

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

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*Transcript of Meeting*  
*February 1, 2021*

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*Regine A. Ervin Reporting*  
*609-280-2230*  
*RegineCSR@gmail.com*

ZONING BOARD  
CITY OF CAMDEN

- - - -

Monday, February 1, 2021

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Transcript of proceedings for the Zoning Board of Adjustment of the City of Camden, was conducted as a virtual meeting via a remote conferencing platform, ZOOM and commencing at 5:45 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  
HENRIETTA WASHINGTON  
CHARLES COOPER  
THERESA ATWOOD

- - - -

EVITA DAVIS, BOARD SECRETARY  
KYLE F. EINGORN, ESQUIRE, ATTORNEY FOR THE BOARD  
DOMINIC DIYANNI, ESQUIRE, CONFLICT ATTORNEY  
DENA MOORE, P.E., C.M.E., BOARD ENGINEER

Regine A. Ervin, CCR  
Certified Court Reporter  
Email: RegineCSR@gmail.com  
(609) 280-2230

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I N D E X

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1                   CHAIRMAN HAMILTON: Good evening ladies  
2 and gentlemen. Welcome to the Zoning Board of the  
3 City of Camden. It was posted in the Courier Post  
4 last Friday. Okay.

5                   MR. EINGORN: For the record as a  
6 reminder, the City of Camden remains under a  
7 Declaration of a Health Emergency related to the  
8 COVID-19 virus and as such, City Hall is closed.  
9 Therefore, this regularly scheduled meeting which was  
10 posted in conformance with the Sunshine Law of the  
11 State of New Jersey on Wednesday, January 27, 2021 in  
12 the Municipal Clerk's Office is being held virtually  
13 by remote conferencing platform, ZOOM.  
14 The instructions to access this virtually regular  
15 scheduled meeting could be located and were posted on  
16 the City of Camden's website. I will take a roll  
17 call. Chairman Hamilton.

18                   CHAIRMAN HAMILTON: Present.

19                   MR. EINGORN: Vice-Chairman Hance. Not  
20 present. Reverend Martinez.

21                   REVEREND MARTINEZ: Present.

22                   MR. EINGORN: Ms. Washington.

23                   MS. WASHINGTON: Present.

24                   MR. EINGORN: Ms. Atwood.

25                   MS. ATWOOD: Present.

1 MR. EINGORN: Ms. Merricks. And Mr.  
2 Cooper.

3 MR. COOPER: Present.

4 MR. EINGORN: I would ask for a motion to  
5 approve the meeting minutes for the regular meeting  
6 of January 2021.

7 MR. COOPER: Motion to approve.

8 MS. ATWOOD: Second.

9 MR. EINGORN: And we'll take a vote on  
10 the minutes. Chairman Hamilton.

11 CHAIRMAN HAMILTON: Yes.

12 MR. EINGORN: Reverend Martinez.

13 REVEREND MARTINEZ: Yes.

14 MR. EINGORN: Ms. Washington.

15 MS. WASHINGTON: 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 On the agenda tonight there are three  
22 matters. The first matter is Sol Liboy, 328 Spruce  
23 Street and has requested an adjournment until next  
24 month. I will note for the record that Vice-Chairman  
25 Hance has made his appearance. Sol Liboy is off

1 until next month's meeting and asked for an  
2 adjournment. They've properly noticed in the past.  
3 And that based upon their proper notice previously,  
4 this will constitute the notice going forward for the  
5 March hearing date.

6 The second matter, Dog Houses, LLC. I  
7 believe this one was previously under a different  
8 name. It might have been Wheels of Soul. I can't  
9 remember. But either way, this matter had improper  
10 notice and, therefore, cannot be heard. We didn't  
11 get their proof of publication. In addition, that  
12 their notice in and of itself was deficient so they  
13 will not be heard tonight.

14 And lastly on New Business, we have the  
15 application for Martha Chavis, 417-419 Walnut Street,  
16 Block 313, Lot 40. Mr. Floyd is here tonight for  
17 that. My firm has a conflict because we do represent  
18 a corporation for which Ms. Chavis is involved and,  
19 therefore, we have conflicts counsel with us here  
20 tonight, Mr. Diyanni. How are you, sir?

21 MR. DIYANNI: Good evening, Kyle, how are  
22 you? How is everyone doing?

23 MR. EINGORN: Very well, thank you. It's  
24 good to see you. And he'll take it from here once  
25 you make your motion and decide on this one or if it

1 needs to be adjourned or whatever. Once it's  
2 concluded, I'll come back on. We'll adopt our  
3 Resolutions and adjourn for next month. So, I'll  
4 turn the show over to Mr. Diyanni and Mr. Floyd. And  
5 I wish the applicant good luck.

6 MR. DIYANNI: The floor is yours, Mr.  
7 Floyd.

8 MR. FLOYD: Thank you, Mr. Chairman and  
9 Members of the Board. For the record, my name is  
10 Michael Floyd. I'm an attorney with Archer & Greiner  
11 appearing on behalf applicant, 417-419 Walnut Street,  
12 LLC which has submitted an application for a use  
13 variance approval, bulk variance approval and  
14 preliminary and final site plan approval for property  
15 located at 417-419 Walnut Street.

16 With me this evening on behalf of the  
17 applicant is Martha Chavis. We also have our  
18 engineer of record and planner, Joe Mancini with  
19 Tri-State Engineering. And we have our architect of  
20 record, Grayling Johnson. Mr. Diyanni, I don't know  
21 if you'd like to have them all sworn at this time or  
22 as we proceed with our presentation.

23 MR. DIYANNI: We can do it as we go.

24 MR. FLOYD: What I'd like to do this  
25 evening is have the applicant, Martha, provide a

1 description about the property and why it's  
2 particularly well-suited for her intended use of the  
3 property which is going to be both a residence for  
4 herself as well as an office area for various  
5 nonprofits and members of the community to utilize it  
6 for copying, to get advice, etc. But without further  
7 adieu, what I'd like to do is have Martha Chavis be  
8 sworn.

9 MR. DIYANNI: Good evening, Ms. Chavis.  
10 Can you raise your right hand?

11 - - -

12 MARTHA CHAVIS, having first been duly  
13 sworn, was examined and testified as follows:

14 - - -

15 CHAIRMAN HAMILTON: Are you a lawyer?

16 MR. DIYANNI: I am, Chairman. If you  
17 want to do it yourself. I'm sorry, I'm new to the  
18 Board.

19 CHAIRMAN HAMILTON: Yeah, I usually do  
20 it. Go ahead. She's sworn in already.

21 MR. DIYANNI: You can take the next one.

22 MR. FLOYD: Thank you, Martha.

23 I'd like you to start by just describing  
24 why you want to purchase the property at 417-419  
25 Walnut Street and what's your intended use of the

1 property.

2 MS. CHAVIS: First of all, good evening  
3 everyone.

4 First of all, good evening every one and  
5 thank you for having us at this meeting. Again, my  
6 name is Martha Chavis. I have been in Camden since  
7 1984. And I have been 20 years at my current home on  
8 7th Street here in Camden, New Jersey. And my  
9 purpose for this particular property which I've been  
10 looking for for a while, believe it or not, it has  
11 more to do with my age than anything else.

12 I live in a four-story building and it's  
13 quite large. But going up and down those stairs is  
14 no joke these days. As I get older in years, and  
15 I've continued to want to live out the rest of my  
16 life here in Camden. It has been very wonderful with  
17 the people that I know both residents and those who  
18 work here and the others in our City.

19 And I found this building and I said,  
20 perfect. It will allow me to have full residence on  
21 one floor and be able to use the lower floor to  
22 continue what I do with everyone that I know in the  
23 City right now. And that is, sitting on a number of  
24 civic organizations here in the City, along with the  
25 agencies that I operate, I come across a number of

1 residents, every-day working people who will either  
2 ask for my assistance in terms of resources and  
3 help. And also, my participation and contribution in  
4 working with them.

5           And currently what is happening is, that  
6 I help people out maybe everything from making copies  
7 of a flyer whether they hand out something around the  
8 City to getting information in terms of reading over  
9 their material as they apply for birth certificates  
10 and/or looking over a bill or something of that  
11 nature. And when they come to my home, really  
12 they're coming via through my kitchen, my living  
13 room, my place of living. And being able to have  
14 this property at 417-419 Street will definitely  
15 separate that out so that I can greet, meet and sit  
16 and talk with people on my first floor while I have a  
17 full residence for myself on the second floor with  
18 everything being on one floor.

19           I'm not going to the first floor,  
20 basement for the wash, the laundry, the kitchen, etc.  
21 It'll be easy for me to get around. I like the fact  
22 that it has some availability for off-street parking  
23 so that people can pull right in. And I also meet  
24 with small groups of individuals. It's nothing more  
25 but for a chitchat and/or discussion, etc. So this

1 has been my life here in Camden. And so that's how I  
2 would like to have it. I also think --

3 MR. FLOYD: Martha, just a quick question  
4 for you. With people that are going to be visiting  
5 the property, do you expect that most of them will be  
6 driving to meet with you or walking or taking public  
7 transportation?

8 MS. CHAVIS: It comes all ways. Not  
9 always driving. Most people will walk around the  
10 corner and/or they'll be in that location and stop  
11 by. It's almost like you're stopping in to see a  
12 friend. Or they'll call me and let me know if  
13 they're going to be around and they'll see what my  
14 availability is, etc. It's not like you have a mass  
15 number of individuals coming to visit and/or that  
16 I'll be operating a major business. This is really  
17 my home.

18 MR. FLOYD: Thank you, Martha.  
19 Understood. And you've had the chance to review Joe  
20 Mancini's site plan for the property, correct, and  
21 the parking lot area?

22 MS. CHAVIS: Oh, yes.

23 MR. FLOYD: And based on your experience  
24 dealing with your nonprofits as well as helping  
25 others in the community, do you believe that the

1 proposed number of parking spaces on the property are  
2 more than sufficient both for the residential unit as  
3 well as any potential visitors to the property?

4 MS. CHAVIS: Oh, absolutely. Absolutely  
5 at any given time, yes.

6 MR. FLOYD: Can you just give the Board  
7 an example of how you would be helping people in the  
8 community in terms of whether it's copying, giving  
9 advice for nonprofits, etc.?

10 MS. CHAVIS: Well, let me give you a  
11 couple of examples. We just finished up with the  
12 census. You have no idea how many people knocked on  
13 my door and asked me, can I take the census; is it  
14 trustworthy; is anybody going to know my name; tell  
15 me. Somebody came to me with an I-pad, show me how  
16 that's going to be used. Just stopping in. No more  
17 than 10 to 15 minutes. I sat down with them and told  
18 them how important it is, etc. I keep information  
19 with me now concerning the COVID testing sites.  
20 They'll call me on the phone. They'll stop by and  
21 ask me, how safe is it? Keep in mind, I've been here  
22 for 36 years.

23 It's just a matter of somebody talking to  
24 you face-to-face or, a couple of us had a question.  
25 Can we get an answer about this? And that's

1 basically how I operate. And whether they're coming  
2 to the offices where I'm at on 514 Cooper Street on a  
3 Saturday morning or a Sunday evening, yes, I work  
4 seven days a week. Or just stopping at my home  
5 around the corner on 7th Street for the same purpose.  
6 But that's just basically my life and how I work and  
7 live here in Camden City.

8 MR. FLOYD: Thank you, Martha. Just one  
9 last question. Based on the location of the  
10 property, the size of the property, the fact that you  
11 want to downsize from a four-story property and based  
12 upon the nonprofit component with the office, do you  
13 believe that this property is particularly  
14 well-suited for how you intend to use it both for a  
15 residence and for helping the community?

16 MS. CHAVIS: Oh, absolutely. In fact,  
17 one of the things that I have been talking about and  
18 promoting throughout the City especially as we walk  
19 around, and I had some boots in the ground dealing  
20 with the census, we want to make sure that we can  
21 retain our neighborhoods. It's very important that  
22 we do that. And be able to walk our streets; that  
23 we'll have good lighting and trees; and people caring  
24 for the neighborhood overall. Well, I put my money  
25 where my mouth is. I'm willing to invest. I'm

1 willing to stay.

2 I think I have a sense of community  
3 saying, look, this is doable. This is doable. One  
4 of the things that I do, want to do with the property  
5 outside of the parking space is, on the acreage  
6 that's there is just to have a few bushes and some  
7 plants and some flowers; just to show how the street  
8 can be. And why not here in Camden City. Like with  
9 the people that I'm here with, love many of them and  
10 there's a lot good places, good streets and good  
11 neighborhoods here in Camden and I'm willing to do  
12 right down there on Walnut Street. Absolutely.  
13 Know your neighbors.

14 MR. FLOYD: Thank you, Martha. Mr.  
15 Chairman, Members of the Board, I wasn't sure if  
16 anyone has any questions for the applicant at this  
17 time.

18 MS. MOORE: Excuse me, Mike.  
19 I think we lost the Chairman. I don't see him  
20 anymore.

21 MS. CHAVIS: What happened?

22 MS. MOORE: Evita? Okay. He's back on.  
23 You can continue, Mike. I wanted to make sure.

24 MR. FLOYD: Members of the Board, are  
25 there any questions for Martha at this time about her

1 proposed use of the property?

2 MS. WASHINGTON: This is Ms. Washington.  
3 Ms. Chavis, as far as like you said people coming  
4 around and asking you questions about different  
5 things, what is the point of what you're doing?

6 MS. CHAVIS: The point of what I'm doing  
7 is, one, just to make sure that people have resources  
8 and can navigate various systems well. And it's just  
9 from folks knowing me over the many years for the  
10 kind of services that I provide with the agencies  
11 that I operate and the civic organizations that I sit  
12 on.

13 They just see me as somebody that knows  
14 and is trusted and can be asked questions if need be  
15 and whatever. That's basically it. Keep in mind,  
16 the majority of that property is going to be my  
17 home. That's basically it. That's the use of it.  
18 Just like I have right here now sitting in my living  
19 area right now. And I want to be able to have a  
20 home. I'll tell you, going up four flights of  
21 stairs, not pleasant as I get older and I am old.

22 MS. WASHINGTON: You live at 417 Walnut  
23 Street now?

24 MS. CHAVIS: No, no. I live at 114 N.  
25 7th Street. That's where I'm going to be moving

1 from. I'm going to be moving to 417-419 Walnut  
2 Street hopefully, yes.

3 MS. WASHINGTON: Now, by you going to  
4 move there, I don't understand. Why did you have to  
5 go in front of the Zoning Board if you're going to  
6 move into this house?

7 MS. CHAVIS: Because it was zoned as --  
8 I think they tried to use it as a church. And,  
9 therefore, if that's not appropriate for my  
10 construction financing that I had to get to make sure  
11 that this would be used as a home. And as I  
12 navigated through the system, I had to come to the  
13 Zoning Board to ask for a variance from what it was  
14 previously thought to be used for which by the way,  
15 never came to fruition.

16 MR. FLOYD: Ms. Washington, just to  
17 elaborate on what Ms. Chavis just said, the property  
18 itself is located in the R-2 residential zoning  
19 district. So, a variety of residential uses are  
20 permitted uses in the R-2 residential zoning  
21 district.

22 However, in this case, Ms. Chavis would  
23 also like to use a portion of the building on the  
24 first floor for office space to help other nonprofits  
25 and community members with various issues that they

1 may have as she described. And that's what triggers  
2 the need for the use variance which is why we're  
3 before the Zoning Board this evening.

4 MS. WASHINGTON: You said it used to be a  
5 church?

6 MS. CHAVIS: No. They tried and that was  
7 before they were willing to sell the property. They  
8 could not meet whatever the City's requirements were  
9 for use as a church.

10 MS. WASHINGTON: I'm trying to figure out  
11 where that is. I just can't get it yet.

12 MS. CHAVIS: It's across from the Wiggins  
13 School. I think we have a couple of pictures of it  
14 as well.

15 MS. WASHINGTON: The Wiggins School.

16 MS. CHAVIS: The Wiggins School on Walnut  
17 Street between 4th and 5th Street. I'm telling you  
18 right now, if you took a look at it, you would pass  
19 it by.

20 MS. WASHINGTON: That's what I would do.  
21 I would like to see it for myself. That's up from  
22 the church on -- I can't think of the name of the  
23 church. The pastor passed away.

24 MR. COOPER: Reverend Wax's church?

25 MS. WASHINGTON: Right, right, yeah.

1                   MR. COOPER: It's down the street from  
2 May Funeral Home, the Wiggins School, the school  
3 right there.

4                   MS. WASHINGTON: Yeah, I'm getting it.

5                   MS. CHAVIS: We do have a couple of  
6 photos as part of the presentation.

7                   MS. WASHINGTON: I don't have them.

8                   MS. CHAVIS: We're going to show them.  
9 Oh, you're on the phone. I apologize.

10                  MS. WASHINGTON: Like I said, I would  
11 like to see them. As far as you, Ms. Chavis, I met  
12 you some years ago at some meeting. A long time ago  
13 I met you.

14                  MS. CHAVIS: Ahh.

15                  MS. WASHINGTON: It was a quite a few  
16 years. Like I met you some time before. But myself  
17 personally, I would like to see it. I mean, I don't  
18 like somebody telling me that the half is green. Let  
19 me see for myself if it's green or red. I would like  
20 to see it.

21                  MS. CHAVIS: I can understand, yes.  
22 Thank you. I'd probably know your face when I see it  
23 if we met a few years ago.

24                  MS. WASHINGTON: Yeah. We met a few  
25 years ago at a few meetings we were together.

1 I was trying to remember. I think I met you through  
2 Martha Wilson. I think that's who I met you from.

3 MS. CHAVIS: May have been. May have  
4 been.

5 MS. MOORE: Can I get sworn in just so we  
6 can start the use testimony and then the site plan,  
7 please? Mr. Chairman, you have to unmute yourself.

8 CHAIRMAN HAMILTON: Please raise your  
9 right hand.

10 - - -

11 DENA MOORE, P.E., C.M.E., having first  
12 been duly sworn, was examined and testified as  
13 follows:

14 - - -

15 MR. FLOYD: Thank you, Dena. If there's  
16 no objection, I would like to turn it over now to our  
17 engineer of record, Joe Mancini. Joe will be talking  
18 about the site plan that was submitted with this  
19 application, as well as providing the planning  
20 testimony in support of the requested use variance.  
21 Mr. Chairman, if we can have Mr. Mancini sworn at  
22 this time, please.

23 CHAIRMAN HAMILTON: Please raise your  
24 right hand.

25 - - -

1           JOSEPH MANCINI, P.E., having first been  
2 duly sworn, was examined and testified as follows:

3                                 - - -

4           MR. FLOYD: Mr. Chairman, I have one  
5 other housekeeping matter. Mr. Mancini has testified  
6 before this Board on numerous occasions both as a  
7 licensed professional engineer and a planner. I can  
8 either have him put his credentials and experience on  
9 the record, or I would ask that he be recognized as  
10 an expert in the field of engineering and planning.

11           CHAIRMAN HAMILTON: Okay.

12           MR. DIYANNI: One quick question. Are  
13 Mr. Mancini's licenses both currently active as we  
14 sit here today?

15           MR. MANCINI: Yes, sir.

16           MR. DIYANNI: Thank you. No objection,  
17 Mr. Chairman.

18           CHAIRMAN HAMILTON: Okay.

19           MR. FLOYD: Joe, if you can just walk us  
20 through the site plan and what Ms. Chavis is  
21 proposing for her site, please? I'm sorry. Mr.  
22 Chairman, I would ask that this site plan be  
23 introduced as Martha Chavis-1 and marked as Exhibit  
24 A-1. It's a rendering of the site plan that was  
25 submitted with the application.

1 MR. DIYANNI: It's just one page, Mr.  
2 Floyd?

3 MR. FLOYD: A-1, a rendered site plan.

4 MR. DIYANNI: One page?

5 MR. FLOYD: One page. Correct.

6 Joe, if you can walk us through the site  
7 plan, please?

8 MR. MANCINI: Certainly. So, the subject  
9 property is Block 313, Lot 40 on the City Tax Map.  
10 It's about an 18,000 square foot lot approximately an  
11 L-shaped here. You can see on the right side of the  
12 plan, that the south side of the property has  
13 frontage on Walnut Street across from the Wiggins  
14 School. And it also has a bit of frontage over here  
15 on the north side on Cherry Street. And, obviously,  
16 we're between 4th and 5th Street.

17 The site right now it's surrounded by a  
18 combination of a 6-foot high chain link fence some of  
19 which has barbed wire and a 6-foot high block wall.  
20 The property is like Michael said, is located in a  
21 R-2 residential zone in the Bergen Square section of  
22 the City. The property is surrounded by a mix of  
23 commercial, residential and institutional uses.

24 As I said, across the street is the  
25 Wiggins School. To the east is a vacant residence

1 just above Ms. Chavis' building. And then beyond  
2 that is the To and Fro Transportation Company. To  
3 the west, at the bottom of the page, is a market that  
4 fronts on 4th Street at the corner of 4th & Walnut.

5 CHAIRMAN HAMILTON: What kind of market?

6 MR. MANCINI: It's a supermarket.

7 There's a supermarket at the corner of 4th and  
8 Walnut.

9 MS. CHAVIS: That's a corner store.

10 MS. WASHINGTON: It's a corner store.

11 CHAIRMAN HAMILTON: He said market. I'm  
12 looking for something real big.

13 MR. MANCINI: Well, I wouldn't have  
14 called it a supermarket but that's how they advertise  
15 it on the canopy so I wanted to pay that respect.

16 MS. WASHINGTON: It's just a corner  
17 store. Like other things, it's just a corner store.

18 CHAIRMAN HAMILTON: Yeah, that's what I  
19 thought.

20 MR. MANCINI: So, the existing building  
21 is roughly about 8,000 square feet total. The front  
22 part of the building is two stories and the back part  
23 of the building is one story. As Ms. Chavis said,  
24 she'll have her private residence on the second story  
25 at the front of the building. And then below that is

1 the office conference room space. And then there's  
2 another residential unit on the back which is one  
3 story.

4 We're proposing to add parking that's  
5 going to be accessed from an existing curb-cut on  
6 Walnut Street. And we're going to construct 13  
7 parking spaces in total, one of which will be  
8 signed and striped for ADA accessibility. Some other  
9 improvements on the site include a trash enclosure  
10 at the back of the site. We're going to replace all  
11 that chain link fencing with a decorative metal  
12 fence. Obviously, we'll have lighting and  
13 landscaping and trees, including some street trees on  
14 Walnut to improve the esthetics of the site. So,  
15 essentially, that's what we're proposing in terms of  
16 the improvement to the site.

17 MS. WASHINGTON: You're talking about the  
18 Walnut Street parking lot, where is the parking lot  
19 at?

20 MR. MANCINI: So, if you can see the plan  
21 right here, the parking lot is on the property.  
22 Obviously, it's off-street parking and it's going to  
23 be next to the building on the open space as part of  
24 the property.

25 MS. WASHINGTON: On the corner there,

1 isn't there a -- how do I put it -- does this guy  
2 have a place there where they pick up people and take  
3 them to the doctors or whatever; am I correct?

4 MR. MANCINI: That's just to the east of  
5 us. That's the To and Fro Transportation Company.  
6 That's not directly adjacent to us but just one house  
7 away.

8 MS. WASHINGTON: Okay. The To & Fro  
9 whatever. Where's the parking space at?

10 MR. MANCINI: They have their own parking  
11 lot that's --

12 MS. WASHINGTON: No. I'm talking about  
13 where you just said there's going to be a parking  
14 spot there for Ms. Chavis, I'm trying to figure out  
15 where's that going to be at?

16 MS. CHAVIS: On the property.

17 MR. MANCINI: It's going to be on her  
18 property. It's just going to be west of where her  
19 building is. There's some vacant -- there's vacant  
20 points of the property that we can improve and add  
21 parking.

22 CHAIRMAN HAMILTON: Do you have pictures  
23 of the place?

24 MS. WASHINGTON: No, I don't have no  
25 pictures of the place.

1                   MR. FLOYD: Joe, can you bring up the  
2 site photographs, please?

3                   MS. WASHINGTON: I'm not up. I can't see  
4 it.

5                   MR. COOPER: She's not able to see it.

6                   MS. WASHINGTON: I can't see it. Like I  
7 said, myself, I like to see it. Cause I'm trying to  
8 figure out where you're going to park at. I'm trying  
9 figure out why there's no parking spots there. With  
10 the To & Fro there, that's almost the whole -- that's  
11 about a block. So, I'm just trying to figure out  
12 where the parking spaces are.

13                   MR. FLOYD: Right now just to supplement  
14 what Joe had mentioned, we have what I'll have marked  
15 as Exhibit A-2 on the screen. And it shows the  
16 existing conditions of the property. And when you're  
17 facing the property from Walnut Street, you can see  
18 the existing building on the right. And then there's  
19 a large, I'll call it grassy area on the left that  
20 will be converted in part into the off-street parking  
21 lot.

22                   MS. WASHINGTON: You say it will be. You  
23 say it will be converted into that, right?

24                   MR. MANCINI: That's correct.

25                   MS. CHAVIS: Yes.

1 MS. WASHINGTON: But it's not there  
2 yet?

3 MR. FLOYD: Correct. So, there won't be  
4 any impact to on-street parking. There will be more  
5 than enough parking spaces to accommodate both the  
6 residential unit and the office component.

7 CHAIRMAN HAMILTON: I don't have no  
8 problem but I can't see with these pictures of what  
9 you're talking about. Yeah.

10 MS. WASHINGTON: I can't either. And I  
11 can't go by just what you're telling me. I have to  
12 see it. I have to see the place, the property. And  
13 I'm trying to see the parking spaces. And I can't  
14 see them with -- like I say, To & Fro, that takes up  
15 about the whole block.

16 CHAIRMAN HAMILTON: Yeah.

17 MS. ATWOOD: But they have a yard. What  
18 they said, Henrietta, they have a yard and the yard  
19 can be turned into a parking lot, a space.

20 MS. WASHINGTON: I understand that. Can  
21 be. Can be. I understand that. I have a lot of  
22 stuff thrown in my face saying that it's going to be  
23 this and going to be that and then turn around and  
24 it's going to be something else.

25 MS. MOORE: Ms. Washington, our office

1 reviewed the site plans that were submitted. So I  
2 didn't know how we were going to handle this  
3 application. If you wanted to do the use portion  
4 first and then we can do the site plan portion? But,  
5 of course, the use would have to be approved first.  
6 If you find that this use is something that the Board  
7 would approve then we would move on and do the site  
8 plan. But the applicant submitted a complete set of  
9 plans for what they're proposing which include the  
10 parking lot.

11 MS. WASHINGTON: I understand what you're  
12 saying. But you just keep telling me that. Like I  
13 said, I have to see it for myself.

14 MS. DAVIS: Ms. Washington and Mr.  
15 Hamilton, these plans were mailed out with the full  
16 packet the previous month because Ms. Chavis was  
17 suppose to have been heard, I believe, in December or  
18 January -- I think January. So, these packets were  
19 actually -- you should have received them for the  
20 January meeting. However, they were adjourned. So,  
21 this packet, if you can look for it while you're in  
22 the house, you should have it with the plans and  
23 renderings.

24 MS. MOORE: Is there any way that we can  
25 review the use first and get the use, whether the use

1 will be approved or denied and then we can move on to  
2 the site plan?

3 MR. FLOYD: Thank you, Dena. I agree if  
4 it's okay with the Chairman. And I would ask Joe  
5 Mancini if you could talk about the proofs for the  
6 use variance, summarize what your conclusion will be  
7 up front and then talk about the Negative and  
8 Positive Criteria and why the property is  
9 particularly well-suited for the intended use.

10 MR. MANCINI: Sure. Absolutely.

11 As Michael mentioned, we're here tonight  
12 for a use variance because of the office portion of  
13 the property as Ms. Chavis wants to use it. So, the  
14 Board has the ability to grant such a variance in  
15 particular cases and for special reasons. And one of  
16 those special reasons is where we can opine that the  
17 site is particularly well-suited for the use as  
18 proposed which is the conclusion that I came to here.

19 As you heard, Ms Martha has a unique  
20 relationship with the community with a combination of  
21 office space and residential -- her own residence use  
22 here in the same location. It's a benefit to herself  
23 as well as a benefit to the neighborhood. Obviously,  
24 this is a property that's been vacant for a really  
25 long time and in disrepair. And she's going to

1 propose some substantial improvements to the property  
2 and to the building. And the property is surrounded,  
3 as we've discussed, by a mix of other residential,  
4 commercial and institutional uses. So, a mixed-used  
5 property here is compatible with the neighborhood.  
6 So, for those reasons, we found that the site is  
7 particularly well-suited to the use that she  
8 proposed.

9           Additionally, one of the ways we prove  
10 that is by identifying purposes in the Municipal Land  
11 Use Law that would relate to the Special Reasons.  
12 And we identified a few there including Purpose A  
13 which talks about promoting general welfare. Purpose  
14 G talks about providing space for a variety of uses.  
15 Purpose I talks about the desirable visual  
16 environment. Purpose M talks about a more efficient  
17 use of land which this is.

18           And then with regards to the Negative  
19 Criteria for a use variance, we have to determine  
20 whether or not the use as we're proposing would  
21 result in a substantial detriment to the public good  
22 which we did not see any substantial detriment to the  
23 public good. On the contrary, we think it's to the  
24 public's benefit. We have to discuss then whether  
25 there's any impact to the Zoning Plan or Zoning

1 Ordinance.

2           And, again, we found that there was a  
3 minimal impact there. The R-2 zone permits a variety  
4 of residential uses. And it even permits home office  
5 as a conditional use. So, I don't find that this is  
6 wholly incompatible with the Zone Plan and the Zoning  
7 Ordinance. Based on the comments from your Board  
8 Engineer, we're able to mitigate any such impacts by  
9 providing bufferring, landscaping and lighting and  
10 improvements to the fencing and so forth.

11           So, for those reasons in the absence of  
12 any impacts, we believe that the Board can find that  
13 the use variance could be granted and there is no  
14 substantial detriment to the public good or to your  
15 Zone Plan. And that's the Criteria really on which  
16 we would evaluate a use variance. Any questions,  
17 please let me know.

18           MR. COOPER: I'm good.

19           MR. FLOYD: Dena, do you have any  
20 questions for Joe regarding his testimony in support  
21 of the use variance?

22           MS. MOORE: No, not for the use. I just  
23 want to go through that, though, first and then we  
24 could continue with the site plan, if necessary.

25           MR. FLOYD: Understood.

1                   Well, Mr. Chairman, I think between the  
2 fact testimony from Ms. Chavis regarding her proposed  
3 use of the property, as well as the expert  
4 testimony from Joe Mancini regarding the requested  
5 use variance approval, we think that the property is  
6 particularly well-suited for the intended use with no  
7 negative impact or substantial detriment to the Zone  
8 Plan or the Zoning Ordinance.

9                   MR. DIYANNI: Any questions or comments  
10 from the Board? We're just discussing the use  
11 variance and the testimony that was just provided by  
12 Mr. Mancini as to the use.

13                   Hearing none. Mr. Chairman, can we also  
14 have a motion just to make sure that there are -- I  
15 don't know if there's any members of the public who  
16 are present. Just make sure that we can open that up  
17 to see if anybody from the public wishes to ask any  
18 questions regarding the use variance and the  
19 testimony that was provided.

20                   CHAIRMAN HAMILTON: Anybody in the public  
21 want to say a few words? Anybody in the public?  
22 Hearing none. How about the Board; any of the  
23 members?

24                   VICE-CHAIRMAN HANCE: Can everyone hear  
25 me?

1                   CHAIRMAN HAMILTON: Yeah, I can hear  
2 you.

3                   VICE-CHAIRMAN HANCE: I'm familiar with  
4 the area. I think it's suited for that type of use  
5 and also for parking.

6                   CHAIRMAN HAMILTON: You said what? I  
7 didn't hear you.

8                   VICE-CHAIRMAN HANCE: And also for  
9 parking; plenty space for parking.

10                  REVEREND MARTINEZ: We're trying to make  
11 our City look good. And I think when anybody comes  
12 and makes it look good, I think that's good because  
13 there's a lot of things bad going on with our City.  
14 But when somebody comes with a plan, when somebody  
15 comes and tries to build something for the community,  
16 I'm for it. So, I'm good for it.

17                  MR. COOPER: I think it's a positive. I  
18 had an opportunity to go past this property and seen  
19 the neighborhood and everything. I think it'll be a  
20 great thing if she could turn that building into  
21 something positive.

22                  CHAIRMAN HAMILTON: She's going to live  
23 there too, right?

24                  MR. FLOYD: Yes.

25                  MS. CHAVIS: Yes.

1 MS. ATWOOD: I agree, Mr. Chairman and  
2 Members of the Board and Ms. Chavis, I agree.  
3 Anything that's coming to Camden that's positive and  
4 will help the residents, I'm for it too.

5 CHAIRMAN HAMILTON: Okay.

6 MR. DIYANNI: If there's no more comments  
7 from the Board members and it seems like everyone's  
8 in agreement with the use variance application, there  
9 will be a motion by somebody from the Board to  
10 approve the D(1) use variance application for subject  
11 lot, Block 313, Lot 40, 417 to 419 Walnut Street.

12 REVEREND MARTINEZ: Motion to accept.

13 MS. ATWOOD: Second.

14 CHAIRMAN HAMILTON: Yeah, if she's going  
15 to live there, I accept.

16 MR. DIYANNI: We'll go through the roll  
17 call here. Chairman Hamilton.

18 CHAIRMAN HAMILTON: Yes.

19 MR. DIYANNI: Vice-Chairman Hance.

20 VICE-CHAIRMAN HANCE: Yes.

21 MR. DIYANNI: Reverend Martinez.

22 REVEREND MARTINEZ: Yes.

23 MR. DIYANNI: Ms. Washington.

24 MS. WASHINGTON: Yes.

25 MR. DIYANNI: Ms. Atwood.

1 MS. ATWOOD: Yes.

2 MR. DIYANNI: Mr. Cooper.

3 MR. COOPER: Yes.

4 MR. DIYANNI: Six four. None against.

5 It passes.

6 MR. FLOYD: Thank you very much.

7 Dena, I know we have to move now into the  
8 site plan portion of it. How would you like me to  
9 handle that? With your review letter?

10 MS. MOORE: Yes, please. We can go  
11 through the review letter. You can provide  
12 testimony. And we'll skip the portion having to do  
13 with use.

14 Mr. Chairman, I am referring to Remington  
15 & Vernick's letter dated January 19, 2021. First  
16 off, the architectural plans should be signed and  
17 sealed. I'm on page 2.

18 MR. MANCINI: Understood, Dena. We'll  
19 take care of that.

20 MS. MOORE: All right. Thank you.

21 On page 4, we have a reference regarding  
22 a variance for parking. Now, I know we had a  
23 discussion today in which you're going to revise the  
24 parking. So, do you feel as though you'll need a  
25 variance for the parking after your revised layout?

1           MR. MANCINI: No. It's our intention to  
2 comply with the required parking so that no variance  
3 is necessary.

4           MS. MOORE: And when we get to that point  
5 of the parking, you can provide the updated testimony  
6 for that. So, at this time you'll conform with the  
7 parking requirements?

8           MR. MANCINI: Right.

9           MS. MOORE: So, I will remove any  
10 reference to parking here which I didn't note the  
11 variance. We are skipping the use variance comments.  
12 We'll go straight to the site plan comments on page  
13 5.

14           Streets: If a street opening is  
15 necessary for a municipal road, this application  
16 would be subject to the Street Opening Ordinance of  
17 the City. Both Walnut Street and Cherry Street are  
18 municipal roads. The City Engineer should be  
19 contacted concerning the application and fees  
20 involved.

21           MR. MANCINI: Right. Understood.

22           MS. MOORE: Four (4) parking spaces are  
23 proposed with ten (10) future parking spaces. All  
24 parking spaces should be constructed at this time.

25           Now, did you want to provide testimony

1 regarding the revised layout for the parking spaces?  
2 Because we have -- our next comment we state, Per  
3 Section 577-231.B, drive aisles for 90-degree parking  
4 must be 24 feet wide. A waiver would be required.  
5 Our office recommends 60-degree angled parking and  
6 one-way access from Walnut Street out onto Cherry  
7 Street. So, if you can provide testimony regarding  
8 the parking.

9 MR. MANCINI: Certainly. So, Dena and I  
10 discussed today modifying the plans so that we can  
11 comply with the parking ordinance. We need to make a  
12 slight modification to the plan. The plan previously  
13 noted a requirement for 14 spaces total but I  
14 over-estimated how much office space was in the  
15 building. Based on our corrected calculation, we  
16 need 13 parking spaces.

17 What we'd like to propose to do with  
18 oversight by your Board Engineer, is to utilize the  
19 area that fronts on Walnut Street to build a parking  
20 lot which has a 24-foot wide, two-way drive aisle and  
21 18 to 20-foot deep parking spaces on either side of  
22 that aisle which would -- it'll be dimensionally  
23 compliant with the ordinance and we will be able to  
24 provide the 13 parking spaces that are required,  
25 including the one ADA parking space.

1           Obviously, the specifics of the grading  
2 and soil management would be worked out with your  
3 Board Engineer. But we're confident that we can  
4 provide the 13 spaces within that area that I  
5 mentioned. We have approximately 65-foot of lot  
6 depth on this L-portion that fronts on Walnut Street.  
7 So, within that portion up to the existing building,  
8 we can construct those spaces and keep all the  
9 parking concentrated towards Walnut Street.

10           MS. MOORE: And so you would not need  
11 a waiver for the parking aisle width, correct?

12           MR. MANCINI: That is correct.

13           MS. MOORE: The signage and marking for  
14 the ADA parking space should be provided.

15           MR. MANCINI: Yes, we'll provide that.

16           MS. MOORE: Per Section 577-230.AA,  
17 sidewalks at least 5 feet wide should be provided  
18 between the building and the parking area. Parked  
19 vehicles shall not overhang or extend over sidewalk  
20 areas unless the sidewalk is at least 6 feet wide.  
21 A sidewalk is proposed but should be dimensioned.  
22 The applicant requests a waiver.

23           MR. MANCINI: I think we would reserve  
24 that waiver for now. I will make an attempt to make  
25 that compliant. We may require a waiver from that

1 strict compliance with that ordinance. But based on  
2 the revised parking layout, the expectations that we  
3 can comply and provide either a 5 or 6-foot wide  
4 sidewalk along the building.

5 CHAIRMAN HAMILTON: Are you for sure.  
6 Because you said, I think. Are you for sure?

7 MR. MANCINI: No, I'm not for sure, sir,  
8 which is why I'm asking for the waiver.

9 CHAIRMAN HAMILTON: Okay.

10 MS. MOORE: A majority of the existing  
11 sidewalk and all of the curb in the project area are  
12 not in good condition. The applicant must replace  
13 the sidewalk and curb along the property frontages.

14 MR. MANCINI: Understood. Agreed.

15 MS. MOORE: No changes are proposed to  
16 the existing stormwater system. Testimony should be  
17 provided regarding how the proposed improvements will  
18 drain. The plans should show the location of the  
19 existing and proposed roof drains.

20 MR. MANCINI: We would agree to provide  
21 that additional information as a condition of  
22 approval if it's granted.

23 MS. MOORE: And you are aware if that  
24 change in the parking lot, if that increases the  
25 impervious area by more than 0.25 acres, you would be

1 responsible -- the project would be considered a  
2 "Major Development" and you would be responsible for  
3 the stormwater in that area for the project?

4 MR. MANCINI: Understood.

5 MS. MOORE: The applicant should indicate  
6 the pre-and post-development impervious and green  
7 areas on the Site Plan.

8 MR. MANCINI: We'll comply.

9 MS. MOORE: The applicant must provide  
10 stormwater calculations to confirm that the  
11 post-development 25-year peak flow rate does not  
12 exceed the pre-development 25-year peak flow rate for  
13 the site.

14 MR. MANCINI: We'll comply.

15 MS. MOORE: A stormwater fee of  
16 \$61.17 has been calculated for the site as outlined  
17 in Appendix XVIII (18) of the City Ordinance. This  
18 fee must be paid by the applicant prior to final  
19 signature of the plan.

20 MR. MANCINI: Understood.

21 MS. MOORE: The applicant should indicate  
22 the access from the basement on the Grading  
23 & Utility Plan with a spot grade provided at the  
24 bilco doors and at the top of the exterior stairs.

25 MR. MANCINI: We'll comply.

1 MS. MOORE: The northernmost building  
2 access point should be shown on the Grading & Utility  
3 Plan with a spot grade provided.

4 MR. MANCINI: We'll comply.

5 MS. MOORE: A spot grade at the depressed  
6 curb at the ADA ramp should be indicated.

7 MR. MANCINI: We'll comply.

8 MS. MOORE: Spot grades should be  
9 provided for the corners of the trash enclosure and  
10 along the sidewalk and curb to be replaced.

11 MR. MANCINI: We will comply.

12 MS. MOORE: All utilities and related  
13 appurtenances on the site shall be located  
14 underground or located in the building. Where  
15 overhead electric or telephone distribution supply  
16 lines and service connections have been installed  
17 from those overhead lines, the connections from the  
18 utilities' overhead lines must be installed  
19 underground. The plans should note this  
20 specifically.

21 MR. MANCINI: Understood.

22 MS. MOORE: The location of the existing  
23 fire hydrant should be clearly shown on the plans to  
24 confirm the distance from the residential units.

25 MR. MANCINI: We'll comply.

1 MS. MOORE: The project must be approved  
2 by both the City Engineer and the City Fire Chief  
3 prior to final approval with written verification  
4 provided to our office prior to final signatures on  
5 the plan.

6 MR. MANCINI: Understood.

7 MS. MOORE: That's both the City Engineer  
8 and City Fire Chief.

9 A CCTV inspection of the sewer (combined,  
10 sanitary and storm) system must be performed and  
11 reviewed by the City Engineer prior to construction.  
12 The applicant will be responsible for any  
13 improvements to the existing infrastructure required  
14 for the connection of the proposed project.

15 MR. MANCINI: Understood.

16 MS. MOORE: All developers and applicants  
17 should note that due to a City Ordinance, a Capacity  
18 Fee may be applicable to the proposed development.  
19 And the applicant shall contact the City Engineer for  
20 all costs related to the same.

21 MR. MANCINI: Understood.

22 MS. MOORE: The concrete in all details  
23 should indicate a minimum compressive strength of  
24 4,500 psi.

25 MR. MANCINI: We'll comply.

1 MS. MOORE: A detail should be provided  
2 for the fence gate along the Walnut Street frontage.

3 MR. MANCINI: We'll comply.

4 MS. MOORE: Planting Design: Per Section  
5 577-244.A, a buffer is required between residential  
6 and nonresidential uses. Where a buffer is not  
7 practical, an opaque fence may be substituted if  
8 approved by the Planning Board in this instance, in  
9 accordance with Section 577-149.

10 MR. MANCINI: We're requesting a waiver  
11 from strict compliance there but we will work with  
12 your office based on the replacement of the fence and  
13 the reconfiguration of the park and to see what  
14 additional buffer plantings we can provide in that  
15 area.

16 MS. MOORE: Okay. So, you'll work with  
17 our office once we see the reconfiguration and then  
18 the landscaping, correct?

19 MR. MANCINI: Correct.

20 MS. MOORE: But at this time, you're  
21 requesting a waiver from strict compliance?

22 MR. MANCINI: Correct.

23 MS. MOORE: Per Section  
24 577-244.C.6, foundation plantings are required along  
25 all building elevations.

1           MR. MANCINI: We're requesting a waiver  
2 for that. But just based on the pedestrian  
3 circulation we're hoping to have around the perimeter  
4 of the building, it's not practical to provide the  
5 foundation plantings.

6           MS. MOORE: Per Section 577-244.D, street  
7 trees are required and shall be no more than 40 feet  
8 apart. Our office recommends that portions of the  
9 sidewalk on Walnut Street be removed to allow for  
10 street trees. Walnut Street does not have overhead  
11 wires and a wider sidewalk than Cherry Street. The  
12 applicant proposes four (4) Bowhall Maples onsite but  
13 not along the street.

14           MR. MANCINI: Ms. Chavis has agreed to  
15 provide the required street trees along Walnut Street  
16 so we will comply.

17           MS. MOORE: Okay? So then you would not  
18 require -- let's see. You're able to provide it  
19 along Walnut Street but not Cherry Street, correct?

20           MR. MANCINI: That's correct. But we  
21 would need a waiver to the extent that it's needed on  
22 Cherry.

23           MS. MOORE: Per Section 577-244.E, where  
24 residential and nonresidential uses abut, a  
25 25-foot-wide buffer strip is required.

1           MR. MANCINI: Again there, we're asking  
2 for a waiver from strict compliance but we'll  
3 continue to work with your office to provide  
4 buffering it at where it's feasible.

5           MS. MOORE: Per Section 577-244.F.2,  
6 parking lots exposed to view shall be landscaped with  
7 a 4-foot buffer on all sides abutting a lot line or  
8 right-of-way.

9           MR. MANCINI: Again, there, we're looking  
10 for a waiver from strict compliance with that part of  
11 the ordinance.

12          MS. MOORE: Per Section 577-244.F.3, at  
13 least 5 percent of the parking lot shall be  
14 landscaped and at least two trees provided for every  
15 10 spaces. Our office acknowledges that only 4  
16 spaces are currently proposed, but we recommend that  
17 all required parking be provided at this time.

18          Now, we also know that you're going to  
19 propose 13 spaces. So, you would still need this  
20 waiver, correct?

21          MR. MANCINI: Correct.

22          MS. MOORE: But you are going to provide  
23 parking -- I'm sorry -- provide landscaping within  
24 the parking area where possible, just not strict  
25 compliance, correct?

1 MR. MANCINI: Correct. Absolutely.

2 MS. MOORE: Per Section 577-224.B.1.e,  
3 the visual impact of large surface parking lots  
4 located along street frontages, shall be minimized  
5 with landscaping.

6 MR. MANCINI: Again, that's similar to  
7 the prior section about buffering the parking lots.  
8 We're asking for a waiver from that so that we can  
9 consolidate the parking, but we will provide  
10 buffering where it's feasible.

11 MS. MOORE: So, in the front, so along  
12 Walnut, if you're looking at a reconfiguration of the  
13 parking, we'll have the fencing. Are you going to  
14 put any type of landscaping right there before the  
15 actual parking space?

16 MR. MANCINI: No. Choosing between  
17 buffering there versus buffering in the back up  
18 against the residences, I would prefer to buffer in  
19 the back up against residences so that the parking  
20 spaces would more or less be adjacent to the proposed  
21 fence that runs parallel. Although, as we discussed  
22 before, we're going to improve the streetscape of  
23 Walnut a bit by having some street trees there.

24 MS. MOORE: Okay.

25 Parking areas shall be subdivided with

1 planting islands containing trees and other landscape  
2 materials per Section 577-224.B.5.c.

3 MR. MANCINI: We are proposing to have  
4 one landscaped island within that parking area but  
5 still need a waiver from strict compliance with that  
6 so that we can consolidate those spaces and minimize  
7 the impervious.

8 MS. MOORE: All electrical and mechanical  
9 equipment should be screened from view per Section  
10 577-224.B.19. Testimony should be provided regarding  
11 the screening of HVAC units and utilities.

12 MR. MANCINI: Sure. We'll comply with  
13 that. With regard to the HVAC unit, are intention is  
14 to have them on the top of the rear of the building  
15 closest to Cherry Street. And we're going to work  
16 with the architect to make sure that we provide some  
17 other screening method if the parapets aren't deep  
18 enough. So, if we have some fencing up there,  
19 whatever we need to screen the view of those HVAC  
20 units.

21 MS. MOORE: Okay.

22 The applicant proposes two wall-mounted  
23 light fixtures on the west side of the building. Our  
24 office recommends a light fixture be provided for the  
25 trash enclosure area.

1 MR. MANCINI: We'll comply with that.

2 MS. MOORE: Lighting levels should be  
3 provided in accordance with Section 577-243.D.2 or a  
4 variance requested.

5 MR. MANCINI: So, we requesting a  
6 variance from strict compliance with the lighting  
7 level requirements. Our goal there is to make sure  
8 that we provide safe lighting for the parking, of  
9 course, but also recognize that we're surrounded by  
10 some residential properties and we want to minimize  
11 the impacts from glare and light spill on those  
12 properties.

13 So, we'll work with your office to make  
14 sure that we have safe lighting there. And we would  
15 ask for a strict waiver from particularly the minimum  
16 and the average lighting levels because we may have  
17 some areas outside of the parking that don't meet  
18 that requirement.

19 MS. MOORE: So, that would be a variance.  
20 The minimum lighting level is .25 (point two five)  
21 footcandles. The average is between .5 (point five)  
22 and 2 (two) footcandles. And then the maximum is 3  
23 unless directly under a fixture and then 5 is  
24 permitted. So, do you know what you're proposing at  
25 this point?

1 MR. MANCINI: We do not.

2 MS. MOORE: Do you know the levels?

3 MR. MANCINI: We do not know the levels.  
4 Based on reconfiguring the parking, we have to look  
5 at them -- different lighting specifications. And  
6 we'll provide that to your office obviously as a  
7 condition of approval.

8 MS. MOORE: If any architectural lighting  
9 is proposed, it should be shown on the lighting plan.

10 MR. MANCINI: Acknowledged. The only  
11 architectural lighting that's proposed at this time  
12 is just security lighting at doorway.

13 MS. MOORE: Okay.

14 Per Section 577-243.H, all outdoor  
15 lighting not essential for safety and security  
16 purposes, shall be activated by automatic control  
17 devices and turned off during non-operating hours.

18 MR. MANCINI: We'll comply.

19 MS. MOORE: Okay. If you can add that  
20 note on the plan also.

21 MR. MANCINI: Of course.

22 MS. MOORE: The applicant is to provide a  
23 traffic impact assessment in accordance with Section  
24 577-274.

25 MR. MANCINI: The applicant requested a

1 waiver for this just based on the use and operation  
2 that she testified to in terms of this being her  
3 private residence. And the office use not really  
4 being a typical office use but more infrequent  
5 visitors. We felt the traffic impact associated with  
6 the proposed use was De minimus and, therefore, there  
7 may not be a need for thE traffic impact assessment.

8 MS. MOORE: We'd have to have you do some  
9 type of statement, traffic impact statement just  
10 explaining everything. But there is no waiver of the  
11 traffic report. That's something that we decided on  
12 the Planning Board. And since I'm here for a site  
13 plan with the Zoning Board, there is no waiver. So,  
14 something has to be submitted regarding the traffic.  
15 Since it isn't --

16 MR. MANCINI: Acknowledged.

17 MS. MOORE: -- one --

18 MR. MANCINI: We'll comply.

19 MS. MOORE: The only time we excuse that  
20 is if it's one residential house, I believe. And  
21 other than that because you do have some type of  
22 office component, we do request the traffic report.

23 MR. MANCINI: Understood and we'll  
24 comply.

25 MS. MOORE: The applicant is to provide

1 testimony regarding any and all environmental  
2 concerns, studies and remediation pertaining to the  
3 site.

4 MR. MANCINI: Michael, can we have Ms.  
5 Chavis speak to that?

6 MR. FLOYD: Yes. Martha, can you just  
7 confirm that you're not aware of any environmental  
8 concerns involving the property?

9 MS. CHAVIS: Yes, I can. I am not  
10 aware. We even looked up where the brown fields were  
11 located in Camden City and there's none. As a matter  
12 of fact, there's none in the Bergen Square area knock  
13 on wood. So, there is none.

14 And I also attended an American Water  
15 meeting. I did it while I was available in  
16 Philadelphia but it applies over here as well in  
17 terms of having an eco-friendly landscape and water  
18 use and re-water use as well. I'm very interested in  
19 making sure that we're environmentally-compliant and  
20 eco-friendly.

21 MR. FLOYD: And you are getting a loan to  
22 purchase the property, correct?

23 MS. CHAVIS: Yes.

24 MR. FLOYD: And if the lender or lender's  
25 counsel requires any environmental reports or

1 studies, would you agree, as a condition of approval,  
2 to provide them to the Zoning Board and its  
3 professionals?

4 MS. CHAVIS: Yes.

5 MR. FLOYD: Thank you.

6 MS. MOORE: The applicant proposes a  
7 trash enclosure with 6-foot tall, board-on-board  
8 fencing. Four residential-sized trash/recycle binds  
9 are proposed. Notes to "verify dimensions" should be  
10 eliminated at this time.

11 MR. FLOYD: We'll comply.

12 MS. MOORE: Per Section 577-224.B.14.a,  
13 appropriate landscaping shall be installed around the  
14 trash enclosure to form a year-round effective visual  
15 screen at time of planting. The applicant proposes  
16 five (5) Green Giant Arborvitae on the east side of  
17 the enclosure. The mature spread of this plant is  
18 12-20 feet. A smaller cultivar should be specified.  
19 In addition, screening should also be provided for  
20 the west side of the enclosure. Plans should be  
21 revised or a waiver requested.

22 MR. MANCINI: We'll comply.

23 MS. MOORE: So, I will remove that waiver  
24 from the back of my letter.

25 Per Section 577-255.A.2, a year-round

1 buffer shall be provided around the trash enclosure  
2 through the provision of evergreen trees and shrubs.  
3 Plans should be revised or a waiver requested.  
4 You'll also provide that?

5 MR. MANCINI: I guess one caveat, Dena.  
6 Let me know whether you think it still requires a  
7 waiver. I think it might be impractical on the west  
8 side which is towards the bottom of that to fully  
9 screen it. So, we'll have some on the Cherry Street  
10 side and we'll have some on the west side. But I'm  
11 not sure if we put some shrubs there, whether or not  
12 on the west side, whether that will meet the intent.  
13 If you believe it will, then they'll be happy to  
14 remove that waiver.

15 MS. MOORE: No -- well, as long as  
16 there's a visual screen. It all depends on where  
17 you're placing. Looking at the plan you have on the  
18 screen now, unless you can visually screen that  
19 completely then you would need a waiver.

20 MR. MANCINI: Okay. Well, then, I  
21 believe we may need the waiver then. We'll certainly  
22 work with your office to buffer that as much as  
23 feasible.

24 MS. MOORE: Right. Okay. So then that  
25 would be a waiver for both of these items, correct?

1 MR. MANCINI: Correct.

2 MS. MOORE: Testimony should be provided  
3 regarding hours of trash hauling to determine the  
4 impact on adjacent residences.

5 MR. MANCINI: As the trash demand for  
6 this site or the trash generated is no different than  
7 would be generated by two single-family residences,  
8 so I don't think there's any trash-hauling that would  
9 occur outside of regular business hours that would be  
10 an impact on the residents, nor would the site  
11 generate an excessive amount of trash that would  
12 require frequent visits.

13 MS. MOORE: So, it's the regular public  
14 pick up along the streets?

15 MS. CHAVIS: Yes.

16 MS. MOORE: Testimony should be provided  
17 as to whether any signage is proposed at this time.

18 MR. MANCINI: No.

19 MR. FLOYD: No signage is proposed at  
20 this time.

21 MR. MANCINI: No.

22 MS. MOORE: Okay. And just keep in mind  
23 if you are to propose signage in the future, that  
24 would go directly to the Zoning Officer and that's a  
25 separate application.

1 MR. FLOYD: Understood.

2 MS. MOORE: And it's possible that that  
3 would be an amended site plan application. Sometimes  
4 it does come back to the Board with the application.  
5 Okay?

6 MR. FLOYD: Understood.

7 MS. MOORE: The existing fencing along  
8 the Walnut Street frontage encroaches within the City  
9 right-of-way of Walnut Street. This fencing must be  
10 removed. Proposed fencing must be indicated on the  
11 property and not within the right-of-way. The  
12 existing sidewalk to be replaced should be extended  
13 to the proposed fencing.

14 MR. MANCINI: We'll comply.

15 MS. MOORE: A chain link fence with  
16 barbed wire is along the Walnut Street frontage and  
17 the Cherry Street frontage is dominated by a  
18 graffitied concrete wall topped with barbed wire.  
19 Per Section 577-197.V.1, barbed wire is prohibited  
20 and should be removed. At a minimum, rear walls  
21 should be painted.

22 MR. MANCINI: We'll comply. We're going  
23 to paint the walls and we're going to remove all the  
24 chain link fence with the barbed wire.

25 MS. MOORE: Okay.

1                   Section 577-197.F, fences and walls  
2 are limited to 6 feet in height along the side and  
3 rear lot lines but not more than 4 feet in the front  
4 yards. This is a pre-existing nonconforming  
5 condition. So, you would be requesting a variance  
6 for the fence height, correct?

7                   MR. MANCINI: That is correct. The  
8 proposed fence that we're going to -- and I guess as  
9 a proposed variance just as well to the extent that's  
10 applicable, we're replacing that fence with a new  
11 6-foot high fence as I mentioned. So, we do need a  
12 variance from that section.

13                  MS. MOORE: Okay. The ornamental fence.  
14 And if you did not already provide a detail for the  
15 ornamental, if you can do that with revised plans.

16                  MR. MANCINI: We will.

17                  MS. MOORE: The chain link fence  
18 encroaches on Block 313, Lot 47. Fencing should be  
19 relocated or cross-access easements will be  
20 necessary.

21                  MR. MANCINI: We're going to relocate  
22 that fence.

23                  MS. MOORE: Relocate. Okay.

24                  The Architecture. The applicant proposes  
25 to refinish the facade and stucco over the existing

1 second-floor brick and detail work. The applicant  
2 also proposes to add brick veneer to the first floor.  
3 Our office recommends that efforts should be made to  
4 retain the historic brick work.

5 MR. MANCINI: I'll speak to that briefly.  
6 And if needed, the architect will chime in. We  
7 certainly can. We've reviewed the elevation views  
8 with him and it's the intention to maintain the  
9 brick -- the existing brick that's on the second  
10 story. And, I believe, we also have a brick facade  
11 that's going to be placed on the first floor as well.

12 MS. MOORE: A color rendering should be  
13 provided for the Board's review. Proposed colors  
14 should be specified.

15 MR. MANCINI: I apologize that we weren't  
16 able to provide that for tonight. Maybe we can have  
17 Ms. Chavis or the architect just speak to the colors  
18 a little bit. That one is over my head.

19 MS. CHAVIS: I want the colors to be very  
20 similar to what's already in the neighborhood. For  
21 example, I want something that really complies with  
22 the school across the street. I don't like and by no  
23 means, no bright, loud colors by no means. Much more  
24 the tone that would go along with the brick that  
25 we're going to maintain on the building. So, it'll

1 be light shades so-to-speak. But definitely I'm on  
2 the conservative side.

3 MS. MOORE: Complementary to the school  
4 across the street?

5 MS. CHAVIS: Definitely complementary  
6 with the school across the street absolutely.

7 MS. MOORE: Overall building height  
8 should be provided, although it does appear to be  
9 compliant. So, the overall building height?

10 MR. MANCINI: The building height is  
11 compliant and we'll note that on the revised plan.

12 MS. MOORE: Testimony should be provided  
13 regarding the architectural requirements of Section  
14 577-224.A for residential uses and Section  
15 577-224.B for nonresidential uses.

16 MR. MANCINI: That one is over my head  
17 too.

18 MR. FLOYD: Grayling Johnson, are you  
19 still online?

20 MR. JOHNSON: Yes, I'm here.

21 MR. FLOYD: Mr. Chairman, Grayling  
22 Johnson is the applicant's architect of record. I  
23 would kindly ask that he be sworn at this time.

24 CHAIRMAN HAMILTON: All right. Are you  
25 ready?

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GRAYLING JOHNSON, having first been duly sworn, was examined and testified as follows:

- - -

MR. JOHNSON: My name is Grayling Johnson. Business address is 7 Baskett Court, Sicklerville, New Jersey.

MR. FLOYD: Mr. Johnson, I know you've testified before numerous Planning Board and Zoning Boards in the State of New Jersey. But just for the Zoning Board's purposes tonight, can you very briefly just put your education, credentials and experience on the record?

MR. JOHNSON: Yes, I am a registered architect in the State of New Jersey. I hold a degree, a Bachelor of Architecture Degree from Howard University. I've been practicing architecture in the State of New Jersey as well the surrounding states since 1992 as a licensed architect. I've been in the business since 1986.

MR. FLOYD: Thank you, Mr. Chairman. Mr. Diyanni, I would ask that Mr. Johnson be recognized as an expert in the field of architecture.

MR. DIYANNI: Just again for the record, Mr. Johnson, your architecture license is active and

1 valid as of tonight, correct?

2 MR. JOHNSON: Yes, it is.

3 MR. DIYANNI: Mr. Chairman, no  
4 objection.

5 CHAIRMAN HAMILTON: Go ahead.

6 MR. FLOYD: Thank you.

7 Mr. Johnson, can you just describe for  
8 the Board your inspiration for this project and how  
9 the building is going to be renovated and  
10 rehabilitated from an esthetic standpoint?

11 MR. JOHNSON: From an esthetic  
12 standpoint, I'll start with the exterior of the  
13 facades. We noted that the building, it has been  
14 vacant for a while so it's in somewhat of disrepair.  
15 So, our attempt was to try to improve the facades at  
16 a minimal cost impact to Ms. Chavis as best we could.  
17 So, therefore, we're proposing to stucco the rear of  
18 the building over the existing CMU. Note that all of  
19 the existing perimeter masonry walls are to remain.

20 We were trying to differentiate the  
21 commercial portion of the building from the  
22 residential portion which is why we introduced the  
23 brick facade at the first floor just wrapping the  
24 corner of the building on the south and the west  
25 sides, just to kind of subtly differentiate that

1 area. As Ms. Chavis indicated, our goal was to  
2 provide a slightly darker hue brick to match the  
3 school across the street and blending in with the  
4 fabric of the community.

5 When you look at the Walnut Street  
6 facade, our original attempt was to stucco over the  
7 existing brick mainly because of the condition of it  
8 but we certainly can make the effort to retain that  
9 brick, clean it and re-point it however possible.  
10 And also, retain the existing decorative cornice trim  
11 that's there now.

12 MS. CHAVIS: Yes. I love that cornice at  
13 the top.

14 MR. JOHNSON: Regarding the actual layout  
15 of the building, our goal is to actually renovate the  
16 building in phases. First and foremost, as Ms.  
17 Chavis has indicated, her primary goal is to live in  
18 the building. So, our initial focus was on  
19 renovating the second floor to create her living  
20 space. The center portion of the first floor will be  
21 dedicated to providing access from the parking area  
22 to her living space. We're making that accessible by  
23 introducing a residential-type of elevator to get her  
24 from the first floor to the second floor.

25 The rear portion of the building will be

1 designated as a second residential space which will  
2 be renovated at a future time to be determined. And,  
3 again, the front portion as we've heard testimony,  
4 would be mainly as a support space to her for her  
5 business ventures and her community outreach  
6 programs. Minimal commercial space. Predominately,  
7 the space was always designed and intended to be with  
8 the residential flavor and a residential use.

9 MR. FLOYD: Thank you very much.

10 Board members, do you have any questions  
11 for Mr. Johnson regarding the architecture of the  
12 building?

13 MR. COOPER: You're going to make a  
14 second living quarters in the back of this building  
15 so the whole top floor won't be just hers?

16 MR. JOHNSON: Yes. The top floor will be  
17 Ms. Chavis' living space. And the second floor  
18 was -- the rear portion of the second floor was  
19 designated as residential. At this point, it hasn't  
20 been designed or layed out. It could be a second  
21 unit or it could be an extension of her unit. I  
22 believe the intent, and Ms. Chavis just chime in, it  
23 could be intended to be second unit.

24 MS. CHAVIS: It's really a combination of  
25 extension and a second unit for me. Again, I'm

1 planning also for my future and I know I'm going to  
2 need space on that first floor just in case I may  
3 need help as I get into real old age and I have to  
4 have some place where people or a person can stay.  
5 But the majority of even the first floor will look  
6 more like living space than anything else. And,  
7 again, the office area will be minimum as Mr.  
8 Johnson identified. But all that second floor will  
9 definitely be my living space as well.

10 MR. JOHNSON: And just let me add. In  
11 keeping with the mixed use fabric of the  
12 community of that particular area, the windows that  
13 we're proposing, we're looking at a residential style  
14 window. Right now my elevation is showing a  
15 six-over-six residential style double-hung window  
16 which we're open to modifying if anyone on the Board  
17 sees fit. But that was our goal because we look at  
18 it as, it is truly a mixed use neighborhood.

19 MR. FLOYD: Thank you. Any other  
20 questions for Mr. Johnson? Dena, should we continue  
21 with your letter?

22 MS. MOORE: I'll continue with the  
23 letter. I'm almost finished.

24 The plans should note that the applicant  
25 will comply with the City's "Ordinance Establishing

1 Standards for the Submission of Maps and Other  
2 Documents in a Digital Format."

3 MR. MANCINI: We'll comply.

4 MS. MOORE: And the applicant should have  
5 the address for the building confirmed with the Tax  
6 Assessor, with written confirmation provided to our  
7 office.

8 MR. MANCINI: We will comply.

9 MS. MOORE: Now, before I go through the  
10 Summary of Variances and Waivers, I noted or I need  
11 to go back and look at the area and bulk  
12 requirements. There are a couple of items that are  
13 pre-existing conditions that require variances,  
14 including the principal building setback for Walnut  
15 Street. And also the side yard, one side yard.

16 So, the building setback for Walnut  
17 Street, it actually encroaches within the  
18 right-of-way which is an pre-existing condition. And  
19 then the one side yard, the requirement is 10 feet  
20 and what's proposed is zero and that's a pre-existing  
21 condition of which you would need to require a  
22 variance. You would just note that variance is  
23 required.

24 And then the lot area, maximum lot  
25 area, what's required is 8,000 square feet and you're

1 proposing 18,752 square feet. So, you would need a  
2 variance for that, maximum lot size. Did you want to  
3 put any testimony on the record regarding the maximum  
4 lot size variance?

5 MR. MANCINI: Sure.

6 MR. FLOYD: I'll ask for testimony on the  
7 record. But, Dena, just for the first two lawfully  
8 pre-existing nonconforming conditions. Just for the  
9 record, the proposed development and use of the  
10 property is not doing anything to exacerbate those  
11 lawfully pre-existing nonconforming conditions. And  
12 arguably, the minimum lot size would be subsumed  
13 within the use variance. With that being said, I  
14 will ask Joe Mancini to put on some testimony in  
15 support of the lot variance. Joe?

16 MR. MANCINI: You said it all, Michael.  
17 With that, you said it all. And, again, while these  
18 bulk variances are certainly subsumed within the  
19 requested use variance, it's --

20 MS. MOORE: Generally it is.

21 MR. MANCINI: They would also meet the  
22 criteria for a C(2) variance of the statute where the  
23 benefit and deviation would substantially outweigh  
24 any detriment. And, again, I don't see any detriment  
25 here to the neighbors or to the intent or purpose of

1 the Zone Plan. So, I think they would meet the  
2 criteria for a C(2).

3 MS. MOORE: Okay. So, I'll note the  
4 Summary of Variances and Waivers. For variances, of  
5 course, you already have the D(1), the use variance.  
6 Maximum lot size, front yard setback, side yard  
7 setback, lighting levels and fence height. We  
8 removed the fence barbed wire. Okay?

9 MR. MANCINI: Correct.

10 MS. MOORE: There are no exceptions  
11 required for RSIS so we'll go straight to waivers for  
12 the City Ordinance. Parking screening, parking lot  
13 landscaping, landscaping around the trash enclosure,  
14 sidewalk between building and parking area. We've  
15 removed the drive aisle width. That will comply.  
16 Buffer between residential and nonresidential,  
17 foundation plantings, street trees, buffer between  
18 residential and nonresidential, parking buffer,  
19 percentage of parking landscape, and year-round  
20 buffer around trash enclosure.

21 MR. MANCINI: Agree.

22 MS. MOORE: And then I know --

23 MR. MANCINI: That can also be identified  
24 as -- go ahead, Dena.

25 MS. MOORE: Well, earlier when we

1 discussed the reconfiguration of the parking lot, we  
2 noticed -- I mentioned to you Section 577-231.B.2 in  
3 which curb is required completely around the parking  
4 lot. And then also Section 577-231.B.8 in which  
5 hair-pin striping is required. Now, those two items  
6 you also would like a waiver?

7 MR. MANCINI: Correct.

8 MS. MOORE: Okay. Can you provide some  
9 type of testimony as to why you're not able to do the  
10 curb or the hair-pin striping?

11 MR. MANCINI: Certainly. We'd like the  
12 flexibility with regards to the curb to meet the  
13 existing grading and facilitate the collection of  
14 stormwater runoff there. So, we may very well  
15 provide curbing along all or most of the parking lot.  
16 But given that we need to modify that design, I'd  
17 like some flexibility there to remove curb where it's  
18 appropriate and necessary.

19 With regards to the hair-pin striping,  
20 that's not something typically we require on  
21 low-intensity parking lot use as it's more common in  
22 a supermarket use or anywhere where there's a high  
23 turnover. And really, that takes up more impervious  
24 cover by spacing out the striping. So we seek to  
25 minimize the total area of the parking lot by

1 providing just conventional striping. That's just a  
2 single four-inch stripe which is common everywhere.

3 MS. MOORE: Our office takes no exception  
4 to the variances or waivers being requested by the  
5 applicant tonight.

6 You're aware of the approval process as  
7 listed on page 13?

8 MR. FLOYD: Yes.

9 MR. MANCINI: We are aware and we will  
10 comply.

11 MS. MOORE: Outside agency approvals I  
12 have noted as Camden County Planning Board,  
13 Camden County Soil Conservation District, Camden  
14 County Municipal Utilities Authority and then any  
15 others as may be necessary.

16 MR. MANCINI: Acknowledged.

17 MS. MOORE: Mr. Chairman, that concludes  
18 our review.

19 MR. FLOYD: Mr. Chairman, the applicant  
20 and its professionals are here and can certainly  
21 answer any other questions that the Board members may  
22 have, but we've completed our presentation for this  
23 project at this time.

24 CHAIRMAN HAMILTON: Okay. The only thing  
25 for me, everytime they say something, we comply, we

1 comply, you know. I don't understand all of that  
2 like that, you know. I'm looking at a picture here  
3 taken on a curve. I can't see how you're going to do  
4 different things. You know what I mean?

5 MS. MOORE: Mr. Chairman, I just wanted  
6 to point out. You know that whenever I'm here, it's  
7 basically for the site plan. So, you're aware that  
8 typically when they do say that they'll comply,  
9 that's a good thing because that means that they're  
10 going to do everything that we're saying in our  
11 review.

12 And we've just reviewed everything in  
13 accordance to the ordinance. And so, they submitted  
14 it and they'll comply. It's just -- I understand  
15 that you guys are less familiar with seeing the site  
16 plan, but they did submit a complete package and we  
17 thoroughly reviewed it. So, I just wanted to point  
18 that out to you.

19 CHAIRMAN HAMILTON: Okay.

20 MS. MOORE: And so you're aware of the  
21 process too, the final plans are not signed until  
22 they abide by everything that will be in the  
23 resolution, you know, their resolution-compliance.  
24 So, they will go through and make sure everything is  
25 in accordance to the City of Camden Ordinance with

1 the variances and waivers.

2 MR. COOPER: So, when we go to vote on  
3 this here, we can say, upon approval of site plan,  
4 correct?

5 MS. MOORE: Right. Because right now  
6 you're approving the site plan. So, you would say,  
7 you know, you agree with this site plan application  
8 with the variances and waivers presented.

9 MR. COOPER: As long as.

10 MS. MOORE: As long -- right, with the  
11 variances and waivers.

12 MR. COOPER: Yeah. I'm good with this.

13 MR. DIYANNI: Right, Mr. Cooper. We can  
14 place all these as conditions. It will be in the  
15 resolution so there's a record of exactly what the  
16 applicant has to do. So, it's no issue that way.

17 MS. MOORE: Right.

18 So, you understand, too, that I did speak  
19 with the applicant's engineer this afternoon and they  
20 are looking at reconfiguring the parking in which our  
21 office thought it was a better configuration,  
22 especially widening the drive aisle and having the  
23 appropriate amount of parking spaces.

24 MR. COOPER: Okay.

25 MS. MOORE: So, they would be coming in

1 and out off of Walnut Street right next to the  
2 building.

3 MR. COOPER: Yes.

4 MR. EINGORN: This is Kyle. Can you  
5 unshare your screen so that we can see everybody?

6 MR. MANCINI: Absolutely.

7 MR. EINGORN: Thank you so much.

8 MR. COOPER: So, now we're just left to  
9 put a vote to this?

10 MR. DIYANNI: Yes. If there's any  
11 other questions.

12 MS. MOORE: If you have any questions,  
13 yes. If you have any questions or the public has any  
14 questions.

15 MR. DIYANNI: We need go to the public  
16 before any motion is made.

17 CHAIRMAN HAMILTON: Anybody in the public  
18 for or against? Hearing none. The Board, any  
19 questions?

20 MR. COOPER: I think it's a good thing  
21 here. Like I said, I will vote yes as long as the  
22 site plan approves it. I agree upon what's going on  
23 here.

24 REVEREND MARTINEZ: I agree with Mr.  
25 Cooper and all the professionals. I know Ms. Chavis

1 is there and everything goes right so I don't have an  
2 issue with it.

3 MR. COOPER: Can we make a motion?

4 MR. DIYANNI: If I may, kind of just to  
5 lay it out. It would be a motion to approve  
6 preliminary and final site plan approval with the  
7 requested variances and waivers at the subject  
8 property with the following conditions attached to  
9 the approval: The applicant will need to comply with  
10 all the terms, conditions and recommendations  
11 contained as stated in the Engineer's report that we  
12 just went over in the hearing, if there's any from  
13 the City Health Department, City Fire Department or  
14 City Police Department, along with any other reports  
15 from City officials and any other conditions that  
16 were agreed upon by the applicant and his  
17 professionals during this evening's hearing.

18 The applicant will need to also, as the  
19 City Engineer agreed to on the record, have to amend  
20 its plans to comply with what was placed on the  
21 record tonight during the hearing. The applicant  
22 will have to obtain all necessary and applicable  
23 approvals and permits from other governmental  
24 agencies as noted by Ms. Johnson, agreed to by the  
25 applicant. And finally, the applicant must make sure

1 they comply with all of City of Camden's ordinances  
2 and all federal, state, local laws, rules and  
3 regulations. So, we can make a motion to approve  
4 with those conditions.

5 REVEREND MARTINEZ: Motion to approve.

6 MR. COOPER: I second.

7 MR. DIYANNI: I will call the roll.

8 Chairman Hamilton.

9 CHAIRMAN HAMILTON: Yes.

10 MR. DIYANNI: Vice-Chairman Hance.

11 VICE-CHAIRMAN HANCE: Yes.

12 MR. DIYANNI: Reverend Martinez.

13 REVEREND MARTINEZ: Yes.

14 MR. DIYANNI: Ms. Washington.

15 MS. WASHINGTON: Abstain.

16 MR. DIYANNI: Ms. Atwood.

17 MS. ATWOOD: Yes.

18 MR. DIYANNI: Mr. Cooper.

19 MR. COOPER: Yes.

20 MR. DIYANNI: Five in favor. It passes.

21 MR. FLOYD: Members of the Board, thank  
22 you very much for your time this evening.

23 MS. CHAVIS: Thank you.

24 MR. COOPER: Good luck.

25 MS. CHAVIS: Looking forward to it.

1 Thank you very much.

2 CHAIRMAN HAMILTON: Is her lawyer there?

3 MR. FLOYD: Yes, sir.

4 CHAIRMAN HAMILTON: From now on when they  
5 do something and they say they're going to do this,  
6 can we, the Board, get a package that says they did  
7 everything?

8 MS. MOORE: Mr. Chairman, I don't sign  
9 the plans until they do everything. So, we make sure  
10 that it's resolution-compliance. They'll be  
11 submitting revised plans and I don't sign them  
12 without making sure that everything that's in the  
13 letter has been completed. So, you can trust me.

14 CHAIRMAN HAMILTON: Yeah, okay. Well,  
15 I'm saying to you, is there any way the Board, that  
16 we can get a copy of everything that is done right?

17 MS. MOORE: Well, each time I do the  
18 resolution-compliance review, you'll get a letter and  
19 you'll see as I have underlined statements in my  
20 letters, you'll see those underlines disappear and  
21 you'll see the smaller letter. And then you'll see  
22 when I say, you know, I will let you know that the  
23 plans have been approved, the amount of the  
24 performance guarantee and inspection escrow. You'll  
25 be copied on all of my correspondence which would

1 keep you up-to-date with this project and all other  
2 projects that require site plan approval where you  
3 see me at the meetings.

4 CHAIRMAN HAMILTON: Thank you.

5 MR. EINGORN: Mr. Diyanni, give me a call  
6 tomorrow so I can get you a copy of our form  
7 resolutions that it's consistent with the City's  
8 current resolutions.

9 MR. DIYANNI: Absolutely. I appreciate  
10 it.

11 MR. EINGORN: Yes, sir.

12 So, the last two items on the agenda  
13 tonight. First, Adoption of Resolutions. There's  
14 one resolution from last month for Camden Habitat For  
15 Humanity, 513 South 7th Street. This was to  
16 construct a single-family dwelling and this was a  
17 bulk variance approval. Do we have a motion to  
18 adopt that resolution?

19 REVEREND MARTINEZ: Motion to adopt.

20 MS. ATWOOD: Second.

21 MR. EINGORN: We will take a roll-call  
22 vote. Chairman Hamilton.

23 CHAIRMAN HAMILTON: Yes.

24 MR. EINGORN: Vice-Chairman Hance.

25 VICE-CHAIRMAN HANCE: Yes.

1 MR. EINGORN: Reverend Martinez.

2 REVEREND MARTINEZ: Yes.

3 MR. EINGORN: Ms. Washington.

4 MS. WASHINGTON: Yes

5 MR. EINGORN: Ms. Atwood.

6 MS. ATWOOD: Yes.

7 MR. EINGORN: Mr. Cooper.

8 MR. COOPER: Yes.

9 MR. EINGORN: So moved. And lastly, we  
10 need a motion to adjourn until next month:

11 MR. COOPER: Motion to adjourn.

12 CHAIRMAN HAMILTON: I second it.

13 MR. EINGORN: All in favor?

14 THE BOARD: Yays.

15 MR. EINGORN: Good to see everyone. See  
16 you next month.

17 - - -

18 (\*Meeting concluded at 7:12 p.m.\*)

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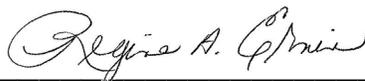
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15 parties to the action, nor a relative or employee of  
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