

**In The Matter Of:**  
*CITY OF CAMDEN*  
*ZONING BOARD*

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*Transcript of Meeting*  
*January 4, 2021*

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ZONING BOARD  
CITY OF CAMDEN

- - - -

Monday, January 4, 2021

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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 5:55 p.m.

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

- ROBERT HAMILTON, CHAIRMAN
- ISAIAS MARTINEZ
- HENRIETTA WASHINGTON
- TERESA ATWOOD
- CHARLES COOPER

- - - -

- 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 Camden City Zoning  
3 Board meeting. In conformance with the Sunshine Law  
4 of New Jersey, notice of the meeting was posted in  
5 the Municipal Clerk's Office on Monday, December 28,  
6 2020.

7                   MR. EINGORN: At the direction of the  
8 Zoning Board Chair, Robert H. Hamilton, Jr., the City  
9 of Camden, a meeting is to be held tonight, January  
10 4th, 2021. And due to the Declaration of a Health  
11 Emergency related to the COVID-19 virus, City Hall  
12 remains closed. And, therefore, this regularly  
13 scheduled meeting is being conducted virtually via  
14 the remote conferencing platform ZOOM. We will take  
15 a roll call of those present. Chairman Hamilton.

16                   CHAIRMAN HAMILTON: Here.

17                   MR. EINGORN: Vice-chairman Hance.  
18 Not present. Reverend Martinez.

19                   REVEREND MARTINEZ: Here.

20                   MR. EINGORN: Ms. Washington. Not  
21 present. Ms. Atwood.

22                   MS. ATWOOD: Here.

23                   MR. EINGORN: Ms. Merricks. Not present.  
24 And Mr. Cooper.

25                   MR. COOPER: Here.

1 MR. EINGORN: So, tonight's meeting will  
2 require Reorganization of the Board which we should  
3 probably take care of that before we get moving on to  
4 the rest of the matters. So, let's start with the  
5 appointment of a temporary Chairman. Do we have a  
6 nomination for appointment of a temporary Chair.

7 MR. COOPER: Mr. Hamilton.

8 MR. EINGORN: Nomination of Mr. Hamilton  
9 as Chair. We'll take a roll-call vote for the  
10 election of Mr. Hamilton as the Board Chairman.  
11 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: So moved.

18 We need a nomination for a Vice-Chairman.  
19 Anybody want to nominate Mr. Hance again?

20 REVEREND MARTINEZ: Yes.

21 CHAIRMAN HAMILTON: Yeah, I'll nominate  
22 him.

23 MR. EINGORN: Okay. We'll take a vote on  
24 Mr. Hance. We'll take a roll-call vote. Chairman  
25 Hamilton.

1 CHAIRMAN HAMILTON: Yes.

2 MR. EINGORN: Reverend Martinez.

3 REVEREND MARTINEZ: Here.

4 MR. EINGORN: Ms. Atwood.

5 MS. ATWOOD: Yes.

6 MR. EINGORN: Mr. Cooper.

7 MR. COOPER: Yes.

8 MR. EINGORN: So moved.

9 Appointment of Board Secretary. Ms.  
10 Davis has done an excellent job for the Board. So,  
11 would somebody like to appoint Ms. Davis?

12 MS. ATWOOD: I nominate Ms. Davis.

13 MR. EINGORN: I'll take a roll-call vote  
14 on the appointment of Board Secretary Evita Davis.  
15 Chairman Hamilton.

16 CHAIRMAN HAMILTON: Yes.

17 MR. EINGORN: Reverend Martinez.

18 REVEREND MARTINEZ: Yes.

19 MR. EINGORN: Ms. Atwood.

20 MS. ATWOOD: Yes.

21 MR. EINGORN: Mr. Cooper.

22 MR. COOPER: Yes.

23 MR. EINGORN: So moved.

24 Appointment of Board Attorney. That will  
25 be my firm, the Law Firm of Dembo, Brown & Burns,

1 LLC. Do we have an appointment; nomination?

2 MR. COOPER: I nominate to appoint Dembo,  
3 Brown & Burns.

4 MR. EINGORN: I'll take a roll-call vote.  
5 Chairman Hamilton.

6 CHAIRMAN HAMILTON: Yes.

7 MR. EINGORN: Reverend Martinez.

8 REVEREND MARTINEZ: Yes.

9 MR. EINGORN: Ms. Atwood.

10 MS. ATWOOD: Yes.

11 MR. EINGORN: Mr. Cooper.

12 MR. COOPER: Yes.

13 MR. EINGORN: So moved.

14 Then the appointment of Conflicts

15 Attorney which would be the Law Firm of Eric

16 Bernstein; is that correct?

17 MR. DiYANNI: So, it's Eric Bernstein  
18 & Associates.

19 MR. EINGORN: Eric Bernstein &  
20 Associates. Mr. Dominic DiYanni is here tonight from  
21 Mr. Bernstein's office to observe and see how we  
22 conduct ourselves. So, welcome here this evening.

23 MR. DiYANNI: Thank you. Happy New Year  
24 everyone.

25 MR. EINGORN: We have appointment of

1 Conflicts Attorney Eric Bernstein & Associates.

2 MS. ATWOOD: I nominate that's what you  
3 need.

4 MR. EINGORN: I'll take a roll-call vote.  
5 Chairman Hamilton.

6 CHAIRMAN HAMILTON: Yes.

7 MR. EINGORN: Reverend Martinez.

8 REVEREND MARTINEZ: Yes.

9 MR. EINGORN: Ms. Atwood.

10 MS. ATWOOD: Yes.

11 MR. EINGORN: Mr. Cooper.

12 MR. COOPER: Yes.

13 MR. EINGORN: Resolutions have been  
14 provided and so we should have a motion to approve  
15 those Resolutions, as well as the Resolution  
16 regarding the 2021 meeting dates. Do we have a  
17 motion to adopt those Resolutions?

18 CHAIRMAN HAMILTON: I so move.

19 REVEREND MARTINEZ: Second.

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

22 CHAIRMAN HAMILTON: Yes.

23 MR. EINGORN: Reverend Martinez.

24 REVEREND MARTINEZ: Yes.

25 MR. EINGORN: Ms. Atwood.



1 MS. ATWOOD: Yes.

2 MR. EINGORN: Mr. Cooper.

3 MR. COOPER: Yes.

4 MR. EINGORN: So moved.

5 We also need to approve our meeting  
6 minutes from December 2020. Do we have a motion for  
7 that?

8 CHAIRMAN HAMILTON: I so move that we  
9 approve.

10 MS. ATWOOD: Second.

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

13 CHAIRMAN HAMILTON: 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.

21 The agenda reflects several matters. The  
22 first matter is Sol Liboy, 328 Spruce Street. This  
23 matter was adjourned from last month. The applicant  
24 who noticed properly for the prior month is  
25 requesting an additional adjournment to February.

1 That adjournment will be approved. This will be  
2 notice of that adjournment to the world that no  
3 further notice to the 200-foot list will be  
4 required. If you're here, if you're not here, please  
5 note that the Sol Liboy matter will be heard in  
6 February.

7 The next matter, Camden Habitat For  
8 Humanity, 513 South 7th Street. I believe Mr. Floyd  
9 is here tonight representing the applicant.

10 MR. FLOYD: Yes. Michael Floyd on behalf  
11 of Habitat for Humanity.

12 MR. EINGORN: Good evening. Thank you  
13 for your appearance.

14 The third matter, Ghetto Riders, 847  
15 Princess Avenue, my understanding is that the notice  
16 has not been properly served upon the community as  
17 required by New Jersey Law. And as such, that matter  
18 will not be heard tonight. If you're here tonight  
19 solely for that matter, please note that it will not  
20 be heard.

21 There's another item for New Business,  
22 Martha Chavis, 417-419 Walnut Street. Mr. Floyd  
23 represents this applicant as well. Please note that  
24 this application will be heard in the February  
25 meeting; that this matter has been properly noticed

1 via publication and via certified mail. And so, no  
2 further notice for the upcoming meeting will be  
3 necessary as notice has been provided and this is the  
4 notice of the adjournment. So, if you're here for  
5 that matter, you're welcome to stay but you don't  
6 have to. You will be heard at the February meeting.

7 And so having taken care of our  
8 Resolution, our Reorganization, and announce the  
9 matters for tonight which consists of Habitat For  
10 Humanity at this point, I'll call Mr. Floyd and his  
11 applicant to present their application to the Board.

12 MR. FLOYD: Good evening, Mr. Chairman  
13 and Members of the Board. My name is Michael Floyd.  
14 I'm an attorney with Archer & Greiner appearing on  
15 behalf of the applicant, Camden County Habitat For  
16 Humanity, which has submitted an application for bulk  
17 variance approval for property located at 513 South  
18 7th Street and identified as Block 141, Lot 65 on the  
19 City's official tax maps.

20 With me this evening on behalf of Camden  
21 County Habitat for Humanity is Jeff Mihalek. He is  
22 the executive director of Habitat for Humanity. We  
23 also have with us, Joe Mancini with Tri-State. Joe  
24 is a licensed professional engineer and more  
25 importantly for tonight's application, a licensed

1 professional planner in the State of New Jersey. And  
2 Joe will be providing the expert planning testimony  
3 in support of the requested variances.

4           And we also have with us Teal Jefferis  
5 who is a licensed professional engineer in New Jersey  
6 who designed the plot plan for the row house that  
7 we're going to hear about this evening. Before I  
8 turn it over to Jeff to talk very briefly about  
9 Habitat For Humanity as well as this proposed new row  
10 home that's in-fill development on 7th Street, we are  
11 asking for a series of bulk variances.

12           But it's important to recognize that this  
13 is an existing vacant lot. But we are seeking  
14 variances with respect to the side-yard setbacks, the  
15 rear-yard setback, the minimum height of the  
16 building, no off-street parking spaces and also the  
17 existing lot width and lot area of the property. The  
18 lot width and lot area are typically what are known  
19 as lawfully pre-existing non-conforming conditions.

20           One last housekeeping matter. We do have  
21 two exhibits that we will be utilizing this evening.  
22 Exhibit A-1 is the plot plan that was submitted with  
23 the application. And I think more importantly for  
24 tonight's presentation, Exhibit A-2 are a series of  
25 photographs of the property in question, as well as

1 some of the surrounding uses. I would ask Ms. Davis  
2 if we have the ability to share our screens to pull  
3 up the exhibits, specifically if Joe Mancini could be  
4 able to share his screen?

5 MS. DAVIS: Excuse me. But do I just  
6 push this Share button on my end because I've never  
7 done it.

8 MR. FLOYD: Admittedly, I am not the most  
9 fluid in ZOOM.

10 MR. MANCINI: Ms. Davis, let me see if I  
11 can do it and then I'll let you know if we get  
12 stuck.

13 CHAIRMAN HAMILTON: That's why I told you  
14 before, I don't like this Zoom.

15 MR. EINGORN: Before we get into this,  
16 why don't we swear all of your witnesses right now so  
17 that we can get that out of the way.

18 MR. FLOYD: I agree.

19 MR. EINGORN: So, we have Mr. Mancini,  
20 Mr. Jefferis, and was there one other?

21 MR. FLOYD: Yes. Jeff Mihalek who is the  
22 executive director of Habitat For Humanity of Camden  
23 County.

24 MR. EINGORN: If you gentlemen can raise  
25 your right hands.

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JOSEPH MANCINI, P.E., P.P.; TEAL  
JEFFERIS, P.P.; JEFF MIHALEK, having first been duly  
sworn/affirmed, was examined and testified as  
follows:

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MR. FLOYD: What I'd like to do now is  
turn it over to Jeff, who as I mentioned is the  
executive director of Camden County Habitat For  
Humanity. What I'd like Jeff to do is to talk very  
briefly about Habitat and what its mission is  
including its mission here and what it is doing in  
the City of Camden, and then talk about the property  
in question and the design of this row home that  
Habitat intends to develop.

But, Jeff, turning it over to you  
briefly, can you just describe Habitat For Humanity  
and its mission and the work that it does in the City  
of Camden and the County?

MR. MIHALEK: Absolutely. Thank you.  
Happy New Year everybody and thanks for having us and  
hearing our application.

My name is Jeff Mihalek. I've been the  
executive director for Camden County Habitat For  
Humanity going on seven years now. I've been with

1 the organization since 2011. The project that we're  
2 working on now as you can see in the photos is the  
3 vacant lot between these three homes. We've own this  
4 property for quite a while.

5           What we do, since 1986 we've been  
6 constructing houses like this in the community and  
7 surrounding areas and making them available for sale  
8 below appraised value to applicants in our Habitat  
9 For Humanity Program. To date we've placed more than  
10 60 families in homes mostly in the City of Camden,  
11 especially in this area, the Cooper Plaza  
12 neighborhood. This project is, you know -- we  
13 actually have a family waiting that have gone through  
14 our application process. And, you know, we'd like to  
15 build on this lot.

16           MR. FLOYD: Jeff, I know it's clear, the  
17 vacant lot that you're going to be developing a row  
18 home on, but can you just describe the other  
19 properties in this block and Habitat's connection  
20 with them?

21           MR. MIHALEK: Yes. Absolutely. Most of  
22 the homes on the streets surrounding this unit, they  
23 are Habitat families. They are typically two to  
24 three bedroom row homes, similar to the ones photoed.  
25 This is within a few blocks of Cooper Hospital.

1 Actually from the sidewalk there, if you look to the  
2 left, you can see Cooper Hospital and their parking  
3 structure.

4 Across the street is a park, open park.  
5 I'm sure you're all familiar with that park. And  
6 then, you know, looking at the picture on the left,  
7 that's Clinton Street. So, this is basically on the  
8 corner of Clinton and 7th Street.

9 MR. COOPER: I'm not seeing that  
10 picture.

11 CHAIRMAN HAMILTON: Me neither. That's  
12 why I keep telling you all, I don't like this Zoom.  
13 We passed up on Zoom. I don't know what to do with  
14 that thing. Yeah.

15 MS. DAVIS: I can see the screen.

16 MR. FLOYD: Is anyone able to see the  
17 photographs of the property right now?

18 MR. COOPER: I'm looking at the  
19 property --

20 MS. ATWOOD: Three houses and the vacant  
21 lot, yes.

22 MR. COOPER: Yes.

23 MR. FLOYD: Jeff, maybe if you could also  
24 just describe the house that's immediately to the  
25 left, who built that and then the house that looks to



1 be in very poor condition, two houses to the  
2 left?

3 MR. MIHALEK: Absolutely. The house to  
4 the left, the bright red one, that was a vacant home  
5 that the St. Joseph Carpenter's Society acquired last  
6 year and redeveloped into a two-bedroom home. It has  
7 been sold and is now occupied by a family.

8 The vacant lot that we are proposing to  
9 build, will also be built by St. Joseph Carpenter's  
10 Society and will be identical in construction and  
11 appearance to the one that they built at 515 South  
12 7th. The one still vacant and boarded up all the way  
13 to the left, that is 517 South 7th.

14 That property was in tax sale and Habitat  
15 For Humanity has purchased that tax sale over a year  
16 ago and we should have the completed -- it should be  
17 free of the courts by this month; at the latest next  
18 month; and we should have a key to that property.  
19 These are important projects for the block to utilize  
20 the block; for Habitat's going to be looking to  
21 develop that area as well.

22 MR. FLOYD: Thank you, Jeff. And you  
23 know that we're requesting a variety of bulk  
24 variances that Joe Mancini will provide testimony  
25 about. But based on your experience with Habitat

1 and doing in-fill development and row house, do you  
2 see any way that we could avoid having these  
3 variances if we want to build a row home on this  
4 vacant lot and have it be similar in size and  
5 esthetics to the adjoining row homes?

6 MR. MIHALEK: I don't think so. I mean,  
7 look, these properties are really tiny. You know,  
8 it's a lot easier to build on an existing property.  
9 It's a little bit less expensive as well. We feel  
10 that this is an important property to redevelop,  
11 again, to stabilize the block. We're looking at, you  
12 know, doing this one approval tonight. But in the  
13 near future, we're going to be seeking to develop  
14 more in the area that are similar.

15 We have built between 60 and 70 of these  
16 homes over the years that we have been working in  
17 Camden. And, you know, we're pretty experienced with  
18 getting these properties up. Making sure they look  
19 like they've been there for 100-plus years while  
20 providing an exemplary product to our homeowner of  
21 which we do provide warrantees for.

22 MR. FLOYD: Thank you, Jeff. Mr.  
23 Chairman, Members of the Board, does anyone have any  
24 questions for Jeff about Habitat and the house before  
25 we move to our planning testimony?

1 MR. COOPER: No. It looks like the house  
2 was already there. When I'm looking at the steps, it  
3 looks like the steps are already there. You can't  
4 build bigger or longer or whatever. You're going to  
5 have to coincide to what's already there.

6 MR. MIHALEK: Correct. Habitat For  
7 Humanity purchased this home from CRA back in 1997.  
8 It was a dangerous home and it was torn down by brick  
9 carefully by Habitat For Humanity. And then the  
10 neighboring party walls were barged and secured.  
11 We've been seeking funding for this for years. And  
12 we finally secured 100 percent of the funding for it  
13 and now it's time to redevelop the home. We're going  
14 to build it very similar to what it was originally  
15 just with some modern conveniences and improvements.

16 MR. FLOYD: Thank you, Jeff.

17 If there's no other questions, what I'd  
18 like to do is turn it over to our planner, Joe  
19 Mancini. Mr. Chairman, I'd like to have Joe put his  
20 education and credentials on the record prior to his  
21 testimony if now is an appropriate time?

22 CHAIRMAN HAMILTON: Yes. Go ahead.

23 MR. FLOYD: Joe, very briefly. Can you  
24 just describe your experience and qualifications as  
25 a licensed professional planner in the State of New

1 Jersey?

2 MR. MANCINI: Sure. As Michael said, I'm  
3 a licensed professional engineer and planner in New  
4 Jersey and still in good standing with those  
5 licenses. During my 22-year career, I've worked  
6 specifically in land development and had the pleasure  
7 and opportunity to testify and be qualified as an  
8 expert before in front of many planning and zoning  
9 boards in New Jersey, including this one.

10 MR. FLOYD: Thank you. Mr. Chairman, I'd  
11 ask that Mr. Mancini be recognized as an expert in  
12 the field of planning.

13 CHAIRMAN HAMILTON: Yes.

14 MR. FLOYD: Thank you.

15 Joe will be providing testimony about the  
16 bulk variances and how the benefits of granting the  
17 variances substantially outweigh the detriments. We  
18 that being said, Joe, take it away and please provide  
19 your planning testimony.

20 MR. MANCINI: Sue. I think Mr. Cooper  
21 hit the nail on the head in the practical aspect of  
22 it, but I'm going to give you the planning testimony  
23 and then we'll circle back around and get to the  
24 facts out of it.

25 So just to clarify, the variances that

1 we're requesting tonight are for side yard setback of  
2 0.37 and 0.4 feet where the zone requires --

3 MR. EINGORN: We lost your audio.

4 MR. FLOYD: Joe, can you hear us?

5 MR. MANCINI: Can you hear me now?

6 MR. FLOYD: We can hear you. It's faint.

7 MR. MANCINI: I'll try to talk loudly.

8 Can everyone hear me okay?

9 MR. FLOYD: Yes. If you can just go  
10 through the list of variances, again, please.

11 MR. MANCINI: Yes, of course. I  
12 apologize.

13 Side yard setback of 0.37 and 0.4 where  
14 five (5) feet is required in the zone. Rear yard  
15 setback of 6.78 feet versus ten (10) feet required.  
16 A building height of 22.5 feet versus 30 feet minimum  
17 required. The zone says two (2) stories or 30 feet  
18 and we are a two-story building but we're less than  
19 the 30 feet.

20 Michael mentioned the existing  
21 non-conforming conditions of lot width which is 12  
22 feet versus 20 feet required in the zone. And the  
23 lot size of approximately 696 square feet where  
24 2,000 square feet is required. And then finally, we  
25 need De Minimus Exception of a parking variance from

1 your ordinance where there's no off-street parking  
2 provided for this property.

3           So, many of those variances could be  
4 considered under the C(1) Criteria where those  
5 deviations -- with the strict application of those  
6 ordinance requirements won't result in undue hardship  
7 on this applicant. And as Mr. Cooper said, the lot  
8 is what it is but there's certainly nothing we can do  
9 about that. And this is an exceptional situation  
10 that affects this property.

11           Likewise, the variances could be  
12 considered under the C(2) Criteria and they'd be  
13 justified where the deviations that we're requesting,  
14 the benefits of those deviations substantially  
15 outweigh any detriment and, therefore, represent a  
16 better zoning alternative for the property.

17           Whether you view these as a C(1) or a  
18 C(2), I think the practical reasons for the variances  
19 requested, are to permit the home to be constructed  
20 in a manner that's consistent with the character of  
21 the neighborhood and in particular, consistent with  
22 the other row homes on this block and on this street.  
23 And that's in regards to the setback requirements  
24 obviously, the height of the building, and the  
25 overall lot size which obviously we can't change.

1 The project as a whole and Habitat's mission,  
2 promotes several purposes of the Municipal Land Use  
3 Law that would support the variance including  
4 Purposes A, I and M from the statute.

5 And then considering the Negative  
6 Criteria for a bulk variances, I find that there's no  
7 substantial detriment to the public good here. In  
8 the inverse of that, it's actually a benefit to the  
9 community to construct this in-fill housing. Nor do  
10 I do find that it presents any impairment of the  
11 intent and purpose of the Zone Plan and Zone  
12 Ordinance, obviously, if the use is permitted.

13 And we're developing the property in a  
14 manner that's consistent with the neighborhood and,  
15 therefore, ultimately consistent with what the vision  
16 was for the zoning. So, for those reasons I believe  
17 we satisfy both the positive and Negative Criteria  
18 required for the bulk variance and it will be  
19 appropriate to grant those variances to allow for the  
20 construction of the home.

21 MR. FLOYD: Thank you, Joe.

22 Members of the Board, I know Joe's  
23 testimony was short, sweet and to the point. But I  
24 think it's a fairly straight-forward project that  
25 we're looking here, in-fill development where it's an

1 existing lot that's going to be a benefit to the  
2 neighborhood once it's developed with a new row home.  
3 But certainly Joe can answer any questions that the  
4 Board Members may have.

5 MS. ATWOOD: Yes, I have a question.  
6 I heard you say purchase. I know in the past they  
7 have been donated. Is the house purchased by the  
8 family who will live there?

9 MR. FLOYD: I'll have Jeff answer that  
10 question. Jeff, can you talk about the families and  
11 whether they purchase or rent the units?

12 MR. MIHALEK: Thanks for your question,  
13 Ms. Atwood. Habitat For Humanity what we do is, when  
14 we acquire these houses, we develop the houses. Once  
15 the houses are complete, we do appraise them. We get  
16 a fair market value and then typically sell the house  
17 to our partner families.

18 We don't do rentals. And we do not give  
19 the houses away. They are sold below market value  
20 typically just under what the appraised value is for  
21 the families that qualify. They are low to  
22 middle-income families that would qualify for this  
23 home.

24 MS. ATWOOD: Okay. Next question is,  
25 when they qualify for it, would they also qualify



1 for, let's say, the City's First Home Buyer Program  
2 where they can get money on the mortgage?

3 MR. MIHALEK: Absolutely. A lot of our  
4 families go through the program and receive it, yes.

5 MS. ATWOOD: Okay.

6 MR. EINGORN: Any questions?

7 MR. COOPER: No. I'm good.

8 MR. EINGORN: If that's the case,  
9 Michael, we can hear from your next witness.

10 MR. FLOYD: We do have Teal Jefferis  
11 here. He can provide testimony regarding the plot  
12 plan. I guess, Joe, are you there? Teal?

13 MR. JEFFERIS: Can you hear me okay?

14 MR. FLOYD: Yes.

15 MR. EINGORN: You need to speak louder,  
16 Mr. Jefferis.

17 MR. FLOYD: Mr. Jefferis, can you hear  
18 us?

19 MR. JEFFERIS: I can, yes. I can hear  
20 you.

21 MR. FLOYD: Terrific. Thank you.

22 You've heard all the testimony from both  
23 Jeff Mihalek and Joe Mancini, correct?

24 MR. JEFFERIS: I have, yes.

25 MR. FLOYD: And we're looking right now

1 at the plot plan/site plan that you prepared for the  
2 property in question, correct?

3 MR. JEFFERIS: That's correct.

4 MR. FLOYD: And just for the record, can  
5 you confirm that the list of bulk variances that I  
6 cited at the start and that Joe Mancini discussed in  
7 detail, are accurate and that they are depicted on  
8 the plot plan in front of us now?

9 MR. JEFFERIS: Yes, they are accurate and  
10 they have been correctly represented this evening.

11 MR. FLOYD: Thank you. That's really all  
12 the testimony we have from Teal Jefferis. Mr.  
13 Eingorn, Kyle, I forgot to have him qualified as an  
14 expert.

15 MR. EINGORN: Mr. Jefferis, would you put  
16 your qualifications on the record.

17 MR. JEFFERIS: Sure. Good evening. My  
18 name is Teal Jefferis. I am the president of  
19 Jefferis Engineering Associates located here at 801  
20 Orchard Avenue in Runnemedede.

21 I have been practicing as a civil  
22 engineer for 27-plus years now. I have testified in  
23 front of numerous planning and zoning boards  
24 throughout the state, including your Board  
25 previously. And have been considered an expert in

1 site civil engineering in front of those boards.

2 MR. FLOYD: Thank you, Mr. Chairman. I  
3 ask that he be recognized as an expert in the field  
4 of engineering in New Jersey?

5 MR. COOPER: I have a question. Since  
6 you put this diagram up here, it seems like this  
7 house is extending further than the other two houses.  
8 Am I correct with that?

9 MR. JEFFERIS: If I may just take a  
10 moment. The dark line that is a large rectangle is  
11 the actual property boundary which might be a little  
12 deceiving in terms of what's being viewed here this  
13 evening. The front of the house will be in line with  
14 the two adjacent houses.

15 And the rear of the house will be in line  
16 with the house that was just recently renovated by  
17 St. Joe's Carpenter Society. So, it's essentially  
18 the same size house being sandwiched in between the  
19 two adjacent homes on either side.

20 MR. COOPER: Okay. When you put that  
21 diagram up, it looked a little bit different there  
22 but I see what you're saying now.

23 MR. FLOYD: Excuse me, Kyle. Just a  
24 housekeeping matter. I don't know if I heard that  
25 Mr. Jefferis was actually admitted and recognized as

1 an expert in the field of engineering?

2 MR. EINGORN: Yes. I believe that Mr.  
3 Hamilton is still on unmute. But the Board has  
4 recognized Mr. Jefferis in the past and I believe  
5 that he should be recognized as an expert in  
6 engineering.

7 MR. FLOYD: Thank you.

8 MR. JEFFERIS: Thank you.

9 MR. FLOYD: To the Board Members,  
10 obviously Jeff, Teal and Joe are here to answer any  
11 questions about the project but that completes our  
12 affirmative presentation for this evening.

13 MR. EINGORN: Are there questions from  
14 the Board?

15 MR. COOPER: No, I'm fine.

16 MR. EINGORN: Mr. Hamilton, you are still  
17 on mute.

18 CHAIRMAN HAMILTON: Can you hear me now?

19 MR. EINGORN: Yes, sir.

20 MR. COOPER: Yes.

21 CHAIRMAN HAMILTON: I was asking Cooper.

22 MR. COOPER: Yes, sir.

23 CHAIRMAN HAMILTON: He said it didn't  
24 look the same. To me it didn't either.

25 MR. COOPER: Yeah, it's -- the way they

1 had it --

2 CHAIRMAN HAMILTON: I'm tired of these  
3 ZOOMs, man. You put the stuff up right here. I  
4 don't even really know what it is. Yeah. All he's  
5 just telling this is that and the other; showing you  
6 a picture. I don't like it period. I'm just telling  
7 you.

8 MR. EINGORN: You're referring to the  
9 Zoom as opposed to the project; is that correct?

10 CHAIRMAN HAMILTON: Yeah. He's showing  
11 me something on one thing and I don't understand it  
12 period. We need to call City Hall and find out when  
13 we can get up there.

14 MR. EINGORN: Mr. Mancini, are you  
15 able --

16 CHAIRMAN HAMILTON: I'm tired of this  
17 Zoom.

18 MR. EINGORN: Are you able to use your  
19 cursor to just show an outline of the building?

20 CHAIRMAN HAMILTON: Go ahead, yeah. I  
21 don't understand it anyhow.

22 MR. COOPER: Well, you have a copy of it.

23 MR. EINGORN: Mr. Mancini has the ability  
24 to provide a --

25 CHAIRMAN HAMILTON: Yeah but I'm saying

1 we together -- he tells -- if you don't know  
2 something, he comes over there and tells you the  
3 wrong thing. See, I don't know, man. Come on.  
4 Right?

5 MS. DAVIS: Board Members, did you all  
6 receive your -- a copy of the plan in your packet?

7 CHAIRMAN HAMILTON: Yeah, I got it.

8 MS. DAVIS: Mr. Hamilton, can you review  
9 that?

10 CHAIRMAN HAMILTON: Go ahead. No, I  
11 don't have to review.

12 MR. COOPER: Mr. Hamilton is just airing  
13 out. He doesn't like the Zoom meetings; wants to be  
14 in person. Because of COVID, we know we can't be in  
15 person. So, he may be insistent that we not have  
16 that maybe go back live again.

17 MS. DAVIS: That's not going to happen.

18 CHAIRMAN HAMILTON: We're just giving  
19 stuff away, man. That's all we're doing.

20 MR. FLOYD: Mr. Chairman, we certainly  
21 don't want you to think -- we think we've put all the  
22 proofs on the record. But if there's any questions  
23 we can answer for you about this application, please  
24 let us know. We think it's an important project to  
25 complete this block with a new townhouse. If there's

1 any question we can answer for you, please let us  
2 know.

3 CHAIRMAN HAMILTON: No. Go ahead.  
4 You're going to -- they're going to do like they want  
5 to do anyhow so go ahead. I'm just waiting until we  
6 get back so I can get up there to the Mayor's office  
7 and straighten him about this here stuff.

8 MR. EINGORN: Having heard no additional  
9 questions from the Board, now would be a time to open  
10 to the public, if there's anybody who would like to  
11 be heard. I see a few people. If you like to be  
12 heard, now would be the time to unmute yourself and  
13 speak up so you can be sworn.

14 CHAIRMAN HAMILTON: Nobody wants to be  
15 heard? How about the Board?

16 MS. BURSE: I would like to say  
17 something. With this technology, can you hear me?

18 MR. EINGORN: Okay. Is it Ms. Burse?

19 MS. BURSE: Yes, sir.

20 MR. EINGORN: Ms. Burse, can you raise  
21 your right hand?

22 - - -

23 THERESA BURSE, having first been duly  
24 sworn, was examined and testified as follows:

25 - - -

1                   MR. EINGORN: Can you state your name and  
2 address for the record?

3                   MS. BURSE: My name is Theresa Burse. I  
4 live at 700 New Street, Unit 109, Camden, New Jersey  
5 08101. I'm speaking on behalf of my husband, Edward  
6 Burse. Our condo faces -- we face the empty space on  
7 the lot. And his question was in reference to the  
8 parking. It's not that we don't want the house there  
9 because that's not something that would not better  
10 the neighborhood because empty lots make a mess.

11                   But at the same time, we are -- if I  
12 could use the word overpopulated with automobiles  
13 that go along the houses of the people that live in  
14 the neighborhood. So, we have no -- no matter when  
15 you put the house up, you're going to put in two more  
16 cars spaces. So, that's the way we look at it.

17                   If you have a two-bedroom house, 99  
18 percent of the time, you have two drivers at some  
19 point. And just living in the condo in front of the  
20 parking space where you're talking about putting the  
21 home in, it's just going to cause us to be more  
22 congested. So, that's our concern because we don't  
23 without any stretch of the imagination, have adequate  
24 parking for all the houses that we currently have.  
25 And that's something that me and my husband was



1 discussing this way. Are they going to put -- yeah,  
2 they're parking on curbs, on our own curbs not  
3 necessarily me but tenants that own the homes or any  
4 home, do not have enough parking spaces. So, that's  
5 the problem. Major problem.

6 MR. COOPER: What you're saying, maybe  
7 you could get parking permits, one car per household  
8 with a parking permit and the other car has to park  
9 somewhere else, maybe handicap or something? Parking  
10 the City is tough. Where I live at, I have to  
11 sometimes park down the street. It'll be hard to,  
12 you know, not have a project go through because of  
13 just parking.

14 MS. BURSE: It's not so much not having  
15 it. The reason I'm saying that is because this is  
16 something, like I said, me and my husband we look at  
17 every day. So, that might be something that Habitat  
18 For Humanity can look into. As they build these  
19 homes, how are you going to -- you say we don't have  
20 a parking variance; you don't have a parking space.  
21 You're already congested and you're just making it  
22 more congested every time you don't take that into  
23 consideration.

24 MR. EINGORN: The City of Camden's  
25 Ordinance does provide for a fee for any applicant

1 that does obtain a parking variance. Those fees are  
2 suppose to be, I believe, dedicated to creating  
3 parking in the City. I honestly can't tell you how  
4 those are collected or how they're applied. There is  
5 in the Ordinance so that is there for issues like  
6 this.

7 But, again, our obligation today is to  
8 determine whether or not the applicant's met the  
9 legal standard. The bulk variance C(1) and C(2) have  
10 to determine whether or not the facts meet those  
11 standards. And then the Board will make a  
12 determination as to whether or not the variance  
13 is accepted.

14 MS. BURSE: Sorry. That's my smoke  
15 detector beeping. I have another question.

16 Where you are building the house or where  
17 you want to build the house, there is on the other  
18 side of this Clinton alley, there's a lot. Did they  
19 even consider making a parking space along with  
20 house? Do you understand what I'm saying, Mr. Jeff?

21 MR. MIHALEK: I do, yes. So, looking at  
22 the plan here on the screen, you're talking about  
23 down Clarion Alley near the four houses.

24 MS. BURSE: Huh-huh.

25 MR. MIHALEK: Right now that is a large

1 fenced-in lot. That could actually be accessed by a  
2 number of residents in the community.

3 MS. BURSE: Huh-huh.

4 MR. MIHALEK: I am unsure who owns it.  
5 But I believe it's a private owner that owns all of  
6 that parking lot. We have worked with the Cooper  
7 Foundation in the past to try to get some funding to  
8 not only purchase the lots by putting some street  
9 lighting and some fencing. And then have the people  
10 that live around that lot, apply for a parking space  
11 or two in there. That would be fantastic if we could  
12 figure that out.

13 Habitat doesn't have access to those  
14 lots. I know that the residents in this part of  
15 town, I know because a lot of Habitat families have  
16 these parking issues as well especially during the  
17 day and some overnight shifts of Cooper Hospital,  
18 parking in your neighborhood because they don't want  
19 to pay to park in the garage.

20 MS. BURSE: Right.

21 MR. MIHALEK: That's something I've been  
22 hearing for several years why Camden has implemented  
23 their residents' parking permit, that you have to  
24 prove you live, let's say, at 513 South 7th Street to  
25 be able to get a legal permit for one permitted car

1 or you will be ticketed and/or towed.

2 MS. BURSE: All day long.

3 MR. MIHALEK: Yes. So, it's an ongoing  
4 problem but it is an open discussion that Habitat is  
5 having with the Cooper Foundation to try and seek the  
6 funding and approvals from Camden City to -- Habitat  
7 is not going to be able to create the parking lot,  
8 but we can certainly be involved to make sure it  
9 happens. We're not an expert in parking lots. We  
10 are an expert in housing. I feel your pain. My  
11 Habitat homeowners feel the same way.

12 A lot of the families in town, you're  
13 right, we do have maybe more than one car per house.  
14 I do feel like this house, this project, would fit to  
15 be a benefit for the community. Like you said, where  
16 there's vacant and abandoned housing, there's  
17 usually, you know, riffraff, illegal activity  
18 happening or illegal dumping. That's the kind of  
19 blight that we don't want. We're trying our hardest  
20 to acquire every vacant home we have in the  
21 neighborhood responsibly to redevelop and give back  
22 to a family that could make a home and be a chaperone  
23 for a block.

24 MS. BURSE: Thank you.

25 MR. EINGORN: Ms. Bruce, do you want to

1 add to that?

2 MS. BURSE: No. I mean, that's just my  
3 consideration like -- that's one reason I moved here  
4 was because I had an indoor parking space. I came  
5 from The Victor where I had an indoor parking space.  
6 So, it was to my advantage to move into the condo  
7 that had an indoor garage. But, we sometimes -- at  
8 one time we had two cars but we only had one parking  
9 space. So, we had literally, literally, had got a  
10 ticket for parking in front of our building, outside  
11 of one parking space.

12 We had to prove that because, you know,  
13 Cooper unfortunately, Cooper Hospital employees they  
14 search for parking spaces cause they don't want to  
15 pay, you know, they don't want to necessarily have to  
16 pay for that parking space in Cooper's Parking lot  
17 which does not take into consideration the  
18 neighborhood. They are a separate unit from Cooper  
19 Hospital. Well, everybody's paying. So, that's  
20 something to look into when we're talking about, you  
21 know, upgrading the neighborhood. We should also  
22 think about parking some type of parking for the  
23 homeowners.

24 CHAIRMAN HAMILTON: There's bad parking  
25 all over Camden.

1 MS. BURSE: Yeah, I believe you. I don't  
2 have no problem with that. I'm not doubting that.  
3 I'm just making a statement.

4 CHAIRMAN HAMILTON: I understand what  
5 you're talking about. Yeah. We got a big problem  
6 when it comes to the parking.

7 MR. EINGORN: Anybody else from the  
8 public that would like to be heard?

9 MS. WASHINGTON: Brother Hamilton, can  
10 you hear me?

11 CHAIRMAN HAMILTON: Yeah, I can hear you.

12 MS. WASHINGTON: Because you couldn't  
13 hear me before. I kept talking and you couldn't hear  
14 me before.

15 MS. DAVIS: That's Ms. Washington.

16 MR. EINGORN: Yes.

17 CHAIRMAN HAMILTON: Anybody else?

18 MR. EINGORN: Anybody else from the  
19 public want to be heard on this application? Hearing  
20 none, we'll close the public portion.

21 Ms. Washington, do you have any questions  
22 or anything for the Board? I don't know when you  
23 joined us?

24 MS. WASHINGTON: I've been listening for  
25 a while. I agree with what Brother Hamilton said.

1 It's hard to understand when we're at the place  
2 listening to it. But it's bad to listen to it on the  
3 phone. And like the lady just said about the parking  
4 spaces, I know I've been to the doctor quite a few  
5 times and I haven't gotten a parking space. I'm not  
6 going to vote for it because you can't do this over  
7 the phone and do it right.

8           People come into Camden and want to do  
9 this and want do that. That's not right. And I  
10 don't know who said it a few minutes ago, somebody  
11 said, you people. I don't like that either. So,  
12 it's not right to do things like this and you don't  
13 understand. You can't understand your girlfriend on  
14 the phone or your mother on the phone and you  
15 definitely can't understand this on the phone.

16           CHAIRMAN HAMILTON: That's what I told  
17 them period.

18           MS. WASHINGTON: That's all I got to say.  
19 You can't do it --

20           CHAIRMAN HAMILTON: That's what I told  
21 them, yeah.

22           MS. WASHINGTON: I know. I heard you.  
23 It's not right. It's just not right. I know with  
24 everything that's going on, it's hard to do it on the  
25 phone but it's not right to be trying to do all this

1 stuff on the phone. People come in here and tell you  
2 anything. Like Brother Hamilton said, you don't  
3 understand. Don't come and try to tell me this and  
4 tell me that without letting me see what's going on  
5 or understand what's going on for myself. I'm not  
6 voting for nothing that I don't understand and that I  
7 can't see for myself because Joe Blow said it.  
8 That's me. That's all.

9 CHAIRMAN HAMILTON: Yeah. Because if you  
10 only got one person to come up here, we could have  
11 had that meeting up here at City Hall. That place is  
12 big enough that, you know, we be sitting right there  
13 together.

14 MS. WASHINGTON: We could sit far apart,  
15 right.

16 MR. EINGORN: Unfortunately, City Hall is  
17 closed.

18 CHAIRMAN HAMILTON: I'm not voting. I  
19 can't see it.

20 MR. EINGORN: Unfortunately, City Hall is  
21 closed. We don't have access to it. It's hard to  
22 delay everything, you know, in the interim. So, the  
23 City has done its best to work on it remotely.

24 CHAIRMAN HAMILTON: Yeah. I'm going to  
25 get in touch with the Mayor tomorrow because this



1 here right here, I keep telling you, they come in  
2 front of you, I don't see nothing.

3 MR. EINGORN: So, currently before the  
4 Board is this application from Habitat For Humanity  
5 for certain bulk variance approval. As has been  
6 discussed by Mr. Mancini, the bulk variances require  
7 discussion of the Positive and Negative Criteria.

8 Mr. Mancini discussed possibly C(1)  
9 Variance for the hardship regarding the exceptional  
10 narrowness or shape of the property. And by  
11 potentially a flexible C(2) Variance which would  
12 advance -- I'm sorry -- the Municipal Land Use Law  
13 would be advanced by deviation from the Ordinance.  
14 The Board should discuss the Positive and Negative  
15 Criteria. And when it's satisfied with the  
16 discussion, make a motion regarding the grant or  
17 denial of the application.

18 MR. FLOYD: Kyle, do you mind if I just  
19 ask a question of you and the Board? If I'm hearing  
20 Chairman Hamilton and Ms. Washington correctly,  
21 they are not going to be voting in favor of our  
22 application because of the Zoom virtual presentation  
23 and they haven't been able to see the plans. And if  
24 that is correct, the application will fail.

25 Habitat For Humanity has funding lined up

1 to finally develop this row home but they need to put  
2 a shovel in the ground. Jeff will confirm or correct  
3 me is I misstate anything, by March. But if this  
4 application gets denied, this lot never gets  
5 developed because the funding will disappear.

6 So, if the members of the Board are not  
7 inclined to vote in favor of the application, I want  
8 to see if there's anything else we can put on the  
9 record on to explain the importance of this project  
10 and how it's going to benefit this block by cleaning  
11 up a vacant lot and constructing a new row home for a  
12 family.

13 CHAIRMAN HAMILTON: I'm telling you  
14 now, I'm not for it anyhow.

15 MS. MOORE: I'm sorry. Kyle, this is  
16 Dena. I couldn't change my name. I'm here on as  
17 Bryce Forte. This is Dena Moore-Johnson with  
18 Remington & Vernick.

19 MR. EINGORN: Hi Dena, how are you?

20 MS. MOORE: Okay. How are you doing?

21 MR. EINGORN: Hanging in there.

22 MS. MOORE: I've been listening and at  
23 this point, I understand what the Chairman and Ms.  
24 Washington are saying. But they need to -- if  
25 they're going to do anything, they may need to

1 abstain and not say no. We're in the Zoom format so  
2 it's something that we're doing all across the State,  
3 this Zoom format with planning boards and zoning  
4 boards. And so, we have to have appropriate reasons  
5 to cover the City in situations like this. And so if  
6 we can just listen to the testimony and provide the  
7 appropriate comments regarding how they feel about  
8 the project. And I'm sorry, I could not change my  
9 name.

10 MS. DAVIS: Sorry, Dena. I didn't  
11 recognize that was you. What's the number?

12 MS. MOORE: Oh, no. I'm in as Bryce  
13 Forte. My nephew was doing virtual learning and it  
14 just saves his name for some reason.

15 MS. DAVIS: Okay.

16 MS. MOORE: I'm sorry. I heard the  
17 testimony and so I'm just here as a -- I could be  
18 there as the Zoning Board Engineer. I don't know.  
19 It's just the reasons. If we can get the reasons  
20 correct, Kyle, please.

21 MR. EINGORN: Yes. Right. So, this is  
22 what I was getting to next which is, you need to  
23 weigh the application and not the format in which the  
24 application has been delivered. So, I understand  
25 that it's frustrating that we're in this format. And

1 I understand that Ms. Washington can't see us because  
2 she's called in on the phone which makes it  
3 incredibly difficult to see and that's  
4 understandable.

5 But it's our obligation as the Zoning  
6 Board to make a determination based upon the merits  
7 of the application and not the method in which the  
8 City has determined how it will be delivered. And  
9 that's really not the applicant's fault. They're  
10 required to appear via ZOOM. That's the City's  
11 decision.

12 And, so, I'm in agreement with Dena, that  
13 the Board should weigh the Positive and Negative  
14 Criteria as presented on the merits as opposed to by  
15 virtue of how the information was delivered. And,  
16 so, I would suggest that the Board weigh the  
17 application, including the Positive and Negative  
18 Criteria of Habitat For Humanity for the requested  
19 bulk variances. And then make a motion based upon  
20 the weight of the evidence.

21 REVEREND MARTINEZ: I understand what's  
22 going on and I understanding about the traffic and  
23 how everything is but we need to get this done. I  
24 make a motion to accept the application.

25 MR. COOPER: I'm going to chime in and

1 say that this is positive here. Habitat For Humanity  
2 has been doing good work in the City along with St.  
3 Joseph's Carpenter Society. We've seen some of the  
4 houses that they had done down in the heart of  
5 Camden. And they put these houses back to almost  
6 original form whether they're historical or not  
7 historical homes. So, I think that they are positive  
8 and we should look at this application and just  
9 render our decision.

10 MR. EINGORN: I appreciate the discussion  
11 very much. Reverend Martinez has made a motion to  
12 accept the --

13 REVEREND MARTINEZ: To accept the  
14 application, yes.

15 MR. EINGORN: Is there a second on the  
16 motion?

17 MS. ATWOOD: Second.

18 MR. EINGORN: Ms. Atwood made a section.  
19 So, I'll take a roll-call vote. Chairman Hamilton.

20 CHAIRMAN HAMILTON: Yes.

21 MR. EINGORN: Reverend Martinez.

22 REVEREND MARTINEZ: Yes.

23 MR. EINGORN: Ms. Atwood.

24 MS. ATWOOD: Yes.

25 MR. EINGORN: Mr. Cooper.

1 MR. COOPER: Yes.

2 MR. EINGORN: Ms. Washington, can you  
3 hear us?

4 MS. WASHINGTON: I can hear you now. No.

5 MR. EINGORN: And one no. Okay. The  
6 applicant has received four votes in favor and one no  
7 which would qualify to grant the application by a  
8 majority of the quorum presented. So, I would  
9 congratulate the applicant on their approval and let  
10 them know I appreciate their time.

11 MR. FLOYD: Members of the Board, thank  
12 you very much for your time and Happy New Year.

13 MR. COOPER: Thank you.

14 MR. EINGORN: Thank you. I need a motion  
15 to adjourn to February 1, 2021. Would anybody like  
16 to make that motion?

17 MS. ATWOOD: Motion to adjourn.

18 MR. COOPER: Second.

19 MR. EINGORN: All in favor.

20 THE BOARD: Yays.

21 MR. EINGORN: So moved. We can close the  
22 meeting. Thank you.

23 - - -

24 (\*\*Meeting concluded at 6:53 p.m.\*\*)

25

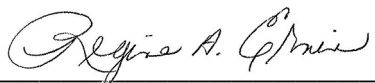
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2  
3  
4 I HEREBY CERTIFY that I am a Certified Court  
5 Reporter and Notary Public.

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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