARTINEZ: Yes.

22 MR. EINGORN: Ms. Merricks.

23 MS. MERRICKS: Yes.

24 MR. EINGORN: Ms. Atwood, I skipped you
25 because you were not present last month.

1 MS. ATWOOD: Okay. Right.

2 MR. EINGORN: So, those are so moved.

3 We also have to take a vote. I need a
4 motion to approve the Zoning Board of Adjustment
5 Meeting Dates for 2021. I'll read those dates into
6 the record. They are: January 4th, February 1st,
7 March 1st, April 5th, May 3rd, June 7th, July 12th,
8 August 2nd, September 13th, October 4th, November 1st
9 and December 6th all of 2021.

10 Can I have a motion to approve those
11 meeting dates?

12 MS. ATWOOD: Motion to approve.

13 MS. MERRICKS: I second.

14 MR. EINGORN: We'll take a vote.
15 Chairman Hamilton.

16 CHAIRMAN HAMILTON: Yes.

17 MR. EINGORN: Vice-Chairman Hance.

18 VICE-CHAIRMAN HANCE: Yes.

19 MR. EINGORN: Reverend Martinez. I saw
20 your mouth say yes so we'll take that. You were
21 muted. Ms. Atwood.

22 MS. ATWOOD: Yes.

23 MR. EINGORN: Ms. Merricks.

24 MS. MERRICKS: Yes.

25 MR. EINGORN: So moved. We need a motion

1 to adjourn until January 4th, 2021.

2 CHAIRMAN HAMILTON: Before we adjourn,
3 when are we going back into City Hall?

4 MS. DAVIS: No time soon, Mr. Hamilton.

5 MS. MERRICKS: The governor determines
6 that, right?

7 MS. ATWOOD: The cases are upticking. We
8 can't go back.

9 MR. EINGORN: Motion to adjourn.

10 CHAIRMAN HAMILTON: So moved.

11 MS. MERRICKS: Second.

12 MR. EINGORN: All in favor?

13 THE BOARD: Yays.

14 MR. EINGORN: So moved. See you all
15 next month.

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17 *(Meeting concluded at 6:10 p.m.)*

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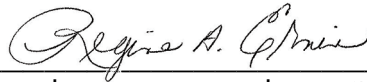
1 CERTIFICATION

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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