

In The Matter Of:
CITY OF CAMDEN
ZONING BOARD

Transcript of Meeting
August 2, 2021

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ZONING BOARD
CITY OF CAMDEN

- - - -

Monday, August 2, 2021

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Transcript of proceedings of the Zoning Board of Adjustment Meeting City of Camden, was conducted as a virtual meeting via a remote conferencing platform, ZOOM and commencing at 5:50 p.m.

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

- ROBERT HAMILTON, CHAIRMAN
- DARNELL HANCE, VICE-CHAIRMAN
- HENRIETTA WASHINGTON
- ISAISA MARTINEZ
- TERESA ATWOOD
- CHARLES COOPER
- KAREN MERRICKS

- - - -

- EVITA MUHAMMAD, ZONING BOARD SECRETARY
- KYLE F. EINGORN, ESQUIRE
ATTORNEY FOR THE BOARD
- DENA MOORE JOHNSON, P.E., C.M.E., BOARD ENGINEER
REMINGTON & VERNICK ENGINEERS

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1 MR. EINGORN: We're ready to go, Mr.
2 Chairman, if you'd like to open the meeting.

3 CHAIRMAN HAMILTON: Good evening.
4 Welcome to the City of Camden Zoning Board. Okay?

5 MR. EINGORN: In conformance with the
6 Sunshine Law of the State of New Jersey, notice of
7 this meeting was posted in the Municipal Clerk's
8 office and on the Municipal website on Tuesday,
9 July 27, 2021. By direction of the Zoning Board of
10 Adjustment Board Chairman, Robert H. Hamilton, Jr.,
11 the City of Camden's meeting of the Zoning Board,
12 will be held tonight at 5:30 p.m.

13 And due to the declaration of an health
14 emergency related to the COVID-19, City Hall remains
15 closed, therefore, this meeting is regularly
16 scheduled meeting will be conducted as a virtually
17 meeting via a ZOOM platform. Instructions on
18 accessing this virtual regular scheduled meeting,
19 have been posted on the City's website.

20 We'll take a roll call. Chairman
21 Hamilton.

22 CHAIRMAN HAMILTON: Here.

23 MR. EINGORN: Vice-chairman Hance.

24 VICE-CHAIRMAN HANCE: Here.

25 MR. EINGORN: Reverend Martinez.

1 REVEREND MARTINEZ: Here.

2 MR. EINGORN: Ms. Washington. We can see
3 Ms. Washington and note her presence.

4 MR. EINGORN: Ms. Atwood.

5 MS. ATWOOD: Here.

6 MR. EINGORN: Ms. Merricks.

7 MS. MERRICKS: Here.

8 MR. EINGORN: Mr. Cooper.

9 MR. COOPER: Here.

10 MR. EINGORN: Good to see everyone.

11 The first order of business would be to
12 approve the minutes from June 2021. There was no
13 meeting from last month. Do we have a motion?

14 MR. COOPER: Motion to accept.

15 MR. EINGORN: Do we have a second?

16 MS. ATWOOD: Second.

17 MR. EINGORN: I'll take a roll-call vote.
18 Chairman Hamilton.

19 CHAIRMAN HAMILTON: Yes.

20 MR. EINGORN: Vice-chairman Hance.

21 VICE-CHAIRMAN HANCE: Yes.

22 REVEREND MARTINEZ: Yes.

23 MR. EINGORN: Ms. Washington.

24 MS. WASHINGTON: Yes.

25 MR. EINGORN: Ms. Atwood.

1 MS. ATWOOD: Yes.

2 MR. EINGORN: Ms. Merricks.

3 MS. MERRICKS: Yes.

4 MR. EINGORN: Mr. Cooper.

5 MR. COOPER: Yes.

6 MR. EINGORN: And we heard Ms. Washington
7 chime in there. All in favor, so moved.

8 MR. EINGORN: I'll go through the list of
9 Old and New Business. If you're present, please let
10 us know by speaking up when you hear your
11 application.

12 First order of business, Peralta Family
13 Properties, LLC, 116 State Street.

14 MR. IZZO: Present and ready.

15 MR. TORRES: Present.

16 MR. EINGORN: Thank you.

17 Fred Mitchell, 1484 Princess Avenue.

18 MR. MITCHELL: Ready. Present.

19 MR. EINGORN: Very good.

20 Eugenio Ventura Morales, 307 State
21 Street. My understanding is that there was no proper
22 notice for the site plan; is that correct, Evita?

23 MS. MUHAMMAD: Correct. They asked to be
24 adjourned for next month.

25 MR. EINGORN: And that is as to the use

1 variance application, right? They still have to
2 notice for their site plan --

3 MS. MUHAMMAD: Site plan waiver.

4 MR. EINGORN: Luccello Properties, LLC.

5 MR. GLEANER: We're ready, Mr. Eingorn.

6 Good evening.

7 MR. EINGORN: Good evening.

8 McGuire Preservation Urban Renewal, LLC.

9 MR. SHEEHAN: Good evening, we're present
10 and ready to go. Thank you.

11 MR. EINGORN: Very good.

12 Parkside Redevelopment.

13 MR. FLOYD: Present and ready to proceed.

14 MR. EINGORN: Good evening.

15 St. Joseph's Carpenter Society.

16 MR. CIESLIK: Good evening. We're ready
17 to proceed.

18 MR. EINGORN: Thank you.

19 Inland Real Estate Acquisitions, LLC.

20 MR. BARANOWSKI: Good evening. Bob
21 Baronowski here. We're present and ready to proceed.

22 MR. EINGORN: Good evening. And lastly,
23 First Nazarene Baptist Church.

24 MR. DAWSON: Present and ready to go.

25 MR. EINGORN: Ready to go. Thank you.

1 With that in mind, we'll call the first
2 matter, Peralta Family Properties, LLC. This is a
3 holdover from June. There were plans requested.
4 Mr. Izzo, do you have those plans? Were they
5 provided? Mr. Izzo, you're muted. You're still
6 muted.

7 MR. IZZO: We have the plans and they
8 were delivered to City Hall and nine documents of the
9 large roll-out style.

10 MS. MUHAMMAD: Kyle, anything that was
11 saved was given to the Board members. If they don't
12 have it, I didn't receive it.

13 MR. EINGORN: I don't recall receiving a
14 copy. It doesn't mean that the Board members didn't
15 receive it.

16 MR. IZZO: We weren't permitted to
17 proceed past the front door. We were required to
18 leave them in the City Drop Box.

19 MS. MUHAMMAD: If you have a copy, you
20 have to be prepared to show.

21 MR. EINGORN: Mr. Izzo, are you able to
22 share your screen to show the plans for the Board?

23 MR. IZZO: I can't display them because
24 of their huge -- (BACKGROUND NOISE FROM A CELL PHONE)

25 THE REPORTER: There's background noise.

1 I cannot hear.

2 MR. IZZO: We need the Board to have
3 these on their desk when we present it. And this was
4 sent about ten days ago when they were brought to the
5 City Hall.

6 MR. COOPER: I don't have it.

7 MS. MUHAMMAD: We don't have direct
8 access to the Drop Box. It gets sorted out with the
9 mailroom. And, again, we didn't receive it
10 especially in time to get it out to the Board
11 members. I don't have anything in our office
12 pertaining to this matter. And, again, all packets
13 are mailed out at the same time, including to the
14 attorney, the Board attorney. And, again, we don't
15 have it. So if you can't share your screen then Kyle
16 you have to proceed that way.

17 MR. IZZO: So, what we brought to City
18 Hall and what we have in front of us tonight is
19 professionally-prepared plans which shows the
20 redevelopment of a three-story middle of the
21 rowhouse. And what the architect has proposed is
22 four apartments and that is, one on the first floor,
23 two on the second floor, one on the third floor. In
24 the front of the first floor, the architect has drawn
25 a reception lobby, not a residential apartment. So

1 these are one-bedroom apartments; four one-bedroom
2 apartments with a customary kitchen, bath, bedroom,
3 living room arrangement.

4 And the building that we looked at
5 before, is a typical three-story older rowhouse,
6 North Camden-style, which sits on a lot which is
7 15 by 85 and it's in somewhat dilapidated condition
8 presently. The neighboring properties are not
9 redeveloped. They're kind of in question also.

10 What my clients want to do is, develop
11 this into student housing. That's the clear
12 objective of this plus the one-bedroom
13 configurations. And they are seeking Board approval
14 of the variance to develop the four apartments. The
15 familiar location of this is at the bottom of State
16 Street. There's no more residences from State Street
17 all the way to the Delaware River. That was the
18 basis for our testimony of the parking adequacy.
19 There's just stretches of unoccupied land once you go
20 west toward Philadelphia from this point. There's no
21 more residences.

22 Likewise, my client mentioned that
23 there's a diagonal street in the rear which is Main
24 Street; well known. And there's no residences on
25 Main Street. And there's a vast whole block with

1 parking with no people living on that section of Main
2 Street, that block. So what we'd like to do is have
3 the Board consider this application for four student
4 housing units. It's the highest and best use for
5 this property in the present reality of the North
6 Camden section of the neighborhood.

7 There's other student housing that's been
8 developed in that vicinity. Right now the house is
9 not being used for anything and it hasn't been used
10 by any single-family for many, many years. And my
11 clients are coming forward to put some money into the
12 property and into the block to improve the situation
13 by doing this conversion.

14 So what we'd like to do tonight is
15 advance the application towards a discussion and
16 consideration of and spend some time describing the
17 unique situation where there's not cars parked in
18 that neighborhood. Now what we'd like to do is
19 consider the configuration of the building. One
20 student apartment in the rear of the first floor.
21 The reception lobby taking up the front half of the
22 first floor without any occupancy of that portion of
23 the building.

24 Second floor evenly divided between two
25 one-bedroom apartments. Each one living room,

1 bedroom, kitchen and bath. That's the second floor.
2 The third floor is not as deep in construction as the
3 first and second floor. Therefore, there's just one
4 single one-bedroom apartment on the third floor.
5 It's basically equal in size to the two apartments on
6 the second floor. They're all one-bedroom
7 apartments. They're all intended to attract student
8 tenants who would, again, be the highest and best use
9 for this particular house in this particular
10 location.

11 Mr. Wilton Torres, he's on the
12 development team. He's here tonight and he's going
13 to just amplify anything I didn't communicate to the
14 Board. Mr. Torres, would you identify yourself?

15 MR. EINGORN: Mr. Torres, if you can just
16 raise your right hand so you can be sworn.

17 MR. TORRES: Okay.

18 - - -

19 WILTON TORRES, having first been duly
20 sworn/affirmed, was examined and testified as
21 follows:

22 - - -

23 MR. EINGORN: Could you state your name
24 and address for the record?

25 MR. TORRES: Wilton Torres. I reside at

1 621 E. Allegheny Avenue, Philadelphia Pennsylvania,
2 19134.

3 MR. IZZO: Mr. Torres, you are familiar
4 with this property and you've been throughout the
5 whole structure; is that correct?

6 MR. TORRES: Correct.

7 MR. IZZO: And you've inspected the plans
8 that were prepared for the proposed redevelopment
9 that were drawn by Magda Green Design, LLC?

10 MR. TORRES: Yes.

11 MR. IZZO: And do you think those plans
12 are going to facilitate the redevelopment of this
13 property and make into something better than what you
14 have right now?

15 MR. TORRES: Yes.

16 MR. IZZO: And tell us how that will help
17 Camden besides just helping you make money? How is
18 it going to help the City?

19 MR. TORRES: Well, it's going to be
20 having four apartments and it's around a school, a
21 university. And I'm attracting students and helping
22 out with the community and renovating apartments.

23 MR. IZZO: Please tell us also how much
24 money you're suggesting would be invested into this
25 property?

1 MR. TORRES: Whatever it needs to be
2 safe.

3 MR. IZZO: How much are you going to
4 spend to do this redevelopment?

5 MR. TORRES: Almost \$500,000.

6 MR. IZZO: Five hundred thousand dollars,
7 (\$500,000)?

8 MR. TORRES: Yes, sir.

9 MR. IZZO: Do you have the resources
10 available to complete this project in an orderly and
11 legal manner?

12 MR. TORRES: Yes.

13 MR. IZZO: Now, how many times have you
14 visited 116 State Street?

15 MR. TORRES: Every day.

16 MR. IZZO: And I was making a
17 representation. The parking is not problematic on
18 that street. What do you notice?

19 MR. TORRES: There's a lot of parking
20 spaces. There's a lot of empty spaces around, in the
21 back of the house, on the side and in the front.

22 MR. IZZO: Those are street parking; is
23 that correct?

24 MR. TORRES: And there's a small lot in
25 the back of the house that is free.

1 MR. IZZO: Your property doesn't have a
2 side yard or garage or a driveway or anything like
3 that, does it?

4 MR. TORRES: No.

5 MR. IZZO: Do you have any room to
6 install something like that on your property?

7 MR. TORRES: No.

8 MR. IZZO: And did you consider buying
9 this house and renting it out to a single family for
10 a single family tenancy?

11 MR. TORRES: That's not my plan. My plan
12 is to rent it to students. That's why I only put in
13 one-bedroom apartments.

14 MR. IZZO: Why is that better in your
15 estimation. Why is that a better plan?

16 MR. TORRES: It's safer and it's safer
17 for the community. I don't believe that -- I don't
18 believe that a single family can live in one of our
19 apartments. It's one bedroom. And usually they have
20 one kid or two. It won't be safe to rent it to a
21 single family.

22 MR. IZZO: Would you say the
23 neighborhood would be safe; is that what you said?

24 MR. TORRES: Excuse me? Can you repeat
25 that again. I didn't hear you.

1 MR. IZZO: The Board is going to ask you
2 some questions. Please talk into the computer when
3 they speak to you. Okay?

4 MR. TORRES: Okay.

5 MR. IZZO: That's all I have.

6 MR. EINGORN: Does the Board have
7 questions for the applicant?

8 MR. COOPER: Yes. This house, is it
9 surrounded by other properties? It's a rowhome,
10 correct? So you're in the middle of two homes?

11 MR. TORRES: Yes. It's surrounded by
12 other houses that are also divided into apartments.

13 MR. COOPER: They are apartments that's
14 in that neighborhood then?

15 MR. TORRES: Yes. They're multiple
16 apartments.

17 MR. COOPER: And you said you won't have
18 a back yard or anything? You won't have no offset.
19 There's no offset there?

20 MR. TORRES: Well, there is a backyard
21 which -- there's no garages, though.

22 MR. COOPER: Okay. All right.

23 CHAIRMAN HAMILTON: Do you got pictures
24 of the house?

25 MR. TORRES: What was that?

1 CHAIRMAN HAMILTON: Do you have pictures
2 of the house so we can see it?

3 MR. TORRES: Yes.

4 MR. IZZO: This is the lot with four
5 identical rowhouses and 116 is in the picture is on
6 the left. It's in the middle of the row. It's a
7 very unique block.

8 VICE-CHAIRMAN HANCE: I got a question.
9 Is this for college students or is this for families?

10 MR. TORRES: This is more geared to
11 college students.

12 VICE-CHAIRMAN HANCE: Okay. You just
13 said families earlier. So is it going to be families
14 or college students?

15 MR. TORRES: No. It's geared more to
16 college students. They asked me if I would be okay
17 renting it to a family. And I said, it's not really
18 developed because it's only one-room apartments. It
19 is not really developed for families. It's developed
20 more for college students; to make it more convenient
21 to college students.

22 VICE-CHAIRMAN HANCE: Okay. So you
23 didn't answer my question. Is it going to be for
24 families or college students?

25 MR. TORRES: College students.

1 VICE-CHAIRMAN HANCE: Okay.

2 MR. COOPER: With these college students,
3 you would have them rent year-round; they'd sign a
4 year-round lease?

5 MR. TORRES: Yes. Or even a six-month
6 lease minimum depending on the semesters.

7 REVEREND MARTINEZ: What kind of security
8 would you have for these kids?

9 MR. TORRES: Multiple cameras, alarms
10 systems. That for now like security cameras, front
11 and back, hallways, and then alert the community as
12 well; like being in concert with the community as
13 well.

14 MR. IZZO: Mr. Torres, is your block near
15 the Rutgers Police Station?

16 MR. TORRES: I believe it's like a few
17 blocks away.

18 CHAIRMAN HAMILTON: You don't live there
19 at all, right?

20 MR. TORRES: No. No nobody lives there
21 yet. It's not livable right now.

22 CHAIRMAN HAMILTON: Are you from up that
23 way?

24 MR. TORRES: I'm from Philadelphia. I'm
25 planning to move up that way, though.

1 MR. EINGORN: Any other questions from
2 the Board?

3 REVEREND MARTINEZ: Is this the same
4 property we had a month ago, two months ago? It's
5 the same owner, right?

6 MR. TORRES: Yes.

7 REVEREND MARTINEZ: I didn't hear
8 that.

9 MR. TORRES: Yes.

10 MS. ATWOOD: My question is, I just want
11 to make sure that each apartment is going have its
12 own separate bathroom?

13 MR. TORRES: Yes.

14 MS. ATWOOD: Including the one on the
15 third floor?

16 MR. TORRES: Yes.

17 MS. ATWOOD: Okay.

18 VICE-CHAIRMAN HANCE: Also, what about
19 the parking?

20 MR. TORRES: Even the lobby has a
21 bathroom.

22 MR. IZZO: The plans shows that it does.
23 Not a kitchen but, yes, a bathroom.

24 REVEREND MARTINEZ: None of these will
25 have a stove and stuff, right?

1 MR. TORRES: What was that?

2 REVEREND MARTINEZ: Do they have stoves?

3 MR. TORRES: Not right now. But they're
4 going to get stoves installed, yes, one, two, three,
5 four stoves.

6 VICE-CHAIRMAN HANCE: I'm concerned about
7 the parking.

8 MR. TORRES: I said we have a small yard
9 in the back. We have a main street in the back
10 that's no houses in the back that anybody can park
11 there. And then you have all the way down State
12 Street where there's like a big empty lot where
13 there's no houses there where people can park as
14 well.

15 CHAIRMAN HAMILTON: You should have took
16 a picture of the back and brought them in there so we
17 could see what you're talking about.

18 MR. TORRES: Yes, the lawyer has a
19 picture there of it, of Main Street and the little
20 small lot in the yard.

21 CHAIRMAN HAMILTON: You got a picture?

22 MR. IZZO: I think we brought the
23 pictures.

24 MR. EINGORN: There are pictures that are
25 part of the packet, Mr. Hamilton. I'll see if I can

1 show it for the record. I think this is the picture
2 you were showing to me, Mr. Torres?

3 MR. IZZO: That is Front and Main, I
4 believe.

5 MR. EINGORN: It's not the right part of
6 the property?

7 MR. IZZO: Right. That's one block west
8 of the --

9 CHAIRMAN HAMILTON: Now, somebody should
10 tell them before they come in to bring the pictures
11 so we could see them. I don't know what their
12 lawyer, he got pictures. I don't know what they're
13 for.

14 MR. IZZO: We were able to show these the
15 first time we appeared. We've come back a couple of
16 times.

17 CHAIRMAN HAMILTON: When you came back
18 you were suppose to have those pictures. You know,
19 this is getting on my nerves. You have no pictures.

20 VICE-CHAIRMAN HANCE: We really can't see
21 your plans.

22 MR. EINGORN: Let the record reflect that
23 Mr. Torres is attempting to show his phone, a
24 photograph of the street. It's hard to decipher.

25 VICE-CHAIRMAN HANCE: A question for

1 Kyle.

2 MR. EINGORN: Yes, sir.

3 VICE-CHAIRMAN HANCE: Don't they have to
4 have designated parking spaces?

5 MR. EINGORN: I'm sorry. What?

6 VICE-CHAIRMAN HANCE: Don't they have to
7 have designated parking spots?

8 MR. EINGORN: By the ordinance, they're
9 required to have -- according to Dr. Williams' denial
10 letter, they need a bulk variance for eight
11 off-street parking spaces.

12 (BACKGROUND NOISE HEARD.)

13 VICE-CHAIRMAN HANCE: Can they show us
14 eight parking spaces?

15 MR. EINGORN: Part of the problem we're
16 having here is that we don't know what the parking is
17 like during the day.

18 MR. TORRES: This is Main Street in the
19 back. That's the lot that we have in back and this
20 is Main Street. This is how Main Street looks like
21 all day and all night because as you can see, there's
22 no houses there. It's directly behind the house.

23 MR. IZZO: When that was being developed,
24 Main Street was cut off. (BACKGROUND NOISE HEARD.)
25 It sits there in back of State Street with no

1 residences on it and no cars at all on Main Street.

2 VICE-CHAIRMAN HANCE: What space is there
3 for the tenants?

4 MR. IZZO: Essentially their back yard.

5 MR. COOPER: Kyle.

6 MR. EINGORN: Yes.

7 MR. COOPER: With a one-bedroom, how many
8 parking spots will he need for that?

9 MR. EINGORN: Doctor Williams' denial
10 letter says eight.

11 MR. COOPER: He needs eight?

12 MR. EINGORN: Eight total.

13 MR. COOPER: Eight total parking spots.
14 Now, he has to show us eight parking spots on that
15 street and I can't see it. I can't see eight spots.

16 MR. IZZO: When you look at the map of
17 North Camden, Main Street cuts through the block
18 diagonally. And now there's no residences on that
19 street. There's far more than eight. There might be
20 28 -- 25.

21 MR. EINGORN: Let the record reflect that
22 Mr. Izzo is sharing a map on his screen with the
23 Board.

24 MR. IZZO: Look, Camden's been
25 reconfigured so that Main Street has been cut off.

1 It just sits there empty of houses and traffic.

2 MR. COOPER: They're reconfiguring it for
3 something.

4 VICE-CHAIRMAN HANCE: We need to see the
5 plans. I don't have anything in front of me. I'm
6 only seeing a small picture of what you're showing
7 us. But we requested some plans and we don't have
8 them. I mean, you dropped them off but we don't have
9 them in front of us.

10 MR. IZZO: I want to share that part of
11 it. I know this isn't clear and easy to see but it
12 shows a cobblestone street, Main Street, just barren
13 of buildings, cars, people. There's nothing on that
14 street now.

15 CHAIRMAN HAMILTON: That ain't good
16 enough for me. I kept telling you before. I'm going
17 to speak my mind. I keep telling you before. You
18 need pictures so we can see them. I'm not votin' on
19 that like that. I'm telling you right now.

20 MR. IZZO: We do plan have time to send
21 you these pictures in color again. I have no problem
22 with that.

23 CHAIRMAN HAMILTON: That's why they
24 should have sent them to us. If they want Zoom, we
25 got Zoom. Then you need to send us pictures cause

1 this Zoom shit ain't workin' out.

2 MR. EINGORN: All right. So it sounds to
3 me like the Board's preference is to see the plans
4 and to have the color pictures in hand.

5 CHAIRMAN HAMILTON: Right.

6 MR. EINGORN: Evita, is it better to have
7 the documents mailed to you as opposed to put it into
8 the Drop Box?

9 MS. MUHAMMAD: Kyle, I'm not sure which
10 one is better. I just know that we don't access to
11 the Drop Box. And it gets sorted from the mail room.
12 So the mail from the mail room is sorted by -- I
13 mean, the mail from the Drop Box gets sorted out with
14 the mail in the mail room and we get it all. I have
15 no issues with nobody else's mail. This is the
16 second time now I haven't received the plans. They
17 said on the record the last time that we received the
18 plans and I didn't receive those plans from that time
19 frame. I'm not sure what's going on.

20 MR. TORRES: Can we email them to you?
21 Can we email the plans and the pictures?

22 MS. MUHAMMAD: Yes. Counsel has the
23 email.

24 MR. TORRES: Because I can email right
25 now if we can.

1 MS. MUHAMMAD: They can see what you're
2 presenting so that wouldn't suffice at the moment.

3 MR. EINGORN: The issue is that the Board
4 would like to have them in front of them so that they
5 can see them and not worry so-to-speak. As it is on
6 you computer screen, we can't see the detail. It's
7 hard to see where the bedrooms are located, the
8 bathrooms. It's hard to see dimensions. It's
9 really -- it's impossible to do this from the little
10 picture on your screen. And I know you're making an
11 effort and that's appreciated. But it's not real
12 feasible for the Board right now to make the proper
13 determination.

14 And I think at least it's your concern,
15 it would be preferable to have a clear record in the
16 event that there's an appeal or anything, you want to
17 be able to state your case and show that everything
18 was done in a manner that the Board could make an
19 intelligent and informed decision. So I think it
20 behooves you to have counsel provide the plans, come
21 back next month, provide the colored pictures so that
22 all the Board members can see the parking. It helps
23 to have pictures during the times of day so that they
24 can show and see that there's parking at all times of
25 day to support the requested -- excuse me -- the

1 requested bulk variance.

2 MR. IZZO: We'll mail them by U.S. mail
3 instead of using the Drop Box. They should reach the
4 secretary's office if they're in a container. We
5 were kind of surprised by the Drop Box. We thought
6 we were going to walk up to the secretary's office.
7 That was last week. So we'll have to repeat that and
8 make sure it gets there.

9 MR. EINGORN: All right. So for the
10 record, this matter is going to be adjourned to the
11 next monthly meeting and we will see you then.

12 MR. IZZO: Very good. Thank you for your
13 time.

14 MR. EINGORN: Thank you.

15 The next matter, Mr. Mitchell is back.
16 I believe he needed to provide photos of the meter
17 and parking. Mr. Mitchell, are you there? You're
18 muted, sir.

19 MR. MITCHELL: Yes, I'm here.

20 MR. EINGORN: If you could just raise
21 your right hand for me.

22 - - -

23 FRED MITCHELL, having first been duly
24 sworn/affirmed, was examined and testified as
25 follows:

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MR. EINGORN: Thank you. Please state your name and address for the record.

MR. MITCHELL: Fred Mitchell, 1175 Marlkress Road, #1506, Cherry Hill, New Jersey 08034.

MR. EINGORN: Thank you.

The Board will remember this is a continued matter, again, from June. The applicant seeks a three-family dwelling rehab. This was denied for a duplex back in 1995. Mr. Mitchell, you weren't the applicant in 1995; is that correct?

MR. MITCHELL: Correct.

MR. EINGORN: And off-street parking is also needed. The denial letter states 2.2 spaces per unit. So about seven spaces?

MR. MITCHELL: Well, I thought there was six but, okay. As I recall where we left off was, we wanted pictures, color photos so I did deliver them. The Board should have them. I did confirm with the secretary that they were received.

MR. EINGORN: Mr. Mitchell, if I recall correctly, this is currently a duplex; is that correct?

MR. MITCHELL: Yes.

1 MR. EINGORN: And you're simply to add,
2 renovate the duplex and then add an additional
3 apartment; is that correct?

4 MR. MITCHELL: That's correct. It's
5 really an efficiency off of the back end of the
6 basement primarily for the owner who, you know, asked
7 if we could do that.

8 MR. COOPER: Is the efficiency off of the
9 basement?

10 MR. MITCHELL: Yes.

11 MR. COOPER: You can walk out from the
12 basement?

13 MR. MITCHELL: Correct.

14 We had pretty much gone through
15 everything except the parking. And I was explaining,
16 if anybody is familiar with Our Lady of Lourdes is
17 part of Parkside, they're large. The lots have
18 30-foot frontages. It's a lot of space on the block.
19 We do have empty spaces immediately across the street
20 that are, in essence, doing nothing.

21 But even if they were built upon with the
22 double homes like on the other side with 30-foot
23 lots, there would still be adequate parking. The
24 driveway for this property is 100 feet. One of the
25 photos that I presented, showed the neighbor with

1 three cars in his yard. So there is parking,
2 adequate parking. There's parking on the property
3 itself and there's adequate street parking as well.

4 MR. EINGORN: Is it your testimony that
5 the lot has three spaces on-site?

6 MR. MITCHELL: Correct.

7 MR. EINGORN: And your applicant would
8 require three spaces, a variance for three spaces?
9 Excuse me.

10 MR. MITCHELL: A variance for three
11 spaces? I think it's three normal, average spaces.
12 An average rowhome is 12 to 15 feet. This lot is 30
13 feet.

14 MR. EINGORN: If the property has three
15 units and it requires six spaces and there's three
16 spaces on site, you would need a variance for three
17 off-street parking spaces.

18 MR. MITCHELL: Well, no one mentioned
19 filing an additional application or piece of paper.
20 All that was asked from me was just show that, you
21 know, there was adequate parking. Are you saying to
22 me now that I need to go back and file an additional
23 document?

24 MR. EINGORN: No. What I'm saying is,
25 that the Zoning Board denial letter dated March 22,

1 2021 says, off-street parking is needed; 2.2 spaces
2 per unit required.

3 MR. MITCHELL: Okay. Right.

4 MR. EINGORN: Including, my recollection
5 is that that was part of your notice and part of this
6 application already. And what you're telling us is
7 that there three spaces on site.

8 MR. MITCHELL: Correct.

9 MR. EINGORN: So six minus three is
10 three.

11 MR. MITCHELL: Correct. But I thought
12 that certainly we would use the natural parking in
13 front of the property and average parking. I'm not
14 sure what you're asking. Are you saying that the
15 space immediately in front of the property needs to
16 be dedicated to the property?

17 MR. EINGORN: The space in front of the
18 property is on-street parking. That's not owned by
19 the property owner. The street is not owned by the
20 property owner. So if you don't have the ability to
21 accommodate six cars, then you need to utilize
22 three spaces on the street, correct?

23 MR. MITCHELL: Correct.

24 MR. EINGORN: Right. So you would need a
25 variance because you don't have the ability to

1 accommodate all six cars. You need a variance for
2 three cars. Understood?

3 MR. MITCHELL: Okay.

4 MR. EINGORN: And so I don't see the
5 pictures in front of me.

6 MR. MITCHELL: They should look like
7 this. I did confirm that they were received.

8 MR. EINGORN: And there's ample -- I'm
9 assuming from the pictures. I can't see the
10 monitor. I don't know if the Board --

11 MR. MITCHELL: Okay. This is the front
12 of the property.

13 MR. EINGORN: Let the record reflect that
14 Mr. Mitchell is showing several pictures of the
15 property to demonstrate parking. Is the Board able
16 to see it and evaluate the pictures from Mr.
17 Mitchell?

18 MR. MITCHELL: Can we confirm that I
19 did --

20 MR. COOPER: Again, these pictures were
21 not clear to me. Can you put them up again so I
22 could just try to get a look of them?

23 MR. MITCHELL: Sure.

24 MR. COOPER: See Kyle, this is very hard
25 for us to see like this.

1 MR. EINGORN: I agree. I'm having
2 trouble seeing them as well.

3 CHAIRMAN HAMILTON: I've been telling you
4 that for how long but you keeping doing the same
5 thing.

6 MR. COOPER: I can't blow this up.

7 CHAIRMAN HAMILTON: Same thing over and
8 over, man. I'm getting tired of this.

9 MR. COOPER: Yeah.

10 MR. MITCHELL: This is from immediately
11 in front of the house.

12 MR. COOPER: Okay. I'm looking at this
13 picture. You took this picture on the sidewalk or --

14 MR. MITCHELL: Yes.

15 MR. COOPER: -- the steps?

16 MR. MITCHELL: No. On the sidewalk.

17 MR. COOPER: Looking down on, I guess,
18 that will be westbound from --

19 MR. MITCHELL: My back was towards Our
20 Lady of Lourdes.

21 MR. COOPER: Okay. All right.

22 MR. MITCHELL: I think it's the fifth
23 house from the corner of Our Lady of Lourdes. That's
24 where Princess ends.

25 MR. COOPER: Un-huh.

1 MR. MITCHELL: It's a 30-foot frontage
2 with a 100-foot deep driveway. This is the driveway.

3 VICE-CHAIRMAN HANCE: This looks like a
4 lot of ways to me. We need copies of the picture.

5 MR. MITCHELL: I do have copies of the
6 picture. I confirmed them with your office that you
7 did receive them.

8 MS. MUHAMMAD: If you can see me, these
9 are the -- if you can see this.

10 MR. MITCHELL: That's it. This is the
11 photo that everybody should have.

12 MR. COOPER: I don't have it.

13 MR. MITCHELL: No, no. That was from the
14 original. These are the ones that I dropped in and I
15 called up the next day and spoke to someone in your
16 office, and they did say you were at lunch, but they
17 did say that they had these photos.

18 MS. MUHAMMAD: Okay. These are the only
19 photos that I have that everybody should have.

20 MR. MITCHELL: That was for the original
21 packet. These are since our last meeting, yes, since
22 our last meeting.

23 MR. COOPER: That was June's meeting,
24 correct?

25 MR. MITCHELL: Correct.

1 MR. COOPER: I have June's packet here
2 and I don't see no pictures.

3 CHAIRMAN HAMILTON: I don't have them in
4 my packet.

5 MR. MITCHELL: No, no. It was for -- we
6 had June's meeting. You told me that I needed to
7 give you this for July but we didn't have July's
8 meeting.

9 MS. MUHAMMAD: Right.

10 MR. MITCHELL: Right. Before July's
11 meeting you had this.

12 MS. MUHAMMAD: Okay. But that wasn't
13 confirmed with me. These are the only colored photos
14 that I have and it's three pages and the only --

15 MR. MITCHELL: The interior. They're for
16 the interior.

17 MS. MUHAMMAD: Here are some exterior and
18 this is all we have as far as color.

19 MR. MITCHELL: Okay. The one that you're
20 showing me right there, that has the driveway in it.

21 MS. MUHAMMAD: Okay. Everybody should
22 have it.

23 MR. EINGORN: The issue we have, Mr.
24 Mitchell, is that even though you have -- even if the
25 property has a driveway and it can accommodate three

1 cars, it's not enough to accommodate every unit
2 that's proposed. Right? So it's not enough to meet
3 the standard of the ordinance, therefore, you require
4 a variance for which we need the photographs for
5 off-street parking.

6 Even though there may be enough by your
7 testimony now, in the future there's going to be
8 other development or other homes, people moving in,
9 maybe somebody else wants to build a duplex in the
10 zones so a duplex from my memory is a -- may or may
11 not be an allowed use. You know, that can change.
12 So the Board needs to be able to visualize and see
13 and make a proper determination as to what's going on
14 here because it could impact further development.
15 It's unfortunate that we don't have the pictures that
16 you provided. But without them, I don't see that the
17 Board is going to make a determination.

18 REVEREND MARTINEZ: Kyle, it's a shame.
19 City Hall has to come up with a better plan when it
20 comes to the Box. It's a shame. If I go and I bring
21 my paperwork then and I'm told that it was there and
22 then we come to a meeting and we don't have
23 paperwork, I mean, it's ridiculous. It's a shame.

24 MS. MUHAMMAD: With all due respect, Mr.
25 Martinez, Mr. Mitchell just confirmed that he didn't

1 speak with me directly.

2 REVEREND MARTINEZ: I understand. I'm
3 saying --

4 MS. MUHAMMAD: I'm just saying, when he
5 confirmed, it wasn't confirmed by me, the secretary,
6 that those particular photos were received and they
7 were not received with the original submission.
8 Those came after a request. Now, I don't know if he
9 sent two separate submissions. But whatever the case
10 is, it has to be received in time before I mail the
11 packages out.

12 Because everybody has to understand that
13 the packages have to be mailed to the Board members.
14 We don't meet up. We don't meet in person. It has
15 to go through mail from City Hall from me to you that
16 you all get the packages. Okay. So it's the time
17 frame of everything. Everybody has to adhere to the
18 time frame.

19 MR. MITCHELL: Can I -- how can I proceed
20 because I've been dead in the water for months now.
21 You said I need a variance. Okay? Do I need to
22 apply for that? And that is for the three-unit. Can
23 I proceed now as a two-unit just to keep things
24 moving because I'm dead still right now?

25 MR. EINGORN: You have an application for

1 a permit, I assume, that was denied for the third
2 unit, right?

3 MR. MITCHELL: Correct.

4 MR. EINGORN: And so you've brought an
5 application and notice for a three-unit apartment
6 complex. So you've asked for a use variance and a
7 bulk variance for parking. So that's what we're here
8 for.

9 MR. MITCHELL: Right. So we're here for
10 the parking.

11 MR. EINGORN: The Board can't make a
12 determination on the parking without the relevant
13 information. And I don't think the Board is ready to
14 make a determination as to the use without seeing the
15 parking because they kind of go hand-in-hand, right?

16 MR. MITCHELL: Okay. Let me ask this.
17 This parking, parking has to be on the deeded land
18 that the property is on?

19 MR. EINGORN: So the ordinance requires
20 off-street parking. Yes, it's on the site with the
21 building itself. It could be a garage; a lot;
22 driveway. But it has to be able to accommodate the
23 amount of cars provided by the ordinance.

24 MR. MITCHELL: Let me try to ask another
25 way. Wherever this designated land is, does it have

1 to be a part of the deeded property?

2 MR. EINGORN: Well, you can get a shared
3 parking agreement or do some other -- rent parking
4 from somebody else. That would satisfy your
5 off-street parking requirement because it would be
6 off the street.

7 MR. MITCHELL: So this space would have
8 to have some sort of legal encumbrance to it directly
9 related to my property? I have to have a legal or
10 something binding that will give me the
11 authority to use that as parking?

12 MR. EINGORN: Correct.

13 MR. MITCHELL: And that's what everyone
14 is doing?

15 MR. EINGORN: No. They've come before
16 the Board in the past, other applicants, and asked
17 for variances so that they can be relieved of the
18 obligation to provide the additional parking which is
19 why you're here tonight, right?

20 MR. MITCHELL: Correct. Yes.

21 MR. EINGORN: Right. So in order to do
22 that, the Board is asking for pictures which
23 unfortunately they don't have in order to evaluate
24 the ability of the area to accommodate the street
25 parking for the additional cars.

1 MR. MITCHELL: All right. We need to
2 postpone this again because we don't have the
3 pictures?

4 MR. EINGORN: Unfortunately, yes. If you
5 could -- re-provide the pictures and confirm it with
6 Evita, she'll get them to the Board members and they
7 can see what's going on.

8 MR. MITCHELL: Okay. Thank you. But let
9 me just ask. Because of the delays, is there any way
10 faster to move forward with this?

11 MS. MUHAMMAD: As far as what?

12 MR. MITCHELL: We've missed a month last
13 month. And there may be a possibility that we may
14 miss next month. For something that's not really
15 major, it's taking a long time. Let me not say major
16 because that's why they have you guys. You guys are
17 there to determine if it's major. But it has taken a
18 very long time. That's why I asked, was there some
19 faster way. That's all.

20 MR. EINGORN: Fortunately, this is the
21 process, Mr. Mitchell.

22 MR. MITCHELL: Okay.

23 MR. EINGORN: We'll see you next month.

24 MR. MITCHELL: Thank you.

25 MR. EINGORN: Thank you.

1 The next matter was, Eugenio Morsales.
2 Note that this matter is not being heard tonight. If
3 you're here for that, I apologize. But that'll be
4 heard maybe next month if the noticing is proper.

5 The next matter is Luccello Properties,
6 LLC. I saw Mr. Gleaner.

7 MR. GLEANER: Thank you, Mr. Eingorn.

8 Mr. Eingorn, I'm here with Pat
9 Pasquareillo who is one of the owners of the LLC,
10 Luccello. I also have Matt Walsh from Stout &
11 Caldwell, our engineers and our planner who put
12 together the application.

13 This matter, as you know, was carried
14 from the June meeting. We wanted to address two
15 issues. After the hearing, there was substantial
16 discussion at the time of the -- when the meeting was
17 open to the public, there was substantial discussion
18 concerning basically two issues. One involved the
19 trash enclosure and the trash removal. And the other
20 addressed the parking situation.

21 Addressing the parking situation and,
22 again, I'm going to have Mr. Pasquareillo testify to
23 this a little bit after I make my opening here. But
24 basically, we have investigated other off-street
25 parking opportunities. That is still in the mix.

1 We're still looking. Unfortunately, we're unable to
2 come to any kind of agreement with any neighbors in
3 order to be able to get additional off-street
4 parking.

5 We believe what we have suggested is
6 adequate for the reasons that will be discussed by
7 Mr. Pasquareillo and we are proceeding with our
8 request for a -- well, actually, it's a De Minimus
9 Exception in accordance with the manner in which it
10 was described in the Remington & Vernick Report and
11 we can go and we can revisit that. But we are asking
12 for a De Minimus Exception to the requirement on
13 that. And, again, Mr. Pasquareillo will testify
14 concerning the efforts that he has made concerning
15 the parking and why we think what we have is
16 adequate.

17 As far as the trash is concerned, again,
18 we talked with our design team and it was determined
19 by our design team that this is the best use to have
20 the separate trash cans with small pick up as
21 necessary. Mr. Pasquareillo, again, will testify
22 concerning the property manager that will be
23 monitoring that. We believe that that's the
24 appropriate manner in which trash can be picked up
25 and removed from the site.

1 duly sworn/affirmed, was examined and testified as
2 follows:

3 - - -

4 MR. GLEANER: Pat, I think you're on mute
5 now. Pat, say something.

6 MR. PASQUAREILLO: Hello.

7 MR. GLEANER: There you are. Good.

8 MR. PASQUAREILLO: My answer is yes.

9 MR. GLEANER: So, Pat, let's talk about
10 the trash removal and tell the Board what your intent
11 is with regard to the property management of the
12 property and how you intend overall to monitor the
13 trash situation on property?

14 MR. PASQUAREILLO: Thanks, Rob.

15 Trash is always a difficult issue but we
16 at Luccello, we're going to have a private trash
17 pick-up, meaning, right now it's going to be a weekly
18 pick-up in the trash design that our team put
19 together for us. We feel that's the best way to
20 handle that. If we do need to have additional
21 pick-ups because of neighbors or complaints, we're
22 just going to monitor situation closely to see if we
23 need to do a secondary pick-up for recycling and
24 trash.

25 MR. GLEANER: And are you willing to

1 have, as part of the resolution, a requirement that
2 if trash becomes a problem or if there's citations
3 because of improper removal of trash, that additional
4 pick-ups would be added in order to alleviate that
5 situation?

6 MR. PASQUAREILLO: Yes. In my
7 experience, move-ins and move-outs can accumulate
8 more trash. So with that property management group,
9 we'll be in contact with the tenants to make sure if
10 they do have a big trash item, that they contact us
11 about it so they know whether they remove it
12 privately or they let us know so we can accommodate
13 doing another pick-up.

14 MR. GLEANER: And otherwise, it's just an
15 apartment. It's just going to be typical household
16 trash on a week-to-week basis, correct?

17 MR. PASQUAREILLO: Yes, it is.

18 MR. GLEANER: Let's move on to --

19 MS. MOORE: Excuse me.

20 MR. GLEANER: I'm sorry.

21 MS. MOORE: I'm sorry. I have one
22 question. This is Dena Moore Johnson. Excuse me,
23 Kyle, would you be able to swear me in?

24 MR. EINGORN: Absolutely. Would you
25 raise your right hand.

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DENA MOORE JOHNSON, having first been duly sworn/affirmed, was examined and testified as follows:

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MR. GLEANER: Ms. Moore Johnson, good seeing you.

MS. MOORE: Hi, Mr. Gleaner.

So it's a private hauler once per week initially. And how about recycling? Is that also once a week?

MR. GLEANER: Yes.

MS. MOORE: Thank you.

MR. GLEANER: Anything else on that, Ms. Moore Johnson?

MS. MOORE: Ms. Johnson is fine.

MR. GLEANER: Okay. Thank you.

MS. MOORE: Thanks.

MR. GLEANER: Pat, let's talk about the parking situation. I know you did some investigation on that. Would you share with the Board the investigation you did and what your ideas are with regard to parking?

MR. PASQUAREILLO: Sure. We are looking into parking. I mean, it would be great if we could

1 get additional spots. Right now we have ten. And as
2 Rob said, our design team packed as many as we could
3 into the land that we currently own. I have been
4 looking into other options with the City and some
5 private sales. Unfortunately right now, there's
6 just nothing in the area that is available to us to
7 purchase. So unfortunately, we are kind of
8 pigeon-holed into the existing spots we have at the
9 moment.

10 MR. GLEANER: Based on -- you and I had
11 talked about possibilities of vetting tenants with
12 regard to their options on what their car situation
13 was. What are your ideas on that?

14 MR. PASQUAREILLO: So, right. Like I
15 said, the property management group is going to
16 handle this. And knowing that parking is such a hot
17 topic for the neighbors, we're going to vet these
18 tenants up such that we're going to find out -- we're
19 going to limit one car per tenant in the property and
20 possibly limit -- you know, we're going to look
21 closely if they have three cars. Not that we
22 wouldn't accept them but knowing how important it is
23 for the neighborhood, maybe we can take a second look
24 at someone else that has zero cars or maybe just one.

25 CHAIRMAN HAMILTON: Who's picking up the

1 trash?

2 MR. PASQUAREILLO: It's a private trash
3 hauler, Waste Management.

4 CHAIRMAN HAMILTON: Waste Management?

5 MR. PASQUAREILLO: Yeah.

6 CHAIRMAN HAMILTON: He's the one who
7 picks up in Camden anyhow. We are having a lot of
8 problems out of Waste Management.

9 MR. PASQUAREILLO: That's who I have an
10 account with so I can certainly look into other
11 options for that.

12 CHAIRMAN HAMILTON: Yeah. Well, I'm
13 telling you now, I'm arguing with them right now. I
14 live in Camden. They don't pick the trash up like
15 they suppose to. I mean, I followed them one time
16 when I was out in Pennsauken. They drop trash out
17 there and they stopped and picked it up. In Camden,
18 no.

19 MR. PASQUAREILLO: So if you have a
20 suggestion or if the Board has a suggestion for a
21 better someone that's local other than, you know --

22 CHAIRMAN HAMILTON: No. I was just
23 telling you about Waste Management because I want to
24 meet with the mayor. They ain't doing their job.
25 Just because it's Camden, they say Camden. Yeah,

1 it's Camden. We never had that before. When they
2 started out, they were really good.

3 MR. GLEANER: Pat, you are committed
4 however, to being sure that whatever company you hire
5 in order to remove trash and recycling, that if they
6 don't do their job, you will contact them under the
7 contract to be sure that they're doing their job; is
8 that correct?

9 MR. PASQUAREILLO: Yes, it's correct.
10 I'm going to figure out the best way to get trash out
11 of there as fast as possible. If that means getting
12 another company, that's what we'll do.

13 MR. GLEANER: Okay. Now, I did make
14 reference to your borderline and we know that from a
15 legal standpoint, your site plan is only covering
16 what you actually own. And we know that based on the
17 deeds and the surveys that we have available to us.
18 In spite of that, I know you've had at least some
19 conversations with the neighbor and you have some
20 ideas about how to handle that. Is that correct?

21 MR. PASQUAREILLO: Yes. It's not my
22 intention to change anything about what's going on on
23 that side yard, I should say, If the neighbor would
24 like to use it, I have no problem with him or her
25 using the alleyway as a common way to access their

1 yard, remove their trash. Whatever they need to do,
2 I'm here to be neighborly. I mean, that's what it's
3 all about.

4 MR. GLEANER: I remember in the testimony
5 from June that there's an intent to put a gate there
6 with access going through that gate; is that correct?

7 MR. PASQUAREILLO: Yeah. What I'd like
8 to do is give the neighbors some keyed access so that
9 only they could enter into their yard from the common
10 drive, if you will.

11 MR. GLEANER: Right. And, of course,
12 tenants would also have the ability to access that
13 area as well, correct?

14 MR. PASQUAREILLO: I don't really see
15 that as an area that's going to get a lot of traffic
16 to be honest. But, yeah, they could access it.

17 MR. GLEANER: And what's the reason why
18 you don't see that having great access for the
19 tenants?

20 MR. PASQUAREILLO: Well, there's two
21 other access points for them so I don't see a reason.

22 MR. GLEANER: They're basically going to
23 be coming in through the back where they're parking,
24 correct?

25 MR. PASQUAREILLO: Yes, that's correct.

1 MR. GLEANER: Right. And so you have no
2 problem with giving a key card for that gate to your
3 neighbor, correct?

4 MR. PASQUAREILLO: That's correct.

5 MR. GLEANER: Mr. Eingorn, we rely on the
6 testimony that we put in in the June meeting. That
7 is basically the three issues that came up. I don't
8 know if Ms. Johnson has any further comments but we
9 do reply on the testimony that was put into last time
10 by Mr. Agresta. Unfortunately, Mr. Agresta, couldn't
11 be here today but we do have Matt Walsh from Stout
12 & Caldwell if something happens to come up. But
13 that's all the further testimony that we're going to
14 put in. We rely on what we put in in June.

15 MR. DIAZ: Is it possible for me to speak
16 now? I don't know if that's the proper why to do
17 this.

18 MR. EINGORN: Hang tight for one second.
19 Let's hear from Dena and then we can open it to the
20 public if Dena has anything to add.

21 MS. MOORE: I have no further comment.

22 MR. EINGORN: We should open to the
23 public on this matter. I don't know how many people
24 are here to speak on this. There's a lot of people
25 here but there's a lot of applications. I see that

1 Mr. Diaz would like to be heard. If you can just
2 raise your right hand.

3 - - -

4 ERIC DIAZ, having first been duly
5 sworn/affirmed, was examined and testified as
6 follows:

7 - - -

8 MR. EINGORN: Please state your full name
9 and address for the record.

10 MR. DIAZ: My name is Eric Diaz and I
11 live at 8270 Corbett Road in Pennsauken.

12 MR. EINGORN: What would you like to say?

13 MR. DIAZ: So I'm one of the leaders of
14 the church that's on 4th & State Street and this is
15 why the affiliation. Julio and Katrina Sanchez who
16 own the property that abuts the property that we're
17 speaking of now, are leaders of our church as well.

18 So I'm here to kind of make sense of the
19 situation, but also to speak on their behalf because
20 what has been said is not necessarily accurate. And
21 I think that we've proven and they can look up on the
22 records of the Deed of Records that the property,
23 it's a common alleyway and we've determined that.

24 Now, for Mr. Pasquareillo to put a gate
25 on that property is something that should not happen

1 because it's a common alleyway that is owned by both
2 companies, I guess, tenant and company. So they're
3 not in agreement with that. And so I'd like to
4 understand exactly why it is that they feel that they
5 can go ahead and put a gate on that property and then
6 provide a key-card access as though the tenants or
7 the owners next to them are renting this space.

8 So I'd like to have some clear
9 understanding of what exactly it is that they don't
10 understand about the situation and what has been
11 written in the deed for the property that Mr. & Mrs.
12 Sanchez own?

13 MR. GLEANER: I can address that Mr.
14 Diaz. Are you aware that I've requested a copy of
15 any documentation, any deed, any easement, anything
16 filed that indicates the position of Mr. & Mrs.
17 Sanchez? I have asked for that.

18 MR. DIAZ: You have asked for it and we
19 have -- they have told you on many occasions, sir,
20 that it is a matter of public record. That record is
21 public and it states exactly what I am stating, that
22 it is a common alleyway. I don't understand exactly
23 why it is that an attorney cannot procure such a
24 document.

25 MR. GLEANER: Mr. Diaz, it's not -- it

1 does not exist. From what I've seen, it does not
2 exist. I understand what you're saying --

3 MR. DIAZ: You --

4 MR. GLEANER: Mr. Diaz, please.

5 It does not exist. We've had our Stout &
6 Caldwell, they have put together a site plan based on
7 filed documentation. From what we have seen, it does
8 not exist. As a matter of fact, I have a copy of Mr.
9 Sanchez's deed. It's actually Ms. Sanchez's deed.
10 There's nothing in there to indicate that they have
11 ownership of that area.

12 MR. DIAZ: When you say ownership, it's a
13 common alleyway.

14 MR. GLEANER: It's not indicated. Sir,
15 with all due respect, you're incorrect on this.

16 MR. EINGORN: So let me ask you this, Mr.
17 Diaz. Are you still there?

18 MR. DIAZ: Yes. I'm looking at the
19 document.

20 MR. EINGORN: First of all, the document,
21 I don't believe is on record. So that's one thing.
22 But if the applicant were to remove the gate
23 from this plan, would that be acceptable?

24 MR. DIAZ: I would defer that to Mr. &
25 Mrs. Sanchez and they are on the call at the moment.

1 So if you'd like to talk to them at this point,
2 please do so.

3 MR. SANCHEZ: Kyle, this is Julio and
4 Katrina Sanchez.

5 MR. EINGORN: Are you able to -- thank
6 you. I'll swear you both in.

7 - - -

8 JULIO SANCHEZ & KATRINA SANCHEZ, having
9 first been duly sworn/affirmed, was examined and
10 testified as follows:

11 - - -

12 MR. EINGORN: Can you state your names
13 address for the record.

14 MR. SANCHEZ: My name is Julio. My
15 wife's name is Katrina Sanchez. We live at 318 Vine
16 Street, Camden, New Jersey 08102.

17 MR. EINGORN: Thank you.

18 The issue that we're having now is, as
19 you know, is this issue over potentially a common
20 easement or a common walkway or whatever it may be.
21 The applicant intends to gate-off this area. If they
22 were to gate it, would that be acceptable to you in
23 order to get this to move forward?

24 MR. SANCHEZ: No, that's not. Because
25 right now it's a common use alleyway. So if you're

1 gating it, you're trying to claim ownership to it.

2 Right now --

3 MR. EINGORN: If they were to say we
4 won't do the gate, would that make this acceptable to
5 you?

6 MR. SANCHEZ: No, it wouldn't because he
7 stated that it would have access to the tenants. And
8 right now, that alleyway leads open into my back yard
9 which means, tenants would be going in it through my
10 back yard. I have four kids and I'm not okay with
11 that.

12 MR. EINGORN: Mr. Gleaner, is there a way
13 to gate this differently so that --

14 MR. PASQUAREILLO: Absolutely there's a
15 way to gate this differently. We can -- I mean, if
16 it's a common alleyway, for safety purposes we can
17 put a gate there. And I would even pick that up in
18 the construction budget for you and you wouldn't even
19 have to pay for it. And I'll leave the gate off if
20 that's what the Zoning Board wants to. I just want
21 to be a good neighbor. I don't want to come and take
22 land and it's not my intention. I'm just trying
23 to --

24 MR. GLEANER: This is really an important
25 issue. Whether or not Mr. Pasquareillo -- whether

1 there's a gate there or whether there's not a gate,
2 there is a misunderstanding here on the part of Mr. &
3 Mrs. Sanchez. And I don't mind representing that I
4 received a letter from an attorney on their behalf
5 stating that position. And I asked the attorney for
6 a copy of documentation that establishes that this is
7 a common area. And they keep insisting that there's
8 something filed in public records that indicates it.
9 From what we've seen, there is not. Now, I admit
10 that maybe there's a wild deed out there that's filed
11 or an easement or something that's filed that's not
12 of record.

13 But what we have seen of record, it does
14 not indicate that it's common. It indicates that
15 it's owned by Luccello. Now, let me finish. With
16 that being said, Mr. Pasquareillo is committed to
17 allowing the continued -- the Sanchez's to continue
18 to use that for access to the back of the property.
19 That doesn't change the legal ownership of the
20 property. It's an allowance for them to use it. But
21 I wanted to be clear to the Board and to everyone
22 else in the public, that this property is clearly
23 owned by Luccello based on what we have seen.

24 If there is some other documentation that
25 can be produced that establishes something

1 differently, we want to see it because we want to
2 resolve that. But nothing has been provided to us.
3 Now, that's the legal position. The neighborly
4 position is that we are allowing access.

5 MR. SANCHEZ: Legally, the survey --
6 you're telling me that the survey that was taken by
7 the professional surveying company, shows that that
8 alleyway is not common?

9 MR. GLEANER: That's correct, Mr. Diaz.
10 It's on our site plan. That's absolutely correct the
11 way you said it.

12 MR. DIAZ: Okay. I need to understand
13 all of this. Now, again, Katrina and Julio, please
14 answer for me, is this deed of yours that you have, a
15 matter of public record and is it easily available so
16 that Mr. Gleaner can look at it?

17 MR. GLEANER: I have their deed, Mr.
18 Diaz. I pulled it.

19 MR. SANCHEZ: Show us where it says it's
20 not a common alleyway?

21 MR. GLEANER: It's not on your deed
22 because it's on the Luccello deed, Mr. Sanchez.

23 MR. SANCHEZ: Well --

24 MR. EINGORN: Hold on. You guys are
25 going back and forth.

1 MR. SANCHEZ: Can I say something, Kyle?

2 MR. EINGORN: Just give me one moment.

3 You guys are going back and forth. We're not --
4 although the Board is a quasi-judicial Board,
5 it doesn't have the ability to make a determination
6 as to who owns this property. To that end, the
7 information you guys are arguing over is not on the
8 record in this matter. So the applicant is asking us
9 to move forward on an issue assuming that their
10 position is correct. Again, the Board doesn't know
11 that. So I'm trying to make this such that everybody
12 can have what they want so that the Board can get to
13 a point where it make a determination as to whether
14 or not this application meets the criteria.

15 We've heard substantial testimony. Dena
16 has done a wonderful job going through her review
17 letter with the applicant. They've seemed to have
18 addressed all of those issues with Dena at length.
19 And now I want to get to a point here where maybe we
20 can work something out so that we can move forward
21 with this. So my question to you is, what can be
22 done here? They leave the gate off. Just make
23 pretend the gate never was proposed. Then aren't we
24 in a position here where that portion remains open
25 and, therefore, it meets your concern which is, you

1 feel as though they're taking property that's not
2 theirs?

3 MR. SANCHEZ: That's correct.

4 MR. EINGORN: So if they were to say, we
5 won't install the gate then you would be fine? And
6 if we make that a condition of approval, you would
7 withdraw your objection?

8 MR. SANCHEZ: Well, my objection is also
9 with the parking and the stairwell that they're
10 proposing to put in the alleyway. It's a common use
11 alleyway but they're proposing to put a stairwell so
12 that tenants can go in and out of.

13 MR. PASQUAREILLO: That's not correct.
14 It's --

15 MR. SANCHEZ: It's by your blueprint.

16 MR. PASQUAREILLO: It's a mechanical
17 space. It's not intended to be used on a daily
18 basis.

19 CHAIRMAN HAMILTON: What's on the
20 blueprint?

21 MR. EINGORN: Are you able to show it?

22 MR. SANCHEZ: A stairway and alleyway
23 that they got.

24 MR. GLEANER: No, no, it's not correct.

25 MR. EINGORN: Are you able to share the

1 blueprint?

2 MR. WALSH: Yes, I can bring it up.

3 MR. GLEANER: Kyle, can you swear in Matt
4 Walsh?

5 MR. EINGORN: Mr. Walsh, can you raise
6 your right hand?

7 - - -

8 MATTHEW WALSH, P.E., having first been
9 duly sworn/affirmed, was examined and testified as
10 follows:

11 - - -

12 MR. GLEANER: Mr. Walsh, you're a member
13 of Stout & Caldwell, right?

14 MR. EINGORN: Can you give your name and
15 address?

16 MR. WALSH: Sure. My name is Matthew
17 Walsh, Stout & Caldewll Engineers, 705 Route 130
18 South, Cinnaminson, New Jersey 08077.

19 MR. EINGORN: Thank you.

20 MR. GLEANER: Mr. Walsh, you're part of
21 Stout & Caldwell's organization, correct?

22 MR. WALSH: Correct.

23 MR. GLEANER: And you've had the
24 opportunity to review the plans that have been
25 submitted to the Camden Zoning Board?

1 MR. WALSH: Yes, sir.

2 MR. GLEANER: And you are familiar with
3 that?

4 MR. WALSH: Yes.

5 MR. GLEANER: Can you review what the
6 issue that Mr. Sanchez has brought up concerning what
7 is in the alleyway?

8 MR. WALSH: Sure.

9 MR. GLEANER: And if you can bring it up
10 on the screen so that you can share with everybody, I
11 would appreciate that.

12 MR. WALSH: Can everybody see that?

13 MR. EINGORN: Yes.

14 MR. GLEANER: Yes.

15 MR. SANCHEZ: Yes.

16 MR. WALSH: So the gate is right out
17 front here at that front property line. You can kind
18 of see that swing line there. And then there's some
19 utilities but there's no access between the proposed
20 building and the adjacent residences.

21 MR. GLEANER: Thank you, Mr. Walsh. Does
22 that answer your question, Mr. Sanchez?

23 MR. EINGORN: I'm sorry. You said
24 there's no access?

25 MR. WALSH: For residents to the

1 building.

2 MR. DIAZ: But that is not the -- that's
3 not the blueprint that was provided during our
4 meeting, the first meeting.

5 MR. GLEANER: This is what was submitted.

6 MR. DIAZ: No, no, it was not. What was
7 submitted was an egress that was in the middle of the
8 first part of that building? Okay. Bring up the
9 architectural blueprint and we can show you what I'm
10 talking about. I don't understand exactly what is --
11 this is not an architect's blueprint.

12 MR. WALSH: Are you okay if I bring that
13 up, Rob?

14 MR. GLEANER: Go ahead.

15 MR. DIAZ: Okay. If you see -- if you
16 see on the right side, you see a set of stairs and an
17 egress to the alleyway. Am I wrong -- am I reading
18 blueprints incorrectly now?

19 MR. WALSH: That's down to the
20 mechanicals in the basement and an exit only.

21 MR. DIAZ: An exit which is an egress,
22 correct?

23 MR. GLEANER: It's not -- Mr. Walsh, is
24 that an ingress and egress for regular access by the
25 tenants?

1 MR. WALSH: It is not.

2 MR. DIAZ: I didn't say that. I didn't
3 bring that up. I said it's an egress. I didn't say
4 exactly for tenants or whatever. I said it's an
5 egress. It's still an egress.

6 MR. WALSH: For emergency conditions
7 only.

8 MR. EINGORN: Is that so the --

9 MR. WALSH: It's not going to be an in
10 and out for the residents.

11 MR. EINGORN: Does that door currently
12 exist?

13 MR. SANCHEZ: That does not currently
14 exist.

15 MR. WALSH: The door does not exist
16 currently.

17 MR. GLEANER: So just to make this
18 absolutely clear, that is not to be used for
19 regular tenant egress and ingress, is that correct,
20 Mr. Walsh?

21 MR. WALSH: Correct.

22 MR. GLEANER: All right. Next question.
23 Thank you, Mr. Walsh.

24 CHAIRMAN HAMILTON: I'd like to see
25 better pictures than this here. Take a picture of it

1 and show it to us. You're just showing me something
2 here that we don't even know where it's standing at.

3 MR. GLEANER: I'm sorry, Mr. Chairman, I
4 don't understand your question.

5 CHAIRMAN HAMILTON: I like to see the
6 regular picture.

7 MS. MOORE: This is proposed. Mr.
8 Chairman, this is proposed work that's reviewed by
9 our office for the site plan. This is just the
10 architectural plan.

11 CHAIRMAN HAMILTON: Yeah. But I'm
12 sayin', you got us on Zoom. I can't tell what you
13 have. I have to see the pictures.

14 MS. MOORE: This is the picture they
15 would show for a site plan project. This isn't a
16 typical project that comes into the Zoning Board.
17 So you wouldn't have pictures per say like what
18 you're expecting. They would show plans.

19 MR. COOPER: I pulled this property up on
20 ZOOM and there's a fence up here already. So why are
21 we arguing over a fence? The fence is already up.

22 MR. SANCHEZ: Mr. Cooper, the fence is up
23 which me and my neighbor would be able to use to go
24 in and out of. But they're proposing to add an
25 additional fence which would limit our access to the

1 alleyway. And they're proposing to add a doorway in
2 the alleyway so that they can use as they see fit as
3 if it's their own alleyway, owned it.

4 MR. GLEANER: The testimony is that it's
5 not regular access. It's only to be access for
6 mechanicals, A. And B, we've already agreed and we
7 will agree to remove the gate at the front.

8 MR. WALSH: If you look at this plan,
9 that door only leads to the basement. You can't
10 access any of the residential units.

11 MR. PASQUAREILLO: None of the tenants
12 will have access to the basement so this is not an
13 egress for -- I mean, only for a plumber or a
14 mechanical contractor that needs to address and fix
15 something. I mean, --

16 MR. DIAZ: The rental records show that
17 the tenants are concerned about their four children.
18 And whether it's plumber or not, it's still a person
19 coming in and out of an alleyway from that egress
20 point. That's what I'm saying. Okay.

21 MR. EINGORN: As it currently stands,
22 it's an open alleyway, right? So technically,
23 anybody can walk down there at any time? No?

24 MS. SANCHEZ: No. It's actually closed
25 off.

1 MR. WALSH: There's a gate there now.

2 MR. SANCHEZ: Gated, correct.

3 MR. EINGORN: How tall is the gate?

4 MR. GLEANER: So it seems to me, Mr.

5 Sanchez, that it would be to the benefit to have a
6 gate there with you having a key access because that
7 would be more safety for your children if that's your
8 concern, right? Mr. Sanchez?

9 MR. SANCHEZ: My wife was trying to say
10 something.

11 MS. SANCHEZ: So the alleyway that they
12 are talking about, it's an alleyway that goes all the
13 way from Vine Street to Cedar Street. Right after
14 the ending of the building is where it cuts off and
15 it's blocked off right where you would see the
16 parking started, right here or right where -- that is
17 where it stops.

18 MR. WALSH: Right here?

19 MR. SANCHEZ: No. At the end of the
20 building.

21 MS. SANCHEZ: A little further. The end
22 of the building.

23 MR. WALSH: This?

24 MS. SANCHEZ: Correct. So that part is
25 all blocked off to their side. So they had blocked

1 it off for that part. The other part is blocked off
2 all the way from the front, to the front of the
3 building with a gate there.

4 MR. SANCHEZ: Which the gate is
5 approximately maybe eight to ten feet high. So
6 there's only one lock, one key to get in and out of
7 which I've expressed that they could have a copy to
8 and have access to because it is a common alleyway.
9 But they're trying -- well, what's been said in the
10 past is that they're claiming as their own; that it's
11 on their deed. But it's impossible to be on their
12 deed. But if it's on my deed then it says common.
13 So how do you have ownership and it says common on my
14 deed?

15 MR. COOPER: Kyle, is this something they
16 should be hearing out in court or something? Because
17 we're just turning our wheels right now.

18 MR. EINGORN: I was trying to come to
19 some sort of agreement here because it's not really
20 our place to make determination as to who owns this
21 alleyway. And if this is part of the construction,
22 and I don't how the Board makes a determination as to
23 this project if we don't know who owns this piece of
24 ground.

25 MR. GLEANER: Mr. Eingorn, I would submit

1 to you that you do know who owns it. Everything that
2 you have indicates that you own it -- that we own it.
3 And Mr. Cooper makes a very good point. If they
4 believe that they have some ownership to this, they
5 should be filing suit against my client and they can
6 hash that out in court. And if that was the case,
7 then we wouldn't be able to build this project anyway
8 even if Camden's Zoning Board gave us the
9 authorization. That's really the way it would play
10 out.

11 The fact of the matter is, in my opinion,
12 the Camden Zoning Board, has to disregard this
13 dispute because it's not what is in front of them.
14 They're going to be approving or theoretically
15 approving an application based on what we've
16 presented. And if we can't build it based on what
17 we've presented because they end up proving in court
18 that it's theirs or that they have an easement or
19 whatever, then it's not going to be built anyway.

20 So, again, we're trying to be good
21 neighbors by making offers in order to satisfy them.
22 Obviously, they can't. But I really need to take the
23 legal position that it's irrelevant to the Board's
24 consideration and should not be taken into
25 consideration in the determination of this

1 application.

2 MR. DIAZ: But you also said it's your
3 opinion, correct?

4 MR. GLEANER: It's not my opinion. I'm
5 taking -- I think I'm saying something based on
6 what's under the law. Now, of course, that's Mr.
7 Eingorn's province. But I think that I'm saying an
8 accurate description of how that would play out as
9 far as the law is concerned.

10 MR. EINGORN: My issue is that the
11 applicant is seeking site plan regarding a disputed
12 piece of property, this common alleyway. And the
13 public -- the -- it's not of record and we're not a
14 court to make a determination as to who owns that
15 strip of land. So if you're seeking site plan as it
16 relates to that, and I don't know how the Board makes
17 a determination on this unless there's a condition
18 that, you know, you two, the applicant and the public
19 come to an agreement as to the development of that
20 piece of property.

21 MS. MOORE: Excuse me.

22 MR. GLEANER: I could not accept
23 something that we need to come to an agreement with
24 them. I can accept a condition that if they end up
25 filing a lawsuit, we'll comply with any direction of

1 the Superior Court because that's where it would be
2 hashed out. I have no problem with that as a
3 condition.

4 MR. COOPER: Huh-huh.

5 MR. EINGORN: Can we stop sharing this so
6 I can see everybody because I'm having trouble
7 figuring out who is talking.

8 MR. GLEANER: Yes. I'm sorry. Matt,
9 would you remove that, please, remove the drawing?
10 Thank you.

11 MR. EINGORN: Dena, were you trying to
12 say something?

13 MS. MOORE: Yes, I was. I wanted to make
14 note too. The Tax Assessor is, if I'm correct,
15 Evita, the Tax Assessor has forwarded a copy of each
16 of the site plans, correct?

17 MS. MUHAMMAD: Yes.

18 MS. MOORE: Any typically, if there's
19 ever an issue with this and what's on public record,
20 the Tax Assessor would comment. So I received no
21 comment on this project from the Tax Assessor. Just
22 so you're aware, I didn't receive any comments as to
23 not proceed with what we were given for review for
24 the site --

25 MR. DIAZ: The Tax Assessor is one body

1 and the survey is another entity. The survey is
2 performed by a different entity, no?

3 MS. MOORE: No. I'm talking about the
4 City's records.

5 MR. DIAZ: I understand.

6 MS. MOORE: What would be accurate would
7 be what's in the Tax Assessor's records, not a
8 surveyor. I mean, the surveyor goes out and does the
9 work.

10 MR. DIAZ: I completely understand --

11 MS. MOORE: It's the Tax Assessor's
12 office.

13 MR. DIAZ: -- what a surveyor does.

14 MS. MOORE: Both of us are talking.

15 MR. EINGORN: Wait a minute. You have to
16 do one at a time because otherwise, Regine, our court
17 reporter, is going to have a terrible time getting
18 this all done. Let's let Ms. Moore Johnson finish
19 what she has to say and then maybe there's somebody
20 else in the public so we can at least fit this all
21 in.

22 MS. MOORE: What would be on record is
23 what's in the Tax Assessor's office. Typically if
24 the Tax Assessor has an issue with anything that's
25 presented on any of these site plans whether it's

1 Planning Board or Zoning Board, she comments on that.
2 I've received no comments from the Tax Assessor on
3 this property.

4 MR. GLEANER: And, again, I need to
5 emphasize. I have a copy of the deed that was taken
6 by Katrina Jones-Sanchez on August 3rd, 2017 and
7 there is nothing in there that indicates that this
8 part of that property is either an easement or a
9 common alleyway or anything like that. It's not in
10 their deed. I'm looking at it. I have it in my
11 hands. It's not part of the record because it's not
12 suppose to be part of the record because it's not
13 part of our application.

14 MR. EINGORN: Well, the Sanchez's could
15 have brought it tonight --

16 MR. GLEANER: They could have.

17 MR. EINGORN: -- as part of the record.
18 They could have submitted it to Evita.

19 MR. GLEANER: Yes, they certainly could
20 have and they didn't. Again, I would submit, I'd be
21 happy to have a condition in there that if the
22 Superior Court of New Jersey challenges or makes a
23 finding that that is not part of the Luccello
24 property, that we're not going to be able to build
25 this until that's resolved through the court. I have

1 no problem with that as a condition.

2 MS. SANCHEZ: We've actually had our
3 legal counsel reach out to Mr. Gleaner --

4 MR. GLEANER: That's correct.

5 MS. SANCHEZ: -- to provide adequate
6 information and they had said that they failed to
7 provide the information that proves that it's
8 their alleyway --

9 MR. SANCHEZ: Or have any rights to it.

10 MR. GLEANER: No, that's not accurate.
11 I've said that what we already had was submitted as
12 public record and it's part of the application and
13 was available to them and to their attorney.

14 MR. SANCHEZ: What public records are on
15 these properties? Does that mean that that alleyway
16 is Luccello's alleyway?

17 MR. GLEANER: No. It means that it's
18 part of our property. It means it's not technically
19 an alleyway.

20 MS. MOORE: Right. It's -- sorry.

21 MR. GLEANER: It's part of the Luccello
22 property.

23 MS. MOORE: It's not on record as being
24 an alleyway.

25 MR. GLEANER: Right. Thank you, Ms.

1 Johnson.

2 MR. WALSH: It's a side yard.

3 MR. DIAZ: Once, again, and the last
4 time. In the deed that I'm looking at it states,
5 "Together with the free and common use of the said
6 alleyway." Now, what is it that I'm missing about
7 this statement?

8 MR. GLEANER: Sir, that's the alleyway at
9 the back of your property. That's not between the
10 properties. You're talking about the alleyway that
11 runs the entire length. Mr. Walsh, can you bring up
12 the drawing and I'll show you exactly what we're
13 talking about.

14 MR. DIAZ: That does not indicate the
15 rear, sir.

16 MR. GLEANER: Mr. Walsh, please bring the
17 picture up again.

18 MR. DIAZ: It's incorrect what you're
19 stating. It doesn't implicitly or explicitly state
20 the rear alleyway. It says alleyway.

21 MR. GLEANER: Yes, I know. I know
22 exactly what it says. Mr. Walsh, show the alleyway
23 that's being -- that they're discussing right there
24 on the drawing, please.

25 MR. WALSH: Sure. So this is the

1 alleyway that's in -- that's shown on the tax map and
2 it extends further up the block.

3 MR. GLEANER: Thank you. That's the
4 alleyway that's being referred to.

5 MR. DIAZ: It's not stated anywhere in --

6 MR. SANCHEZ: That's not the alleyway
7 that's common. No. The alleyway that's common is
8 highlighted on your document. That's not yours.

9 MR. GLEANER: Mr. Eingorn, we've got to
10 move past this. It's part of the Luccello property.
11 It's not an alleyway. There's nothing to indicate
12 that the Sanchez's have any legal --

13 MR. DIAZ: It's not part of Luccello
14 property.

15 MR. GLEANER: I'm sorry. I need to make
16 this point. There's nothing to indicate that the
17 Sanchez's own any right to this side yard.

18 MR. DIAZ: And you don't own the right to
19 that common alleyway either. You're just assuming or
20 trying to --

21 MR. GLEANER: I'm not assuming anything,
22 sir. It's based on facts.

23 MR. DIAZ: That is not property --

24 MR. EINGORN: You have to stop arguing
25 over each other.

1 MR. GLEANER: I'm done arguing.

2 MR. PASQUARIELLO: I want to share this
3 alleyway. I don't want to take anything. I just
4 want to make right the situation.

5 MR. DIAZ: That's not what your attorney
6 is stating, sir.

7 MR. GLEANER: No, no. That's not what I
8 said, Mr. Diaz. Don't misstate me. Mr. Pasquariello
9 has indicated --

10 MR. DIAZ: You --

11 MR. GLEANER: Let me finish. Mr. Diaz,
12 let me finish. Mr. Pasquariello has indicated that
13 they have free access to that area. He has already
14 said it. That's our position. But if I have to
15 argue this in court, that's a different story.
16 Mr. Pasquariello has already committed that the
17 Sanchez's will have access through it. He has
18 already committed that he's not going to put a gate
19 up there. That is their position and we have no
20 problem with removing the gate.

21 MR. DIAZ: So you'll give them the
22 privilege of using their own alleyway; is that
23 correct?

24 MR. GLEANER: I'm not going to answer
25 that question the way you've stated it because it is

1 not accurate.

2 CHAIRMAN HAMILTON: You need to go to
3 court and let them state the facts.

4 MR. GLEANER: I agree with you, Mr.
5 Chairman. If they believe that they have court, the
6 court right to have that, they can do that. But we
7 don't want to do that. We're going to give them
8 access to that area.

9 MR. SANCHEZ: Excuse me.

10 MR. EINGORN: Can we unshare the screen,
11 please. One last comment, Mr. Sanchez.

12 MR. SANCHEZ: I wanted Pat to show me
13 exactly where he's talking about placing a fence
14 because I've already told him since his last
15 community meeting, that he could come to my house and
16 knock any time. I live in my house. It's not a
17 rental apartment. He's --

18 MR. PASQUAREILLO: I already have that
19 letter --

20 MR. EINGORN: Wait, wait. You guys got
21 to stop talking over each other.

22 MR. PASQUARIELLO: Why don't you finish,
23 Julio. Sorry.

24 MR. SANCHEZ: I wanted him to show me
25 exactly what he's talking about so that we can come

1 to an agreement. But at no point has he come.

2 MR. PASQUARIELLO: What I'd like to do is
3 put a fence on the property line as the lawyer
4 suggested where they are on the deed so that there
5 are separate -- so it's separate from you so that
6 there's not common -- there's not people going into
7 your back yard but it's still a common alleyway that
8 we can both use.

9 MR. SANCHEZ: I understand.

10 MR. PASQUARIELLO: Right now the alleyway
11 just goes in your back yard.

12 MR. SANCHEZ: Correct.

13 MR. PASQUARIELLO: But it would behoove
14 you to put a fence up to -- for safety and, you
15 know -- I mean, if I were you, I'd put a fence up
16 just to protect my own back yard. Right now there's
17 nothing. That's all I have to say about that.

18 MR. EINGORN: Is there any other people
19 from the public other than Mr. Diaz and Mr. & Mrs.
20 Sanchez that want to be heard on this matter?
21 Hearing none. At this time, we're going to close the
22 public portion. We've heard everything that
23 everybody has to say about this. What the Board has
24 heard --

25 MS. MOORE: I'm sorry, Kyle. Can I go

1 through the Summary of Variances and Waivers just to
2 confirm that we have everything -- I have everything
3 that Mr. Gleaner would --

4 MR. EINGORN: Just give me one second
5 before we get to that because I think it's important
6 that we've summarized what we've heard here.

7 What we've heard is that the applicants
8 argued that they own this piece of land between the
9 two properties. The applicant has agreed, as a
10 condition of approval, to leave that piece of
11 property open for free access to the neighbor to the
12 extent that there is some sort of shared alleyway.

13 To the extent that there's a
14 determination by a court, the applicants agree to
15 abide by that determination which they have to abide
16 by anyway because it would be a court order. So to
17 the extent that the Board decides to make a motion or
18 otherwise it would note that as a condition of
19 approval, the applicant has agreed to leave the
20 alleyway open.

21 MR. GLEANER: We agree with that, Mr.
22 Eingorn.

23 MR. EINGORN: I'm sorry.

24 MR. GLEANER: We agree with that the way
25 you stated it.

1 MR. EINGORN: So now Ms. Moore Johnson
2 would like to go through the variances and waivers
3 which is --

4 MR. GLEANER: Ms. Moore Johnson, before
5 you do that, I thought I had a printed copy of it.
6 Let me just pick it up off my printer. I'll be right
7 back in ten seconds.

8 MS. MOORE: Okay.

9 MR. EINGORN: And for the Board, this is
10 page ten of the review Letter dated May 19, 2021.

11 MS. MOORE: Thank you.

12 MR. GLEANER: I wanted to have the report
13 in front of me when we were going through this. Go
14 ahead.

15 MS. MOORE: Section 577-22, that was the
16 use. Section 577-56, we have building coverage,
17 impervious coverage, front yard setback, side yard
18 setback and combined side yard setback.

19 For the New Jersey residential site
20 improvement standards, you're requesting a De Minimus
21 Exception for the number of parking spaces. And City
22 ordinances, we erroneously had the fence under the
23 waiver. That should have been variance. That's
24 eliminated, correct?

25 MR. GLEANER: That was for the --

1 MS. MOORE: The fence in the front
2 yard --

3 MR. GLEANER: Yes. So that's eliminated
4 now.

5 MS. MOORE: -- exceeding four feet.

6 MR. GLEANER: Correct.

7 MS. MOORE: And we have Section
8 577-224.B.14.a, landscaping around trash enclosure
9 and Section 577-255.A.2, year-round buffer around
10 trash enclosures. Just those two waivers.

11 MR. GLEANER: Agreed.

12 MS. MOORE: Mr. Chairman, that concludes
13 my review and the Summary of the Variances and
14 Waivers being requested by the applicant.

15 MR. EINGORN: As the Board will recall,
16 this is an application to turn this former fire
17 station into a ten-unit multi-family structure.
18 There's been substantial testimony both at the June
19 meeting and at tonight's meeting regarding this
20 application. There's a use variance component.

21 I'll reiterate to the Board that the
22 applicant does have the burden of establishing
23 Special Reasons. They must establish and demonstrate
24 that the requested relief to be granted without a
25 substantial detriment to the public good and will not

1 impair the intent and purpose of the Zone Plan. It
2 should also demonstrate that the proposed use carries
3 out the purposes of zoning under the Municipal Land
4 Use Law. It must present support for the first test
5 within the Statement of Reasons contending the
6 propose use promotes the purpose of zoning. And
7 we've heard substantial testimony in that regard in
8 June.

9 With respect to the Negative Criteria,
10 the applicant must demonstrate the requested relief
11 can be granted without substantial detriment to the
12 public good. And that the proposed use will not have
13 a negative impact on the adjacent properties and will
14 not cause such damage to the character of the
15 neighborhood as to constitute substantial detriment
16 to the public good.

17 The applicant must also demonstrate that
18 the requested relief will not impair the intent and
19 purpose of the Zone Plan and the Zoning Ordinance.
20 And we've heard testimony to that as well. The Board
21 should now make a discussion of the Positive and
22 Negative Criteria, ask any last and final questions
23 of the applicant and thereafter, is open to make a
24 motion.

25 To the extent that the Board makes a

1 motion, that motion should, if it is to grant, should
2 include the requirement that all of the agreements on
3 record as set forth by the applicant and as contained
4 in the review letter prepared by the Zoning Board
5 Engineer, as well as the condition that the alleyway
6 be left open. Now, I leave the Board to its
7 discussion and any possible motions.

8 MR. SANCHEZ: I think --

9 MR. EINGORN: Mr. Sanchez, the public
10 portion has been closed.

11 MR. COOPER: I think it's a positive for
12 the neighborhood. We can all just come together
13 here. We're putting houses and they're going to
14 clean up the back and take care of the parking lot so
15 I think it's positive for the neighborhood. I just
16 wish we can just come together and settle that gate
17 issue.

18 REVEREND MARTINEZ: I agree, Mr. Cooper.
19 My thing is, the owner is doing an excellent job
20 trying to get this together with the residents. I
21 think they should both work it out. I don't even
22 think you need to go to court. I think you can
23 settle it out of court and come to a conclusion.
24 Either way, it's going to get built because it is
25 what it is. So I think we should proceed. Thank

1 you.

2 MR. GLEANER: If I could just make one
3 more comment before the Board. Thank you Reverend
4 Martinez and Mr. Cooper for your comments.

5 MR. EINGORN: Mr. Gleaner. The
6 application has been fully argued at this point and I
7 appreciate you want to make further comment but this
8 is the time for the Board to hold discussion.

9 MR. GLEANER: Fair enough, Mr. Eingorn.
10 Thank you.

11 MR. EINGORN: I appreciate it. And I cut
12 off Mr. Sanchez so I got to do the same to you.

13 MR. GLEANER: I understand, Mr. Eingorn.

14 MR. EINGORN: I think Vice-Chairman Hance
15 had something to say but I don't know if we're having
16 technical difficulties here.

17 VICE-CHAIRMAN HANCE: Can you hear me
18 now?

19 MR. EINGORN: Yes, sir.

20 VICE-CHAIRMAN HANCE: Any time that we
21 fix Camden to look like a strong City especially in
22 those neighborhoods out there, we should appreciate
23 that. I'm not going to even comment on the land
24 issue because it's for the court. But I think it's a
25 great idea.

1 MR. EINGORN: Any other comment from the
2 Board, a motion?

3 REVEREND MARTINEZ: Motion to pass.

4 MR. COOPER: Second.

5 MR. EINGORN: And that motion to pass,
6 that's on the condition that the alleyway be left
7 open?

8 REVEREND MARTINEZ: Yes.

9 MR. EINGORN: That the applicant be
10 subject to any order and subject to the agreements
11 and the items set forth in the May 19, 2021 review
12 letter?

13 REVEREND MARTINEZ: Yes.

14 MR. EINGORN: And we had a second; is
15 that correct?

16 MR. COOPER: Yes.

17 MR. EINGORN: And we'll take roll-call
18 vote to accept the application of Luccello
19 Properties.

20 CHAIRMAN HAMILTON: Attorney. Who are we
21 voting on? About the gate, right?

22 MR. GLEANER: No.

23 MR. EINGORN: I'm sorry?

24 CHAIRMAN HAMILTON: I said, we're voting
25 on about the gate?

1 MR. EINGORN: No. You're voting on the
2 application. There's been a motion to accept
3 subject to the applicant's condition that the
4 alleyway would be left open.

5 CHAIRMAN HAMILTON: Right.

6 MR. EINGORN: Right. So this is the use,
7 the site plan, the bulk variances and the waivers set
8 forth in the review letter and in the application.

9 MS. MOORE: And the De Minimus
10 Exception.

11 MR. EINGORN: Correct, which I believe
12 was listed as a waiver. So a roll-call vote.
13 Chairman Hamilton.

14 CHAIRMAN HAMILTON: No.

15 MR. EINGORN: Vice-chairman Hance.

16 VICE-CHAIRMAN HANCE: Yes.

17 MR. EINGORN: Reverend Martinez.

18 REVEREND MARTINEZ: Yes.

19 MR. EINGORN: Ms. Washington. Ms.
20 Atwood.

21 MS. ATWOOD: Yes.

22 MR. EINGORN: Ms. Merricks. Mr. Cooper.

23 MR. COOPER: Yes.

24 MR. EINGORN: We need votes from either
25 Ms. Merricks or Ms. Washington. Both actually. I

1 don't know where they are.

2 MS. ATWOOD: Ms. Merricks was having
3 technical difficulties and she needs Evita to call
4 and do it over the phone.

5 MS. MUHAMMAD: I just spoke with Ms.
6 Karen. She said that she could hear. Give me a
7 second.

8 MS. ATWOOD: Okay.

9 MS. MUHAMMAD: Kyle.

10 MR. EINGORN: Yes.

11 MS. MUHAMMAD: I have Karen on the phone.
12 She was bumped off briefly but she did hear all the
13 testimony. Would you accept her verbal from her
14 phone as we did in the past?

15 MR. EINGORN: If she heard all the
16 testimony then, yes, she's still able to vote.

17 MS. MUHAMMAD: Karen, can you hear?

18 MS. MERRICKS: Yes.

19 MR. EINGORN: Can you hear her, Kyle?

20 MR. EINGORN: Yes.

21 MS. MUHAMMAD: Ask her, Kyle.

22 MR. EINGORN: Ms. Merricks, are you in
23 favor of the motion to pass with the conditions
24 stated on the record?

25 MS. MERRICKS: Yes. Yes.

1 MR. EINGORN: Do we have Ms. Washington?

2 MS. MUHAMMAD: Kyle, I'll have to give
3 her call. Give me a second. I'll give her a call
4 and let her respond.

5 MR. EINGORN: As we stand, there's been
6 five votes in favor and one opposed. I have five
7 affirmative votes which would be enough to carry the
8 motion.

9 MS. MUHAMMAD: So is that how you want to
10 proceed, Kyle?

11 MR. EINGORN: I mean, that's how we've
12 done it on the past when she's been unavailable. I
13 don't know if she's heard the testimony. Every month
14 she has issues where we can't keep her around. She's
15 always off the monitor.

16 MS. MUHAMMAD: So in this case, right
17 now, I think you should proceed with what you have.

18 MR. EINGORN: The motion carries any way.
19 That's the end of this application. Congratulations.

20 MR. GLEANER: Thank you, Mr. Eingorn.

21 MR. EINGORN: Five votes in favor and one
22 opposed.

23 MR. GLEANER: Thank you, Board. We
24 appreciate it. Have a good night.

25 MR. EINGORN: You do the same.

1 The next matter would be New Business,
2 McGuire Preservation Urban Renewal.

3 MR. SHEEHAN: Good evening, Mr. Chairman.
4 My name is Kevin Sheehan. I'm an attorney with
5 Parker McKay and we're the attorneys for McGuire
6 Preservation Urban Renewal with regard to an
7 application to construct a maintenance garage on
8 property identified as Block 1227, Lots 1 through 11
9 which is at 2250 to 2260 Mickle Street in Camden.

10 The applicant is the operator of the
11 McGuire Gardens Apartments for the Housing Authority
12 of the City of Camden. It is seeking to construct a
13 2,498 square foot maintenance garage to store
14 equipment necessary for the maintenance of the
15 adjacent apartments.

16 The property is located in the R-2
17 zoning district so the applicant is seeking a use
18 variance to permit the construction of the garage as
19 a primary use in the R-2 district. If the Board
20 grants the application, we would ask the Board to
21 then consider a site plan approval and review Ms.
22 Moore Johnson's letter and address preliminary and
23 final major site plan approval.

24 REVEREND MARTINEZ: May I make a
25 statement, please?

1 MR. SHEEHAN: Yes, sir.

2 REVEREND MARTINEZ: I work for the Camden
3 Housing Authority. I can't vote in this case.

4 MR. SHEEHAN: Do we have at least six
5 members, Kyle?

6 MR. EINGORN: It depends on whether
7 Mr. --

8 REVEREND MARTINEZ: Kyle, if that --
9 that's what it is, right?

10 MR. SHEEHAN: Yes, it is, sir. Was it
11 Ms. Atwood or --

12 MR. EINGORN: Ms. Atwood is available.
13 It's Ms. Washington who has had trouble
14 technologically.

15 MR. SHEEHAN: Right.

16 MR. EINGORN: So the remaining members --

17 MS. MUHAMMAD: Kyle, I don't think we
18 have Merricks or Ms. Henrietta on right now. I'm
19 trying to get in touch with Karen. I don't think
20 we'll get Henrietta back.

21 MR. EINGORN: Assuming we can get Ms.
22 Merricks back, you'd have five total members.

23 MR. SHEEHAN: Okay.

24 MR. EINGORN: Do you wish to proceed?
25 That's assuming we can get Ms. Merricks.

1 MR. SHEEHAN: Right. Andrew, if they can
2 get Ms. Merricks back, they'll have five eligible
3 voting members and we would need all five voting
4 members to vote yes for the application.

5 UNIDENTIFIED SPEAKER ANDREW: Let's
6 proceed.

7 MS. MUHAMMAD: I'm having trouble
8 reaching her. We have five, I guess. Kyle, you'll
9 probably have to proceed with that.

10 MR. EINGORN: No. Without --

11 MR. SHEEHAN: Without Mr. Martinez, we
12 don't.

13 MR. EINGORN: Without Reverend Martinez
14 and Ms. Washington and Ms. Merricks, we only have
15 four.

16 MS. MUHAMMAD: I guess you have to
17 re-evaluate the agenda.

18 MR. EINGORN: Do you want to take the
19 next matter, Mr. Sheehan, and wait and see if we can
20 get Ms. Merricks back?

21 MR. SHEEHAN: Are we going to make an
22 effort to do so?

23 MR. EINGORN: Evita?

24 MS. MUHAMMAD: I can, yes.

25 MS. MOORE: Kyle, without -- no, I'm

1 sorry. The next one would be fine, correct? That's
2 not also with the Housing? Parkside Redevelopment
3 would be fine?

4 MR. EINGORN: Mr. Floyd. Is Mr. Floyd
5 available?

6 MS. MOORE: Mike. He's muted right
7 now.

8 MR. EINGORN: Probably napping.

9 MS. MOORE: Mike Floyd. He's probably in
10 another meeting.

11 MR. EINGORN: Is St. Joseph's related to
12 the Housing Authority?

13 MR. CIELSIK: No, we are not.

14 MR. FLOYD: My apologies.

15 MS. MOORE: Mike, Parkside Redevelopment,
16 is that with the Housing?

17 MR. FLOYD: Yes, it is. And I was just
18 speaking with my client, Chris Chelotti and it's my
19 understanding that we have right now, is it four
20 members or five members available?

21 MS. MOORE: Right now it's four.

22 MR. FLOYD: And even if we get to five, I
23 did just speak with my client. We would like to have
24 a full Board for this application.

25 MS. MOORE: Right.

1 MR. FLOYD: While it's final major plan
2 approval, we are asking for a height variance so we
3 would ask to be continued without the need to
4 renotice, publish or serve and have a full Board in
5 September.

6 MR. EINGORN: Okay. So this will serve
7 as public notice that the applicant, Parkside
8 Redevelopment, LLC, has requested an adjournment to
9 the next monthly meeting so that it can attempt to
10 obtain additional Board members to hear the
11 application.

12 CHAIRMAN HAMILTON: Yeah.

13 MR. EINGORN: And we will see you next
14 month, Mr. Floyd.

15 MS. MOORE: One question, Kyle. Because
16 that now means I have to attend the next meeting.
17 What date is that next meeting? With Labor Day I
18 don't know what day was decided.

19 MS. MUHAMMAD: It's that following
20 Monday. It's like the 12th or the 13th.

21 MS. MOORE: The 13th. Monday, September
22 13th?

23 MR. EINGORN: Yes, good for us. We like
24 having you.

25 MS. MOORE: I'll mute myself. I'll

1 respond when I'm muted.

2 MR. EINGORN: Any luck, Evita, with Ms.
3 Merricks?

4 MS. MUHAMMAD: No. It's actually like
5 going into voicemail as if it's like powered off.

6 MR. EINGORN: Okay. I believe St.
7 Joseph's is not related to the Housing Authority; is
8 that correct?

9 MR. CIELSIK: That is correct.

10 MR. EINGORN: And so we would have five
11 voting members to the extent you wish to proceed with
12 your application.

13 MR. CIESLIK: We wish to proceed if the
14 Board has five members.

15 CHAIRMAN HAMILTON: We don't have five.

16 MR. EINGORN: With Reverend Martinez we
17 should. One, two, three, four, five, yes, we have
18 five.

19 CHAIRMAN HAMILTON: So all five have to
20 vote yes, right?

21 MR. EINGORN: Yes, you would need a
22 unanimous vote of the Board in order to obtain a use
23 variance that's requested. Is it use variance
24 application?

25 MR. CIESLIK: It's a Bulk C Variance.

1 MR. EINGORN: Oh, no, so you would need a
2 majority of the quorum. So are you ready to proceed?

3 MR. CIESLIK: We're ready to proceed.

4 MR. EINGORN: So the next matter that
5 will be heard by the Board is St. Joseph's Carpenter
6 Society.

7 REVEREND MARTINEZ: Kyle, so I'm going to
8 vote?

9 MR. EINGORN: This is not related to the
10 Housing Authority, so you're eligible.

11 REVEREND MARTINEZ: I'm sorry. I
12 couldn't hear you.

13 MR. EINGORN: This isn't related to the
14 Housing Authority. So unless you have a different
15 conflict.

16 REVEREND MARTINEZ: Okay.

17 MS. MOORE: So Kyle, are the other two
18 going to be continued, McGuire and Parkside
19 Redevelopment at this time?

20 MR. EINGORN: Parkside is continued.
21 McGuire is waiting to see if Ms. Merricks is going to
22 get back on.

23 MS. MOORE: Okay.

24 MR. EINGORN: Mr. Cieslik, is that how
25 you pronounce it?

1 MR. CIESLIK: Yes, it is.

2 MR. EINGORN: Good evening. Would you
3 like to present your application?

4 MR. CIESLIK: Thank you. My name is
5 Vincent Cieslik. I'm from Capehart & Scatchard
6 appearing tonight on behalf of St. Joseph's Carpenter
7 Society. I have both Enrique Rivera who is with the
8 community development team and Teal Jefferis who is
9 with our engineering and planning program -- firm.
10 They're both going to testify and help me with the
11 presentation.

12 Briefly this is a presentation for a
13 Bulk C Variance for 722 Washington Street. That's
14 Lot 55, Block 1434. This is a lot. It was formerly
15 a rowhome on Washington Street which is in the shadow
16 of Cooper Hospital. We are in the process and we've
17 already demolished the property, existing home that
18 was on site. It's been demolished. We do not have
19 any pictures of the actual structure because there is
20 not a structure there anymore.

21 We obtained this property from the Camden
22 Redevelopment Authority, CRA, with the specific
23 proviso that it be used for a single-family
24 residence. That is the prior use of the property and
25 we are going to construct on the property using the

1 footprint that was existing. We are planning to
2 offer this house to a new homebuyer, first-time
3 homebuyer.

4 The property is unique in that there are
5 several items that we need to get approval for. We
6 need approval for the lack of parking spaces. Two
7 point two (2.2) spaces needed. We need approval for
8 the lack of front, rear and side yard setbacks. We
9 need approval for the minimum lot area size. And we
10 need approval for a rear fence, a four-foot rear
11 fence. So it's really five different items that
12 we're requesting approval for.

13 The summary of it is that essentially
14 we're going to build a new home on the existing
15 rowhome street. We've already been to the Historic
16 Board to get their approval and that's already been
17 taken care of. And so we're here tonight to get
18 approval for the items that I just mentioned.

19 In terms of the lot size, again, we're
20 seeking approval for -- a variance from the lot size.
21 We're using the same existing footprint from the
22 prior home. Secondly, the setbacks, there is no
23 side yard setback because it's a rowhome. We're
24 building in the existing footprint so there would not
25 be a ten-foot front or rear setback as there was not

1 with the prior home.

2 In terms of building coverage, we're .5
3 percent (point five) over the 60 percent building
4 coverage. So we need an exception for that. And then
5 we're looking for an exception for the parking, 2.2
6 spaces and the rear fence. If it's okay with you,
7 Mr. Eingorn, if you could swear in Mr. Jefferis and
8 Mr. Rivera for me, please.

9 MR. EINGORN: Sure. Mr. Rivera, Mr.
10 Jefferis, can you please raise your right hand.

11 - - -

12 ENRIQUE RIVERA, TEAL JEFFERIS, P.E.,
13 having first been duly sworn/affirmed, was examined
14 and testified as follows:

15 - - -

16 MR. EINGORN: Please provide your names
17 and addresses for the record.

18 MR. RIVERA: Enrique Rivera, St. Joseph's
19 Carpenter Society, 20 Church Street, Camden, New
20 Jersey.

21 MR. JEFFERIS: Teal Jefferis, Jefferis
22 Engineering Associates, 801 Orchard Avenue,
23 Runnemedede, New Jersey 08078.

24 MR. EINGORN: Thank you.

25 MR. CIESLIK: Mr. Jefferis, could you

1 bring up the location for us on the screen so that
2 the Board can see exactly what we're talking
3 about?

4 MR. JEFFERIS: Mr. Chairman and Board
5 members, this is a -- I'll start out with a view from
6 Google Street Maps. This is a view of the dwelling
7 that formerly existed at the property at 722
8 Washington Street which is located here. As you can
9 see, it was a three-story residential structure, a
10 rowhome integral with the units on either side of
11 them.

12 I'm not exactly sure of the date of this
13 but this photo predates the demolition of the unit as
14 mentioned a few moments ago. I wanted to bring this
15 up to give the Board just a quick view of what the
16 property used to look like and the fact that we are
17 simply just reconstructing a former rowhome unit on
18 Washington Street.

19 I'd like to take a moment now. I'm going
20 to switch over and I'll share a copy of the site
21 plan. This is the site and grading plan that was
22 submitted as part of the application. And hopefully
23 everybody can see this on their screen. Is this
24 visible to everybody?

25 MR. EINGORN: Yes, sir.

1 CHAIRMAN HAMILTON: I can see it but I
2 don't know what it is.

3 MR. JEFFERIS: Okay. I'm going to take a
4 moment, Mr. Chairman, and explain. This is -- on the
5 top of the page here is Washington Street. On the
6 right side is Trenton Avenue. This is an existing
7 dwelling that sits on the corner of Trenton and
8 Washington. The property in question is the second
9 unit in that I showed a moment ago. On the street
10 view is the unit that was demolished and is proposed
11 to be reconstructed. It sits between two existing
12 rowhomes. The front of the building will be set in
13 line with the two rowhomes on either side which sit
14 right on the property line itself which necessitates
15 the need for the front yard setback.

16 The rowhome will extend to the units on
17 both sides in terms of the width. This is
18 necessitating the side yard setback conditions. The
19 unit will, again, extend back over the existing or
20 the former footprint, have an exit door and stairs
21 down to the grade, a small rear yard fenced to the
22 alley in the back.

23 CHAIRMAN HAMILTON: Do you have any
24 pictures that we can see?

25 MR. JEFFERIS: Of the -- the moment

1 ago -- the photo that I had a moment ago was of the
2 former unit that was demolished is no longer there.

3 MR. RIVERA: Teal, I have a lot of
4 pictures that I can share.

5 MR. JEFFERIS: Okay.

6 CHAIRMAN HAMILTON: Yeah, I can't vote on
7 that. I don't know. This is a bunch of bars and
8 squares and things.

9 MR. RIVERA: Do you see my screen? Does
10 everyone see my screen?

11 MR. JEFFERIS: It's a blank screen at the
12 moment.

13 MR. RIVERA: Can everyone see the
14 screen?

15 VICE-CHAIRMAN HANCE: Yes.

16 MR. CIESLIK: It says you're starting to
17 screen share but it hasn't come up yet.

18 MR. RIVERA: I'll get it in a few
19 minutes. Sorry. What I have is pictures of the old
20 home, the front and the back. And then the photo
21 that I have up right now is going to be of the vacant
22 lot currently.

23 And just to give the Board the context,
24 724 Washington Street which is the house on the
25 corner, is actually a house that we're rehabbing

1 right now and selling to a first-time homebuyer as
2 well. So the CRA sold us both 724 and 722 Washington
3 at fair market value in order for us to convert it
4 into a single-family home ownership opportunity.

5 MR. CIESLIK: Enrique, while you're on
6 that topic, can you just give the Board a little bit
7 of a sense of what the Carpenter Society does in
8 terms of these different properties, one is a rehab
9 and one is a new construction. Tell us a little bit
10 about what the organization does.

11 MR. RIVERA: Sure. So St. Joseph's
12 Carpenter Society and we're a non-profit based out of
13 Camden, New Jersey. We were founded in 1985 but
14 we've been working in Cooper Plaza for over a decade
15 and we've been mostly working in partnership with
16 Cooper Hospital, Habitat for Humanity and others to
17 take some of the abandoned houses in this Cooper
18 Plaza Lanning Square, rehab them and then also put
19 in -- sell them to first-time homebuyers that go
20 through our counseling and education program. And
21 these two houses here or this house here that we're
22 speaking of, 722 Washington, is no different.

23 We will be reconstructing the house.
24 It'll be a three-bedroom one-and-a-half bathroom home
25 and we will be selling it to a first-time homebuyer

1 that goes through our counseling and education
2 program. And we'll be selling it to someone -- we'll
3 be helping that first-time homebuyer with, you know,
4 we're a HUD-approved counseling agency who is helping
5 them with closing assistance, obtaining a mortgage
6 and also, warranties on the unit after the unit is
7 constructed.

8 MR. CIESLIK: Mr. Rivera, can you just
9 confirm, and you heard my presentation at the start,
10 did I state correctly that this is a property that
11 was conveyed to the Carpenter Society by the CRA?

12 MR. RIVERA: Yes. The only clarification
13 that I would have is, we did not demolish it. The
14 City demolished it.

15 MR. CIESLIK: But the condition of the
16 conveyance from CRA to Carpenter Society was that it
17 be used for a single-family home; is that correct?

18 MR. RIVERA: That is correct, yes.

19 MR. CIESLIK: And would I also be correct
20 that the Historic Preservation Board approval was
21 already obtained?

22 MR. RIVERA: Yes.

23 MR. CIESLIK: And do you have any other
24 pictures that you'd like to share?

25 MR. RIVERA: Yes. I'm going to stop

1 sharing my screen and then pull up the other one.
2 The other one is the lot itself but I'm having
3 technical difficulties here.

4 MR. CIESLIK: While you're pulling that
5 up, Mr. Rivera, there is not a parking space on the
6 property, correct?

7 MR. RIVERA: No, there isn't.

8 MR. CIESLIK: And from your work at this
9 property, is there parking available on the
10 Washington side of the street?

11 MR. RIVERA: There is on-street parking
12 available on the Washington side but also on the
13 Trenton side but parking is a little difficult. We
14 acknowledge that.

15 MR. CIESLIK: Okay. On the Washington
16 side, it's permit parking obtained by -- through the
17 City.

18 MR. RIVERA: Yes. The Cooper Plaza
19 neighborhood is permit parking.

20 MR. CIESLIK: And then there's additional
21 potential parking on Trenton?

22 MR. RIVERA: Yes. Which is not -- it's
23 also permit parking as well, the neighborhood is.

24 MR. CIESLIK: Presently we do not have
25 the ability on the existing property to provide for

1 2.2 spaces and the space is not available?

2 MR. RIVERA: Correct.

3 MR. CIESLIK: And so the only way to use
4 it for a single-family home would be to get a
5 variance from that 2.2 spaces in the ordinance?

6 MR. RIVERA: Yes.

7 MR. CIESLIK: While you're pulling up the
8 pictures, in terms of the other aspects, we are for
9 the most part, building within the existing
10 footprint, correct?

11 MR. RIVERA: Yes, you're correct.

12 MR. CIESLIK: And what was the reason for
13 the rear fence in the rear that is part of our
14 application?

15 MR. RIVERA: Yes. It's to -- behind
16 those houses there's a few vacant lots. And it's
17 just to prevent the homeowner to use the vacant lots
18 because they have rightful use to their own property.

19 MR. CIESLIK: So it's a security and
20 safety issue?

21 MR. RIVERA: Yes.

22 MR. CIESLIK: Is there anything else you
23 can tell us about the -- obviously we couldn't do
24 anything to affect the lot size. The lot size is
25 already determined when it was deeded to us. And the

1 same with the setbacks and building coverage. Is
2 there anything else you want to tell us about this
3 project that the Board might need to know?

4 MR. RIVERA: No. I think we've covered
5 everything. We are pretty much keeping the same
6 footprint as the previous house. We're also keeping
7 the character of the neighborhood which is very
8 important. We understand that, you know, some units
9 are in very bad shape and need to be knocked down. But
10 it also creates lots that need to be maintained and
11 they've become overgrown at this time.

12 So we believe that this project actually
13 is going to benefit for the community because we're
14 bringing that block completely back as, you know, a
15 completely occupied block. It wouldn't be a rowhome,
16 vacant lot, rowhome, rowhome, rowhome. It would be a
17 facade that looks beautiful. And Washington Street
18 is one of the main streets right there in Cooper
19 Plaza-Lanning Square. So we're really excited to do
20 that and bring this project to this neighborhood.

21 MR. CIESLIK: Thank you, Mr. Rivera. Mr.
22 Jefferis, we kind of bounced out of your testimony to
23 get the pictures up. And you were going through the
24 plan diagram. I have a note that maybe the chairman
25 had a question about that. Can we go back to that

1 for a moment?

2 CHAIRMAN HAMILTON: Which one are you
3 talking about?

4 MR. CIESLIK: Mr. Chairman, this is the
5 view that was up and you were asking about pictures
6 and obviously we showed you the pictures of what we
7 do have. But your question came up when this diagram
8 was on the page. Did you have a technical question
9 for us or did we cover and answer your question?

10 CHAIRMAN HAMILTON: No. When they
11 talking about the houses on the side, front and all,
12 I'd like to see the pictures, not see the drawing
13 like that.

14 MR. CIESLIK: Would it be helpful for us
15 to go back to the original screen where Mr. Jefferis
16 had the street view up with the pictures; would that
17 be helpful as well or are you okay at this point with
18 your --

19 CHAIRMAN HAMILTON: That's all right. Go
20 ahead.

21 MR. CIESLIK: Okay. Mr. Jefferis, I
22 apologize. I did cut you off and we bounced over to
23 the pictures. Can you pick up where you left off or
24 is there else you'd like to add?

25 MR. JEFFERIS: I will go back to that

1 plan here.

2 MR. CIESLIK: Thank you.

3 MR. JEFFERIS: I had pretty covered
4 mostly the items that I wanted to express tonight.
5 The other aspects to the improvements include a front
6 porch that matches it and matches the porches on
7 either side of the unit, again, to be an integral
8 part of the row of townhomes or rowhomes that are in
9 that area. We talked about the fence in the back,
10 the steps in the back.

11 Other than that, I just want to
12 re-emphasize that this is the reconstruction of a
13 former dwelling and the variances that are associated
14 with this site pertain to the reconstruction of the
15 existing or the former dwelling itself. Other than
16 that, there's not much else. I think we've covered
17 all of the other items that I wanted to at least
18 bring up.

19 MR. CIESLIK: Thank you. And stated
20 legally, what we're asking for is permission
21 essentially to use the nonconforming uses that were
22 already in place with the prior use with the prior
23 owner. So we're looking to continue the way it was
24 used before except now, it's going to be a beautiful
25 new home and obviously make that block looking

1 better.

2 That's all I have Board Solicitor and Mr.
3 Chairman. If the Board has any questions for us,
4 we're more than happy to answer them.

5 MR. COOPER: No. I'm okay.

6 REVEREND MARTINEZ: Me too.

7 CHAIRMAN HAMILTON: Okay.

8 MR. EINGORN: Hearing no questions from
9 the Board, let's entertain public comment. Is there
10 anybody from the public that like to be heard on this
11 application? I haven't heard anybody speak up. So
12 if no public comment, would the Board like to go
13 through the Positive and Negative Criteria for the
14 bulk variances requested? Again, the applicant needs
15 bulk variances for the minimum size of the lot, the
16 off-street parking, building coverage, the front side
17 and rear yard.

18 REVEREND MARTINEZ: I think it's positive
19 because every time we try to improve our City with
20 new developments and new houses, new places for our
21 residents, it's a plus so I'm for it.

22 VICE-CHAIRMAN HANCE: Kyle, they're
23 building on the same footprints. Why would you need
24 the variances for the side and the rear and all
25 that?

1 MR. EINGORN: Because the ordinances have
2 likely changed since this property was originally
3 constructed. And so now that the property has been
4 de-constructed and they wish to rebuild it, they're
5 technically suppose to conform to the current
6 ordinance. They can't conform to the current
7 ordinance and so they're seeking what are essentially
8 pre-existing nonconforming conditions for variances.
9 Because in order to comply, they have to squeeze a
10 tiny house which would be probably inconceivable for
11 the space.

12 VICE-CHAIRMAN HANCE: Thank you.

13 MR. EINGORN: You're welcome.

14 If there's any discussion or the making
15 of a motion?

16 VICE-CHAIRMAN HANCE: I make a motion
17 that we accept.

18 REVEREND MARTINEZ: Second.

19 MR. EINGORN: We'll take a roll-call
20 vote. Chairman Hamilton. Vice-chairman Hance.

21 VICE-CHAIRMAN HANCE: Yes.

22 MR. EINGORN: Reverend Martinez.

23 REVEREND MARTINEZ: Yes.

24 MR. EINGORN: Is Ms. Washington back on?

25 MS. MUHAMMAD: No.

1 MR. EINGORN: Ms. Atwood.

2 MS. ATWOOD: Yes.

3 MR. EINGORN: Is Ms. Merricks back?

4 MS. MUHAMMAD: No.

5 MR. EINGORN: Mr. Cooper.

6 MR. COOPER: Yes.

7 MR. EINGORN: Chairman Hamilton, are you
8 there? Chairman Hamilton. This is embarrassing.

9 VICE-CHAIRMAN HANCE: Can we call him?

10 MS. MUHAMMAD: I can call him but that's
11 his phone he's using.

12 MR. EINGORN: Chairman Hamilton.

13 CHAIRMAN HAMILTON: Yes.

14 MR. EINGORN: Is that a yes to the motion
15 to approve?

16 CHAIRMAN HAMILTON: Yes.

17 MR. EINGORN: Very good. All in favor.
18 Motion has passed. Thank you Evita for reaching
19 out.

20 MR. CIESLIK: Thank you to the Board.

21 MR. EINGORN: Congratulations.

22 MR. CIESLIK: Have a great night.

23 MR. RIVERA: Thank you everyone.

24 MR. SHEEHAN: Kyle, can we go back to
25 McGuire Gardens?

1 MR. EINGORN: Sure.

2 MR. SHEEHAN: It sounded like Ms.
3 Merricks and Ms. Washington were not on when you took
4 the last roll-call vote. Is that right, Evita?

5 MS. MUHAMMAD: That's correct.

6 MR. SHEEHAN: We'd like to adjourn and
7 request that the McGuire Preservation Application be
8 adjourned to the September meeting of the Board and
9 ask you to announce that no further public notice
10 will be published in the newspaper or delivered to
11 adjacent homeowners and that the meeting will be at
12 5:30 on September 13th.

13 MR. EINGORN: We'll accept your
14 adjournment request. This is public notice and the
15 only notice that will go out as to the applicant's
16 request for an adjournment to the September 13th
17 5:30 p.m. hearing. No further notice will be
18 provided. And we'll see you in September.
19 I apologize for the inconvenience.

20 MR. SHEEHAN: Thank you.

21 MR. EINGORN: As it relates to the prior
22 adjournment request of Parkside Redevelopment, just
23 note that the notice is for the September 13th
24 hearing at 5:30 p.m. Mr. Floyd did ask that that be
25 clarified on the record.

1 MS. MOORE: Thank you, Kyle. Those two
2 projects are for me too so I want to say good night.

3 MR. COOPER: Good night.

4 MS. MOORE: I'll see you in
5 September.

6 MR. EINGORN: Looking forward to it.

7 MS. MOORE: Thanks.

8 MR. COOPER: Kyle, can we take a
9 five-minute recess?

10 MR. EINGORN: Yes. Be back at 8:11 p.m.

11 - - -

12 (Proceedings are off the record.)

13 (Proceedings are back on the record.)

14 - - -

15 MR. EINGORN: Back on the record. The
16 next matter being Inland Real Estate Acquisition,
17 LLC.

18 MR. BARANOWSKI: Thank you, Counselor.
19 Good evening everybody. My name is Robert Baranowski
20 and I'm attorney with the law firm of Hyland, Levin
21 Shaprio in Marlton representing the applicant Inland
22 Real Estate. This is an application for development
23 of a self-storage facility at 1501 Admiral Wilson
24 Boulevard. This is not a permitted use in the TOD
25 zoning district. That's Trans Oriental Development.

1 The existing use -- the prior use was a
2 warehouse. The property is now vacant. We're
3 proposing a roughly 156,875 square foot sub-storage
4 facility. As noted, it needs a use variance and the
5 application would be further subject to subsequent
6 site plan review which is not before the Board
7 tonight. We are only before the Board for the use
8 variance.

9 I just want to confirm. I heard we had
10 six present Board members just before we went back on
11 the record, so I'm assuming we still have all those
12 six Board members with us tonight because we do need
13 the D-variance; we need the five affirmative votes.
14 So I believe that's what I heard so I'm going to
15 proceed with that understanding. We do have six
16 Board members available. So if I'm incorrect, just
17 please correct me before we get too deep.

18 MR. EINGORN: Ms. Merricks, are you still
19 there? Ms. Merricks?

20 MS. MERRICKS: Yes, I'm still here.

21 MR. EINGORN: Very good. Thank you.

22 MS. MERRICKS: You're welcome.

23 MR. BARANOWSKI: Thank you very much
24 everybody. Again, we thank you for your time. This
25 is a volunteer situation so we do appreciate that the

1 Board is here tonight enabling things to continue
2 moving forward through the Zoning Board as they are
3 tonight. So we commend you for that. Thank you.

4 I have with me tonight on the ZOOM call,
5 Mr. Greg Mackay. He's our senior vice-president of
6 acquisitions. He'll be doing a presentation for you
7 with regard to the proposed storage facility and tell
8 you a little bit about the company, about himself and
9 what we're proposing.

10 I have Mr. Joe Mancini also on the ZOOM
11 call with us. He's a professional engineer and a
12 professional planner who reviewed the proposed
13 conceptual plan with the Board and give you the site
14 plan -- some concept plan testimony and some planning
15 testimony.

16 And I have Mr. Mark Roth who is also a
17 P.E., professional engineer with McMahon. He can
18 review the traffic report with the Board briefly and
19 answer any questions about that. If I may to have
20 those three witnesses sworn in by your counselor. We
21 can do them all at once or one at a time whatever
22 your preference is.

23 MR. EINGORN: We'll swear them all at
24 once. If everyone can raise your hand.

25 - - -

1 MR. BARANOWSKI: And Devon developed the
2 site for Inland Real Estate, correct?

3 MR. MACKAY: That is correct.

4 MR. BARANOWSKI: Can you walk us through
5 the presentation you have prepared for the Board and
6 you can have Mr. Mancini go through the slides as you
7 need to. It's a brief presentation.

8 MR. MACKAY: You bet.

9 So what you see here is the final
10 concept of what we would have as the end product.
11 Currently this is a warehouse that was built in the
12 1960's under a questionable state of repair. It's
13 80,000 square feet in total. We would demolish
14 40,000 square feet, put a new face on 40,000 square
15 feet and build a three-story structure in its place.
16 It would be serviced by a drive-thru so a customer
17 can drive actually into the building with a car or a
18 truck and utilize the self-storage units that are
19 being developed.

20 Self-storage for many of you is a very
21 low-pressure type the operation. Meaning, that we
22 have, on general, somewhere between 10 to 15
23 customers per day. So the property sits on Admiral
24 Wilson Boulevard and has 80,000 cars per day. We
25 would put very low pressure on that particular area.

1 We can go to the next slide.

2 What we have here is just a conceptual
3 idea as to how this would look, where a driveway
4 would be, the different various units that would be
5 on this property. There will be roughly a 1,000
6 units on the property. And if we can go to the next
7 slide.

8 So this is a picture of what a drive lane
9 looks like. So literally, you can pull a car or
10 truck to the building. You'll notice on the
11 righthand side of this particular picture, large
12 vents. That's what vents car and truck exhaust out
13 of the building. People can go into the property and
14 access their units and there are hallways that tie
15 into the driveway. Next slide, please.

16 This is preliminary evaluation of the
17 self-storage competition that's in a three-mile
18 market. You'll note that there are four properties.
19 Their one of which is in Philadelphia. It's not even
20 in New Jersey. There are less than two square feet
21 per capita of self-storage in the three-mile market.
22 The national average is eight square feet. So we
23 feel that the market is highly underserved. This
24 would be a product that would benefit our market.

25 Next slide, please. This is just

1 demographic analysis to show how we came up with the
2 data that we have, how many people live in a
3 three-mile area, how many households are there, et
4 cetera. Next slide, please. This is just a summary
5 of the traffic count and it will be elaborated on more
6 fully as we continue our presentation. Next slide.

7 A little bit about our company. We have
8 been in business for roughly 30 years. We've
9 operated 183 properties and more particularly, we've
10 operated properties in New Jersey, Trenton,
11 Pennsauken, Glassboro, Camden and Newark. And so
12 we're familiar with the particular markets. The
13 questions that people have generally about our
14 operation, is how safe is it? It's safe because it's
15 monitored by cameras and by 24-hour surveillance.

16 How many people does it hire? We have
17 two full-time employees and we have a part-time
18 employee. Our hours of operation are 9:30 to 6:00
19 Monday through Friday and 9:00 to 5:00 on Saturday
20 and being closed on Sunday. What do people store
21 here? They store a variety of things. And what
22 we've found especially during COVID when people had
23 to occupy a room or a front room or whatever the
24 place, that they've used our facility basically to
25 clean out their basement, their garage, their attic,

1 their extra room, whatever the case is. Next slide,
2 please.

3 MR. MACKAY: So this is just a sample of
4 how people access the property itself. They are
5 given an individual key to punch in their number; the
6 roll-up door goes up and they come in and then
7 ultimately, they vacate property. Next slide,
8 please.

9 MR. MANCINI: I think that's all we have
10 on this, Greg.

11 MR. MACKAY: Okay. Joe, since
12 photographs have been important, can we identify some
13 of the photos of what the existing site looks like
14 and what will be undertaken?

15 MR. MANCINI: Of course.

16 MR. MACKAY: While he's doing that, if I
17 can answer any questions with respect to the
18 operation of the facility, I would be happy to do so.

19 MR. MANCINI: Does anybody have any
20 questions? I'll probably go through these because
21 I'm more familiar with these photos, Greg, if that's
22 okay with you and you can certainly chime in.

23 MR. MACKAY: That's fine.

24 MR. COOPER: I have one question here.
25 Now, you're building all this here, right? So you

1 got site plan approval for all this, correct?

2 MR. MANCINI: No. So we're just here
3 for a use variance tonight, Mr. Cooper. And we'll
4 have to come back to you for site plan. So any
5 approval tonight will be conditioned upon coming back
6 for site plan.

7 MR. COOPER: That's fine.

8 VICE-CHAIRMAN HANCE: Question. So you
9 drive or walk into the building?

10 MR. MACKAY: Yes, sir. You can drive up
11 to a management office which is up front. If you
12 wish, you can do all of your shopping and reserving
13 online. But the benefit of our proposed project is
14 that in inclement weather, you can get inside out of
15 the snow and rain to do the type of storage that you
16 want to do. And what we've identified is that
17 generally speaking, about 70 percent of our customers
18 are female. So they want some place that's secure;
19 that's contained; and that that will be out of the
20 elements.

21 VICE-CHAIRMAN HANCE: Now, do you have
22 security in the building or no?

23 MR. MACKAY: There's no security but this
24 particular building will have 64 CCTV cameras that
25 are hooked up to a monitor as well as a security

1 company. So that after hours, we can monitor and
2 maintain the security of the property.

3 VICE-CHAIRMAN HANCE: Thank you.

4 REVEREND MARTINEZ: So are they talking
5 about a 1,000 units?

6 MR. BARANOWSKI: One thousand storage
7 units, Greg?

8 MR. MACKAY: Right. Yes.

9 REVEREND MARTINEZ: Entrance. Because I
10 know Admiral Wilson Boulevard. I'm work with the
11 Housing Authority and we're in back of it. So the
12 entrance will be right through the Admiral Boulevard
13 or through the back of the gas station?

14 MR. MACKAY: You'll pull off of Admiral
15 Wilson Boulevard and then there's a significant
16 setback before you get to the entrance of the
17 building itself. And that's done primarily because
18 people are going somewhere between 55 and 85 miles an
19 hour.

20 REVEREND MARTINEZ: Right.

21 MR. MACKAY: So we want our existing
22 customers to be safe; be able to pull in off of
23 direct traffic and then come into the building if
24 they're already a customer or park in front of our
25 management office and rent the space.

1 MR. BARANOWSKI: Reverend Martinez, I
2 think Mr. Mancini can also elaborate further on the
3 site circulation and the layout as well on top of
4 what Mr. Mackay has already offered.

5 MR. COOPER: Do you guys share this with
6 the bus company, that parking lot or --

7 MR. MACKAY: No. That's a completely
8 separate entity.

9 MR. COOPER: Okay. Because when I looked
10 at the pictures before, it looks like I had
11 everything --

12 REVEREND MARTINEZ: The bus company is
13 not there no more.

14 MR. MANCINI: If you can see this
15 picture, Mr. Cooper, the bus company is actually at
16 the top of the page here. It's separated with a
17 fence.

18 MR. COOPER: Right. Okay.

19 MR. BARANOWSKI: If I may, I think I saw
20 the vice-chairman maybe asking a question, but I just
21 want to make him aware that he's on mute as he was
22 asking a question.

23 MR. COOPER: That was the picture that I
24 was talking about right here.

25 MR. MANCINI: Got you. That's just an

1 artist rendering so I could see how that would be
2 misleading but that's not the case. We're not going
3 to share that driveway with the bus company at all.

4 MR. COOPER: Okay. All right.

5 MR. MANCINI: Thanks for asking. This is
6 the --

7 MR. EINGORN: Mr. Mancini, are you going
8 to testify as an expert in this matter?

9 MR. MANCINI: I am.

10 MR. EINGORN: Would you like to just
11 share your credentials so that we can accept you as a
12 professional?

13 MR. MANCINI: Yes, sir, thank you.
14 Again, Joseph Mancini with the firm of Tri-State
15 Engineering and Surveying. We're at 900 Route 168,
16 Blackwood, New Jersey. And I'm a licensed
17 professional engineer and professional planner in New
18 Jersey. I've had the pleasure of testifying before
19 many planning and zoning boards in New Jersey. I've
20 been qualified as an expert in land planning civil
21 engineering, including this zoning board.

22 MR. EINGORN: The Zoning Board is -- I'm
23 drawing a blank. The Zoning Board is willing to
24 accept Mr. Mancini as an expert in -- you're here as
25 an engineer tonight and I know you're also a planner?

1 MR. MANCINI: As an engineer and a
2 planner, sir.

3 MR. EINGORN: Both. Okay. We'll accept
4 you both as an engineer and a planner to this
5 application, Mr. Mancini.

6 MR. MANCINI: Thanks so much. So what
7 I'm sharing with you right now is a rendered version
8 of the variance plan that we submitted with a current
9 aerial photo that was taken in 2020. So you can see
10 the green outline on this is our property boundary.
11 On the left side of the plan is Admiral Wilson
12 Boulevard. On the right side of the plan is Mickle
13 Street. To the rear of the property, obviously you
14 can see the existing building here.

15 And as Greg mentioned, we're going to
16 maintain this parking area up here that's closest to
17 Admiral Wilson Boulevard in order to allow folks to
18 exit off the highway before they enter into the
19 sub-storage facility. And, again, that can be
20 one-way traffic through this existing part of the
21 building and then out to Mickle Street. And so we
22 just wanted to share a little bit about the existing
23 building.

24 And it looks like you can see the site as
25 it is right now is in some disrepair. And just to

1 give you a better sense of what that looks like,
2 these are photos that we took in January of this
3 year. This is looking towards the front of the
4 site. Admiral Wilson Boulevard is at the left side
5 of that photo. I'll go around it quickly because we
6 have a bunch of photos. If you have any specific
7 questions, let me know. This is the existing parking
8 area. This is on Mickle Street. And this is looking
9 at the back of the building now. There's overhead
10 doors there. Mickle Street looking towards the bus
11 facility. And this is going, again, looking at the
12 back of the building.

13 MR. COOPER: So you're going additionally
14 build two more floors on top of this building?

15 MR. MANCINI: Correct. So this portion
16 of the building right here -- let me go back to the
17 plan real quick. So the darker portion of the
18 building right here at the bottom of the page is
19 going to remain. That's where the drive-thru part of
20 the building is going to be.

21 MR. COOPER: Got you.

22 MR. MANCINI: The lighter roof here is
23 going to be -- this part of the building is in such
24 disrepair that it can't be saved. So we're actually
25 going to demolish this and construct a new

1 three-story portion on this upper portion of the
2 building. So essentially the building footprint is
3 going to be likely less than what it is today because
4 we're going to remove this portion up here closest to
5 Admiral Wilson Boulevard. So the new building
6 footprint will be further back from the road but
7 essentially not any bigger in the footprint than what
8 it is today. But this upper portion will be stories
9 instead of one-story, of course.

10 So you can see some of this, the
11 disrepair on that building. Again, this is looking
12 the opposite direction towards Mickle Street. You
13 can see on the left here where the fence is, that's
14 where the bus company used to be. So this is other
15 portions of the building that need to be demolished.
16 And this is, again, the front portion of the building
17 here. This will be cut back in the final condition.
18 You could see existing fences around the property
19 that'll be maintained and we'll discuss that in the
20 site plan hearing. That's it for that. Any
21 questions about the pictures before I move on with
22 other parts of what the site layout looks like?

23 VICE-CHAIRMAN HANCE: No.

24 MR. MANCINI: Very good. Again, just to
25 get you oriented, Admiral Wilson Boulevard on the

1 left. The former bus company at the top of the
2 page. Mickle Street to the right. The site contains
3 that existing one-story warehouse building that's
4 about 80,000 square feet. Forty-thousand square
5 feet, as Greg said, we're going to keep and
6 renovate. The other 40,000 square feet is going to
7 be demolished in favor of the new three-story
8 building. That site is about 90 percent impervious
9 now and it's particularly covered with either parking
10 or loading areas.

11 To the east of us is this building down
12 here is another similar use. It's a
13 warehouse-distribution use. And to the north, to the
14 rear of the property is Mickle Street, of course.
15 And across the street from that is an additional
16 vacant parking area. So really this is a -- we'll
17 explain why this is particularly a good site for this
18 type of use as we move forward into the use variance
19 testimony. Again, the total building we're proposing
20 is 156,000 square feet. Approximately 5,000 square
21 feet, as I mentioned close to Admiral Wilson
22 Boulevard, will be removed. We'll be able to add
23 some green space there which is good.

24 It's a one-way circulation along this
25 lower portion of the building at the bottom of the

1 page. And then two-way circulation in and out of
2 this parking lot. So folks can pull in and park
3 here. If they're just getting a new -- going into
4 the office for the first time or if they're going
5 into the building, they can go straight through out
6 to Mickle Street. And then we also have one-way
7 circulation at the top of the page. This is a former
8 vacated portion of 15th Street that continues past
9 Mickle before. This is part of the property now so
10 we have a one-way. You can turn right in off of
11 Admiral Wilson and go around to Mickle Street there
12 as well.

13 REVEREND MARTINEZ: Are you going to have
14 a fence around this place?

15 MR. MANCINI: Yes.

16 So the fence will enclose everything
17 except for the main parking area. Obviously with
18 those folks, it might be new customers need to get in
19 but there will be obviously the overhead door we
20 would keep that as Greg mentioned to get into the
21 building. This is a building with fences along this
22 upper portion of the property. And we'll get into
23 that a little bit more when we discuss the use and
24 operation of the site plan, but we do intent to have
25 some fences for safety purposes of course.

1 REVEREND MARTINEZ: Are you going to have
2 like RV's outside like those other places where they
3 have like cars and boats or stuff like that or no?

4 MR. MANCINI: I don't believe so. Greg,
5 can you confirm? That's not part of our plan for
6 this?

7 MR. MACKAY: No. Our entire activity
8 will be self-contained under the roof. So there
9 won't be any other -- there are no boat, RV or any
10 other vehicles outside of the building.

11 REVEREND MARTINEZ: Thank you.

12 MR. MANCINI: Bob, is there anything else
13 that you'd like me to put on regarding this or can I
14 go into the use?

15 MR. BARANOWSKI: I think it would be good
16 if you get to the use.

17 MR. MANCINI: Very good.

18 So as Bob layed out, we need a use
19 variance tonight, a D-1 use variance for this as this
20 sub-storage facility use is not permitted in the TOD
21 Zone. The Board has the ability to grant to this
22 type of variance in particular cases and for Special
23 Reasons. And we believe the Positive Criteria is met
24 here where the site is going to be demonstrated to be
25 particularly suited to this use as proposed.

1 Focusing on the purposes of zoning in the
2 Municipal Land Use Law that would relate to the
3 Special Reasons for this application, we noted that
4 this application would promote Purpose A which
5 encourages the appropriate use or development of all
6 lands in a manner which will promote the general
7 welfare. We believe the construction of the project
8 that's proposed, meets the needs, as Greg described,
9 and provides an important adaptive reuse of a vacant
10 and debilitated property.

11 Purpose G notes that one of the purposes
12 of zoning is to provide sufficient space for a
13 variety of uses in order to meet the needs of all
14 citizens. Purpose I, encourages creation of a
15 desirable visual environment. And we believe that
16 the building and project that's proposed, will be
17 esthetically pleasing. And finally Purpose M,
18 encourages coordination and land development with an
19 aim towards the more efficient use of land based on
20 the existing noted improvements that are on this site
21 and the location in an area of Camden with compatible
22 uses. We believe the project is an efficient use of
23 this land.

24 The Negative Criteria consideration of
25 whether the proposed use variance will result in a

1 substantial detriment to the public good, requires
2 the Board to consider the impact of the variance on
3 adjacent properties. And second, requires assurance
4 that the variance can be granted without
5 substantially impairing the intent and purpose of the
6 Zone Plan and Ordinance. And, again, here we see no
7 detrimental impacts that would arise from the use as
8 proposed. The use is compatible with the surrounding
9 uses as I said. The impact on the Zone Plan and
10 Zoning Ordinance likewise will be minimal.

11 The impacts from this use are consistent
12 with those that would be generated by any of the
13 permitted uses in a TOD Zone in particular in regards
14 to the site improvements and the traffic impact as
15 Greg described and as described in the traffic study
16 that we submitted. The use that's proposed is much
17 less intense than other uses that would be permitted
18 in the TOD zone. And finally, the project as
19 proposed, also complies with all the bulk standards
20 for non-residential development in the TOD Zone. So
21 for those reasons, we really don't see any detriment
22 to the use as a sub-storage facility.

23 The next step in the balancing process
24 for the Board is to impose reasonable conditions
25 where appropriate to reduce or mitigate any perceived

1 detrimental impacts. Naturally if the Board votes
2 yes on the use variance tonight, as I said, we would
3 have to come back for site plan approval and I trust
4 that Dena Moore-Johnson would identify any
5 appropriate conditions during the site plan review
6 process that would address specific details of how
7 this use will fit and operate within the neighboring
8 properties.

9 And in the final step for you in the
10 weighing process is your ultimate decision to weigh
11 the Positive and Negative Criteria that's described
12 and determine whether the grant of the use variance
13 would satisfy both Criteria. Given the positive the
14 reasons that I stated in the absence of any
15 significant impacts, I believe that the Board can
16 find that the grant of the requested use variance
17 would not cause substantial detriment to the public
18 good or substantial impairment of the Zone Plan and
19 Ordinance. In fact, as I said, it promotes several
20 goals and objectives of the Municipal Land Use Law.

21 Additionally, I believe it meets some of
22 the goals of the City's Master Plan, including the
23 economic development goals by the re-use of the
24 vacant property and an environmental goal in your
25 Master Plan of greening major corridors through the

1 reduction of impervious area along Admiral Wilson
2 Boulevard. For those reasons, I believe the Board --
3 it would be appropriate to grant the use variance as
4 requested.

5 MR. BARANOWSKI: Thank you, Joe. Does
6 anybody have any questions for Mr. Mancini with
7 regard to the engineering or planning testimony?

8 MR. COOPER: Not at all.

9 MR. BARANOWSKI: We did mention -- Mr.
10 Mancini mentioned in particular that we did submit a
11 traffic report and we do have our traffic engineer,
12 Mark Roth, who is a P.E. with McMahon, the firm that
13 did the traffic report which we submitted dated April
14 28, 2021. I can have Mr. Roth give a quick summary
15 of that report and be available to answer any
16 questions if the Board wishes.

17 MR. EINGORN: Briefly. So just for the
18 record, how about we have him give a quick summary if
19 you'd like.

20 MR. BARANOWSKI: Can I have Mr. Roth come
21 forward and take himself off of mute? I think I see
22 you in the gallery now. How are you doing?

23 MR. ROTH: Yes. Good evening.

24 MR. BARANOWSKI: Can you please state
25 your name and business address? Just put your

1 qualifications on the record.

2 MR. ROTH: Sure. It's Mark Roth. I'm
3 with McMahon Associates. Business address is 1515
4 Market Street, Suite 1360 in Philadelphia, Pa. I'm a
5 licensed professional engineer in the State of New
6 Jersey. I have been performing traffic impact
7 studies and giving testimony for over 25 years in the
8 matters of traffic engineering. And I have appeared
9 before numerous zoning and planning boards in the
10 State of New Jersey to provide that testimony on the
11 traffic studies.

12 MR. BARANOWSKI: Thank you, Mr. Roth.
13 Does the Board accept Mr. Roth's qualifications as a
14 traffic professional?

15 MR. EINGORN: The Board is satisfied with
16 Mr. Roth's qualifications and will accept him as a
17 professional engineer in traffic.

18 MR. BARANOWSKI: Thank you, Counselor.
19 Mr. Roth, as you probably heard me promise to the
20 Board, could we please have a Readers Digest version
21 of the traffic report that was submitted?

22 MR. ROTH: Absolutely. No problem at
23 all. Just -- I think as everyone had stated that the
24 access points off of Admiral Wilson Boulevard just to
25 point out, just to add to the earlier testimony is

1 that, that is at the existing access points that they
2 are today for the warehouse use.

3 So the site distance for drivers is --
4 meets and is acceptable and it will continue to be
5 that way. Also as stated, this is a low generator of
6 traffic. Both -- that information was reviewed from
7 the operator, as well as trip generation data that's
8 available to us from the National Publication NJDOT.
9 It's important to note because we also review
10 proposed land uses and the generation of
11 permitted land uses. And all of which this is much
12 lower than anything that's permitted on site.

13 The reason we talk about generation and
14 traffic and also the traffic along Admiral Wilson
15 Boulevard is because part of our task was to evaluate
16 and analyze the proposed driveway locations along
17 Admiral Wilson Boulevard. We did analyze those as
18 part of our traffic. We came to the conclusion that
19 this will have minimum traffic added to the roadway
20 network. And based on our analyzes, it's our opinion
21 and we strongly feel it will not negatively impact
22 the surrounding roadway network in any way.

23 MR. BARANOWSKI: Thank you, Mr. Roth.
24 Does anybody from the Board have any questions of Mr.
25 Roth?

1 MR. COOPER: Yes, I have one question.
2 On this paperwork there, I'm looking at page 101. It
3 looks like the report was done back on 2018.

4 MR. ROTH: Actually our report, the
5 traffic evaluation that we performed, was done in
6 April of this year, April of 2021. What you're
7 referring to, Mr. Cooper, is that there were traffic
8 counts that we utilized from DVRPC which is the local
9 planning organization in Philadelphia.

10 Those counts along Admiral Wilson
11 Boulevard were taken from 2018. That was used as the
12 base for the traffic along Admiral Wilson Boulevard.
13 And the reason we did that is because those counts
14 were done prior to any type of variations because of
15 the pandemic. But they were factored up to meet 2021
16 conditions.

17 MR. BARANOWSKI: Does that answer your
18 question, Mr. Cooper?

19 MR. COOPER: Yes.

20 MR. EINGORN: Any other questions for Mr.
21 Roth or any of the other applicants' witnesses?
22 Can we take the photo down so we could see everybody
23 please?

24 MR. BARANOWSKI: Sure. Thank you, Joe.
25 Counsel, that's all the testimony we had

1 to offer so that would conclude our direct
2 presentation where everyone is available to answer
3 any other questions as they may arise.

4 MR. EINGORN: Ms. Merricks, do you have a
5 question?

6 MS. MERRICKS: I have a question. So I
7 did hear at the beginning that it was 15 customers
8 for 1,000 units or did I misunderstand something?

9 MR. BARANOWSKI: I think Ms. Merricks,
10 are you referring to, Greg indicated there might be
11 like 10 to 15 customers that come to the site a day
12 and that would be for a total of --

13 MS. MERRICKS: Yes.

14 MR. BARANOWSKI: Okay. I think that was
15 the testimony. And there's going to be 1,000 units
16 but only 10 -- in the experience of operating the
17 facility, only 10 to 15 people come to the facility
18 like on a daily basis.

19 MS. MERRICKS: Okay. The time, could you
20 elaborate about the time? You said it was -- so is
21 that the time for the employees or is that the time
22 that the whole facility will be opened and closed?

23 MR. MACKAY: That's the time for the
24 employees. The building itself is open from
25 6:00 a.m. until 10:00 p.m. and then it's secured. We

1 have on-site personnel from 9:30 to 6:00.

2 MS. MERRICKS: And I have one more
3 question. How do you handle it, is it any -- when
4 it's closed at the end of the day at closing, and if
5 somebody is there extra, they're not like out fast
6 enough and you give them like a grace period and they
7 go by the grace period, is there someone there to let
8 them out? Will they be able to get out or is it
9 going to be locked down? How are you guys going to
10 do that?

11 MR. MACKAY: Well, the way that it works,
12 is everything is recorded as people come in and go
13 out. To get into the building, you punch in your
14 keypad number. There's a loop in the floor of the
15 back of the building. So when your car drives over
16 that loop, the roller door goes up.

17 The other thing is, there's an intercom
18 system that is directly tied to our security company.
19 So if somebody happens to lose track of time and find
20 that they're in there and they need to get out, all
21 they do is press the intercom similar to what you
22 would do in an elevator and there will be a response
23 so they'll be able to get out of the building.

24 MS. MERRICKS: Okay. And I know that you
25 said it would be like about two employees or three

1 employees. Will any Camden residents have an
2 opportunity to be one of those employees?

3 MR. MACKAY: Yes. We don't have anyone
4 selected at this point. So if they're qualified,
5 they could be selected, yes.

6 MS. MERRICKS: Okay. All right. No more
7 questions. Thank you so much.

8 MR. MACKAY: Thank you.

9 MR. EINGORN: Anymore questions from the
10 Board? Hearing none, is there anybody in the public
11 that would like to heard on this application?
12 Hearing no public comment, we'll ask the Board to
13 have an active discussion of the Positive and
14 Negative Criteria. You've heard me state the
15 relevant standard. Previously tonight you heard
16 Mr. Mancini discuss the standard as well. You're
17 very familiar with it. So now is your time to give a
18 discussion and then make a motion.

19 VICE-CHAIRMAN HANCE: I think it's a
20 great use of space. Also, that area does need a
21 facelift and I think that storage place is definitely
22 needed.

23 MR. COOPER: Well said. No comments.

24 REVEREND MARTINEZ: No comments.

25 MR. EINGORN: Ms. Atwood, Ms. Merricks,

1 anything to add?

2 MS. ATWOOD: I agree with what's already
3 been said. Thank you.

4 MR. EINGORN: Then we should propose a
5 motion.

6 VICE-CHAIRMAN HANCE: I make a motion
7 that we accept.

8 MR. COOPER: I second.

9 MR. EINGORN: We'll take a roll-call
10 vote. Chairman Hamilton. You're muted, sir.

11 MR. COOPER: Kyle.

12 MR. EINGORN: Yes.

13 MR. COOPER: Can I just make one
14 suggestion here. I accept with the site approval on
15 this.

16 MR. EINGORN: Right. The applicant has
17 already agreed that this is only a use variance
18 application. They'd have to come back for site
19 plan.

20 MR. BARANOWSKI: We agree.

21 MR. EINGORN: Chairman Hamilton, are you
22 in favor of the application? You're muted, sir.

23 MS. ATWOOD: Unmute.

24 CHAIRMAN HAMILTON: Can you hear me?

25 MR. EINGORN: Yes, sir.

1 CHAIRMAN HAMILTON: Yes. I'm for it.

2 MR. EINGORN: Thank you. Vice-Chairman
3 Hance.

4 VICE-CHAIRMAN HANCE: Yes.

5 MR. EINGORN: Reverend Martinez.

6 REVEREND MARTINEZ: Yes.

7 MR. EINGORN: Ms. Atwood.

8 MS. ATWOOD: Yes.

9 MR. EINGORN: Ms. Merricks.

10 MS. MERRICKS: Yes.

11 MR. EINGORN: Mr. Cooper.

12 MR. COOPER: Yes.

13 MR. EINGORN: Having six votes in favor,
14 the application has been granted. Thank you for your
15 time tonight.

16 MR. BARANOWSKI: Thank you, everybody.

17 MR. EINGORN: One final application for
18 the night, that's First Nazarene Baptist Church, 1500
19 South 8th Street. Is the applicant available?

20 MR. DAWSON: Yes.

21 MR. EINGORN: Very good.

22 Evita, I don't see that I received the
23 paperwork on this. I'm assuming the Board members
24 did.

25 MS. MUHAMMAD: Kyle, we could find out.

1 Everything was mailed out the same day.

2 MR. COOPER: I have the paperwork.

3 MR. EINGORN: Great. I would normally
4 read the Appeal for Zoning but I don't have it.

5 MS. MUHAMMAD: Would you like me to read
6 it, Kyle?

7 MR. EINGORN: That would be great if you
8 don't mind.

9 MS. MUHAMMAD: It says he was denied for
10 a 6-foot fence around the parking lot and he needs a
11 C Bulk Variance for the height of the fence. It
12 exceeds the maximum of 4 feet.

13 MR. EINGORN: So this is the property
14 located at 1500 South 8th Street, Block 419, Lot 2.
15 As Evita has said, the applicant seeks a 6-foot fence
16 where only 4 feet is permitted and seeks a bulk
17 variance.

18 Can the applicant describe the need for
19 the additional height?

20 MR. DAWSON: Yes. Absolutely.

21 First of all, let me say thanks to the
22 Board for giving us an opportunity to come before you
23 to seek permission to install this 6-foot fence.
24 It's mainly for the expansion of our student
25 activities that we're going to have. Right now we

1 have over 100 and some odd students and we're trying
2 to expand our playing facilities and our security for
3 additional children that we will be having at our
4 site.

5 The fence that we're talking about
6 utilizing is 6 feet and is consistent with 6 feet
7 that we were given permission to put around the main
8 parking lot of our church. It's consistent with the
9 religious institution adjacent to our church. It's
10 consistent with the charter school on 8th Street, and
11 it's consistent with the fence across our play area,
12 the Head Start Program. So it's a continuation
13 really of an existing fence that we want to provide
14 for giving our children a greater opportunity to have
15 security and play activities.

16 And it also will be able to utilize it
17 for a number of community events. We certainly use
18 it for parking on Sunday for our parishioners. It's
19 mainly for security and giving our children an
20 opportunity to have greater places to play. It's
21 also consistent with trying to provide-- we have
22 about four vehicles that need to be placed there and
23 to keep security there. We anticipate putting
24 cameras there. This past summer we had a number of
25 community activities. We had a number of our Sunday

1 morning services there. And before I go further, I
2 want to say, my pastor, Dr. Reverend Dyheim Watson
3 was there. I'm not sure if whether he's still there.
4 Pastor Watson, are you still there?

5 REVEREND WATSON: I'm still here.

6 MR. DAWSON: Anything I can say, Reverend
7 Dyheim Watson certainly can amplify and discuss
8 anything and add to what I might be saying. But in
9 nature, basically that's what we are trying to do
10 with this. And Pastor Watson, you may want to give
11 additional information on that.

12 MR. EINGORN: Before we get to Pastor
13 Watson, I apologize Mr. Dawson. Can you raise your
14 right hand?

15 MR. DAWSON: Yes.

16 - - -

17 DR. ROY DAWSON, JR., having first been
18 duly sworn/affirmed, was examined and testified as
19 follows:

20 - - -

21 MR. EINGORN: And Reverend, would you
22 like to be sworn as well?

23 PASTOR WATSON: Sure.

24 MR. EINGORN: Can you raise your right
25 hand?

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REVEREND DYHEIM WATSON, having first been
duly sworn/affirmed, was examined and testified as
follows: - - -

MR. EINGORN: Reverend Watson, what would
you like to add to the testimony tonight? Would you
like to add anything to the application?

REVEREND WATSON: I was just going to
echo what Dr. Dawson stated.

CHAIRMAN HAMILTON: Where is this located
at?

MR. DAWSON: 1500 South 8th Street. Next
to -- well, it's the First Nazarene Baptist Church
and then there's a church at 1476 and the pastor
there is Reverend Lugo. We closed that church
several years ago. The land that we're talking about
putting our fence on is land that we've had since
1964. So we're talking about installing this fence
on land that we've had.

Like I said, it's consistent with what
was approved for us back in 2016. And it's
consistent with what the other institutions around
our church have. It's called the Barcelona fence and
it's consistent with everything that's being placed
at Head Start and the Charter School and the

1 religious institution.

2 CHAIRMAN HAMILTON: All right. So you
3 want a bigger fence, taller fence, right?

4 MR. DAWSON: Well, actually there's no
5 fence around this particular property. It's a
6 property that's adjac -- on my plot plan that was
7 submitted. It showed a church at 1476 on one side of
8 the parking lot and then our church 1500 South 8th
9 Street on the opposite side.

10 And the place that we're talking about
11 has a 112 parking spaces. We're talking about
12 enclosing that. What we're finding out too many
13 times, we find individuals who are putting their
14 tractor trucks on there, snow vehicles and other
15 kinds of vehicles and want to control that so that we
16 can have our own vehicles there and expand
17 opportunities for our children.

18 CHAIRMAN HAMILTON: Where did you say
19 it's located at?

20 MR. DAWSON: I can give you the block
21 number that might help a little bit, Block --

22 CHAIRMAN HAMILTON: I mean address.

23 MR. DAWSON: The address is 1500 --

24 MR. COOPER: The Nazarene Church.

25 CHAIRMAN HAMILTON: All right. Yeah.

1 MR. DAWSON: 1500 South 8th Street.

2 I can tell you about my qualification.
3 I'm a retired superintendent of Camden City Schools.
4 At that time we had 32 schools. We had 22,000
5 students. So I've been working with the First
6 Nazarene Baptist Church since 2007 when we first
7 moved into Nazarene.

8 MR. COOPER: Reverend Jones.

9 MR. DAWSON: Yes. Reverend Jay Jones was
10 initially there. Now we have a new pastor,
11 Dr. Reverend Dyheim T. Watson and we're moving
12 forward but we want to -- and he wants to expand
13 opportunities for our children and we need to enclose
14 that fence for
15 security and safety of our children.

16 And we're interested in beautifying the
17 neighborhood and so far we've had pleasant responses
18 from our neighborhood. We have residents that are
19 invited to all of our events that we have out there.
20 There is something going on each month. We have Back
21 To School Activities. We have things going on. Our
22 neighborhood, we are embracing our neighborhood. And
23 actually we had many residents coming to our church,
24 outdoor church this summer. And we would like to
25 have had more security but we don't have a fence

1 around that so that's also something we'd like to
2 see.

3 MR. EINGORN: Do any Board members have
4 any questions about the application, the fence, the
5 services?

6 MR. COOPER: Not at all. I ride by there
7 quite often and they do a very good job on the
8 property as far as keeping it up and all. I think
9 the fence would be an added security for them.

10 MR. DAWSON: Thank you, sir.

11 CHAIRMAN HAMILTON: No 4-foot fences
12 cause they can jump over top of them and keep on
13 going.

14 MR. DAWSON: Absolutely.

15 MR. EINGORN: I see some people in the
16 public. Anybody want to be heard from the public?

17 REVEREND MARTINEZ: I'm saying, this is
18 great because the way they're going to church today,
19 we need bigger fences than 6 feet, maybe 10 feet.

20 CHAIRMAN HAMILTON: Yes.

21 MR. EINGORN: We have to address the
22 public first before we get into the Positive and
23 Negative. I see some other names. Does anybody want
24 to be heard on this for or against? I'm not hearing
25 any comment from the public so we'll close the public

1 portion. This is the time to discuss Positive and
2 Negative Criteria and make a motion.

3 REVEREND MARTINEZ: Motion to accept.

4 CHAIRMAN HAMILTON: I want to say it's
5 position because in Camden, 4-foot fences is no
6 good. You need to go up. I think a 6-foot fence
7 would be adequate.

8 MR. EINGORN: I think the saying is, tall
9 fences make good neighbors; something like that.

10 CHAIRMAN HAMILTON: The way it is now,
11 it'll make good neighbors.

12 MS. ATWOOD: Tall fences keep out bad
13 neighbors.

14 MR. EINGORN: I didn't want to go in that
15 direction.

16 MR. DAWSON: It is a secure feeling to
17 have that fence there when we have a number of
18 activities in our -- when we have your children.
19 It's just something that our parents want to see; our
20 pastor wants to see; our congregation wants to see.
21 It's a real plus for us to have that fence there. A
22 real plus.

23 CHAIRMAN HAMILTON: And I want to see it
24 cause we have to protect them kids.

25 MR. DAWSON: Yes, sir.

1 MS. ATWOOD: And I agree because people
2 will use your property if you do have a fence there.
3 You're right.

4 MR. DAWSON: Yes indeed.

5 MR. EINGORN: Do we have a motion?

6 VICE-CHAIRMAN HANCE: Motion that we
7 accept.

8 MR. COOPER: I second.

9 MR. EINGORN: I'll take a roll-call vote.
10 Chairman Hamilton.

11 CHAIRMAN HAMILTON: Yes.

12 MR. EINGORN: Vice-Chairman Hance.

13 VICE-CHAIRMAN HANCE: Yes.

14 MR. EINGORN: Reverend Martinez.

15 REVEREND MARTINEZ: Yes.

16 MR. EINGORN: Ms. Atwood.

17 MS. ATWOOD: Yes.

18 MR. EINGORN: Ms. Merricks.

19 MS. MERRICKS: Yes.

20 MR. EINGORN: Mr. Cooper.

21 MR. COOPER: Yes.

22 MR. EINGORN: Six in favor and none
23 opposed. Congratulations. You obtained your
24 variance.

25 MR. DAWSON: Thank you Board.

1 MR. EINGORN: The Board has two final
2 matters, first being the Adoption of Resolutions from
3 June 2021: Granting Use Variance, Bulk Variance and
4 Site Plan Approval to PSE&G. This was so that they
5 can re-do their metering and regulation station.

6 And then the Bulk Variance Approval for
7 Maria V. McBride. This was her replacement house. I
8 believe it was a ranch instead of a two-story. Do we
9 have a motion to adopt the Resolutions.

10 MR. COOPER: Motion to adopt.

11 MR. EINGORN: Ms. Atwood was not at the
12 last meeting so she's ineligible to vote. Ms.
13 Atwood, I think you were not here in June.

14 MS. ATWOOD: Okay

15 MR. EINGORN: I need a motion to adopt
16 the Resolutions.

17 MR. COOPER: Motion to adopt.

18 VICE-CHAIRMAN HANCE: Second.

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

21 CHAIRMAN HAMILTON: Yes.

22 MR. EINGORN: Vice-chairman Hance.

23 VICE-CHAIRMAN HANCE: Yes.

24 MR. EINGORN: Reverend Martinez.

25 REVEREND MARTINEZ: Yes.

1 MR. EINGORN: Ms. Merricks.

2 MS. MERRICKS: Yes.

3 MR. EINGORN: Mr. Cooper.

4 MR. COOPER: Yes.

5 MR. EINGORN: So moved.

6 And finally a motion to adjourn to
7 September 13, 2021.

8 MR. COOPER: Motion to adjourn.

9 MS. ATWOOD: Second.

10 MR. EINGORN: All in favor?

11 THE BOARD: Yays.

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13 (**Meeting concluded at 9:05 p.m.**)

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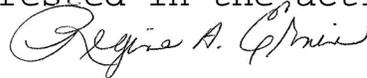
1 CERTIFICATION

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

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

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

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

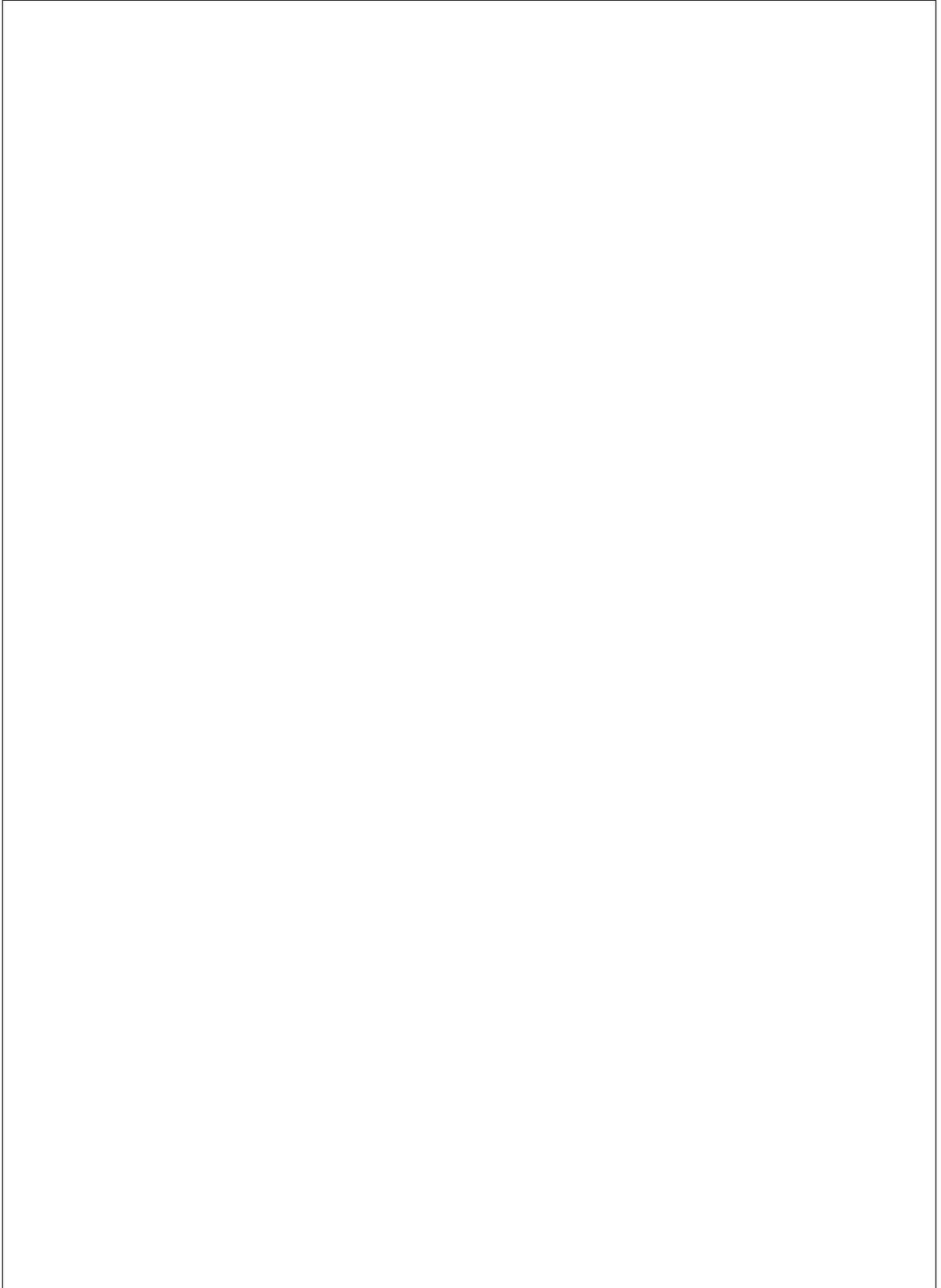
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