

In The Matter Of:
CITY OF CAMDEN
ZONING BOARD

Transcript of Meeting
September 13, 2021

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ZONING BOARD
CITY OF CAMDEN

- - - -

Monday, September 13, 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 5:49 p.m.

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

- ROBERT H. HAMILTON, JR., CHAIRMAN
- ISAIAS MARTINEZ
- HENRIETTA WASHINGTON
- TERESA ATWOOD
- KAREN MERRICKS
- ERIN CREAN

- - - -

- KYLE F. EINGORN, ESQUIRE
ATTORNEY FOR THE BOARD
- EVITA MUHAMMAD, ZONING BOARD SECRETARY
- DR. EDWARD C. WILLIAMS, P.P., A.C.I.P., C.S.I.,
DIRECTOR OF PLANNING & SECRETARY, HISTORIC
PRESERVATION COMMISSION
- DENA MOORE JOHNSON, P.E., C.M.E., BOARD ENGINEER
REMINGTON & VERNICK ENGINEERS

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CASES HEARD:

10) YRENO CEDANO 9
21 North 34th Street
(ADJOURNED TO OCTOBER 4, 2021)

11) ADOPTION OF RESOLUTIONS 43

1 CHAIRMAN HAMILTON: Good evening. Go
2 ahead.

3 MS. MUHAMMAD: Kyle, do you want to do
4 the sunshine?

5 MR. EINGORN: In conformance with the
6 Sunshine Law of the State of New Jersey, notice of
7 the meeting was posted in the Municipal Clerk's
8 Office on Friday, September 3rd, 2021.

9 Further by the direction of the Zoning
10 Board of Adjustment, Board Chairman Robert H.
11 Hamilton, Jr., the City of Camden will be holding the
12 meeting tonight on September 13th at 5:30 p.m. Due
13 to the fact that the City of Camden remains under a
14 Declaration of a Health Emergency related to the
15 COVID-19 virus, City Hall remains closed.

16 As such, this regularly scheduled meeting
17 is being conducted in a virtual remote conferencing
18 platform called ZOOM. Instructions on accessing this
19 virtual Regularly Scheduled meeting can be found on
20 the City of Camden's website and were available to
21 the public. We will take a roll call. Chairman
22 Hamilton.

23 CHAIRMAN HAMILTON: Here.

24 MR. EINGORN: Vice-chairman Hance.
25 Reverend Martinez.

1 REVEREND MARTINEZ: Here. Ms.
2 Washington.

3 MS. WASHINGTON: Here.

4 MR. EINGORN: Ms. Atwood.

5 MS. ATWOOD: Present.

6 MR. EINGORN: Ms. Merricks.

7 MS. MERRICKS: Here.

8 MR. EINGORN: Mr. Cooper. Erin Crean,
9 how are you tonight?

10 MS. CREAN: I'm present. I'm doing
11 well. Thank you.

12 MR. EINGORN: We should make the record
13 clear that Ms. Crean is here tonight pursuant to New
14 Jersey statute 40:55D-69.1, which allows the Zoning
15 Board to use members of the Planning Board in the
16 event that are conflicts of interest of certain
17 members. There are certain items on the agenda
18 tonight for which Reverend Martinez does have
19 conflicts of interest. And for those matters only,
20 Ms. Crean has been nice enough to join us.

21 MS. CREAN: It's a pleasure to be here.

22 MR. EINGORN: Thank you.

23 We'll need a motion to approve the
24 minutes from August of 2021.

25 REVEREND MARTINEZ: Motion to

1 approve.

2 MR. EINGORN: I need a second.

3 CHAIRMAN HAMILTON: Second.

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

6 CHAIRMAN HAMILTON: Yes.

7 MR. EINGORN: Reverend Martinez.

8 REVEREND MARTINEZ: Yes.

9 MR. EINGORN: Ms. Washington.

10 MS. WASHINGTON: Yes.

11 MR. EINGORN: Ms. Atwood.

12 MS. ATWOOD: Yes.

13 MR. EINGORN: Ms. Merricks.

14 MS. MERRICKS: Yes.

15 MR. EINGORN: So moved. Thank you.

16 I'll call the list of items for tonight's
17 agenda. If you hear your matter, please speak up and
18 let us know that you're here.

19 The first matter is Peralta Family
20 Properties, LLC.

21 MR. PERALTA: Here.

22 MR. IZZO: Charles Izzo for the
23 applicant.

24 MR. EINGORN: Good evening, Mr. Izzo.
25 Fred Mitchell.

1 MR. MITCHELL: Here.

2 MR. EINGORN: Good evening.

3 MR. MITCHELL: Good evening.

4 MR. EINGORN: Eugenio Ventura Morales. I
5 think I saw Mr. Ayoub. You are here for that
6 tonight, correct? You're muted, sir.

7 MR. AYOUB: Yes, I am. Thank you.

8 MR. EINGORN: Is the applicant here as
9 well?

10 MR. AYOUB: I expect him shortly.

11 MR. EINGORN: Okay. I'll mark you
12 present for now.

13 Did Dr. Williams show up as well? I
14 believe he wanted to add to that. I don't see him
15 specifically. Okay.

16 Next -- the first matter on New Business,
17 McGuire Preservation.

18 MR. SHEEHAN: Kevin Sheehan for the
19 applicant.

20 MR. EINGORN: Good evening, Mr. Sheehan.
21 Parkside Redevelopment, LLC.

22 MR. FLOYD: Michael Floyd for the
23 applicant.

24 MR. EINGORN: Good evening.

25 Cooper Lanning Square Renaissance School

1 Facilities.

2 MR. SHEEHAN: Kevin Sheehan for the
3 applicant.

4 MR. EINGORN: Good evening, again.
5 The next matter, Yasin Perry, 1202 Haddon
6 Avenue. Is anybody here for that?

7 MR. WAIT: This is Matthew Wait on behalf
8 of the owner.

9 MR. EINGORN: Matthew, I believe this
10 matter has been withdrawn. Evita, can you confirm
11 that?

12 MS. MUHAMMAD: That's correct.

13 MR. EINGORN: So for anybody in the
14 public, this matter has been withdrawn. It will not
15 be heard tonight. Mr. Wait, it was good to see you.
16 Hopefully we'll see you again in the future.

17 MR. WAIT: Thank you, sir.

18 MR. EINGORN: Sharon Britt, 1592 Park
19 Blvd. Is anybody here for Sharon Britt? I believe
20 she's talking but she's muted. I can't hear you.

21 CHAIRMAN HAMILTON: This is the problem
22 we have. Now you can't hear people or see them. I'm
23 getting sick and tired of this.

24 MS. MOORE: She said she's not able --
25 she's not sure on how to unmute herself.

1 MS. MUHAMMAD: Mr. Chairman, we'll try
2 our best to get everybody functioning.

3 MR. EINGORN: Let the record reflect that
4 we see Ms. Britt and we're working on getting her
5 unmuted.

6 The next matter is Jamal Tokley, 419
7 Liberty Street. Is anybody here for that matter?

8 CHAIRMAN HAMILTON: There's too much
9 noise from a phone. Can you hear me?

10 MR. EINGORN: I hear somebody. Is that
11 Mr. Tokley.

12 MS. MUHAMMAD: Franchesca Abed, I
13 believe, was present for that. I think I heard her
14 voice.

15 MR. EINGORN: My video of Ms. Abed is
16 frozen. That's near the last on the list so we'll
17 get to that and hopefully she can clear that up.

18 And the last matter on the list is Yreno
19 Cedano. Is anybody here for that? I don't see
20 anybody. My recollection is that the notice for this
21 was deficient and that it's not complete and ready to
22 be heard.

23 MS. MOORE: Evita, I'm getting a lot of
24 feedback from your line.

25 CHAIRMAN HAMILTON: I can't hear that

1 too. I can't even hear you.

2 MR. EINGORN: Did Dr. Williams show up?
3 Is he here?

4 DR. WILLIAMS: Yes, I'm here. Why?

5 MR. EINGORN: I'll take Eugenio Ventura
6 Morales first if that's best for you.

7 DR. WILLIAMS: Yes, that's best for me.
8 Of course, I'm on the line and want to be able to
9 give my staff advice to the Zoning Board prior to
10 them looking at the matter.

11 MR. EINGORN: All right. So let's call
12 that matter first. This is a continued matter. I
13 apologize for skipping the line but I believe
14 Dr. Williams has another engagement, so I'd like to
15 get him where he needs to be. So let's call that
16 matter first.

17 This was a proposed fruit and vegetable
18 sale property. The use is not permitted. The
19 applicant came before us, I believe, on two prior
20 occasions. Once we had a discussion of parking. The
21 next time there was an issue with the dumpster. The
22 applicant has since made a site plan waiver
23 application. Mr. Ayoub, is that correct?

24 MR. AYOUB: Yes.

25 DR. WILLIAMS: That's correct.

1 MR. EINGORN: And did you determine where
2 the dumpster was going to be placed on the property?

3 MR. AYOUB: Yes, we have.

4 MR. EINGORN: Oh, wait. I'm sorry. Mr.
5 Ayoub, can you raise your hand?

6 MR. AYOUB: Yes.

7 MR. EINGORN: Do you solemnly swear or
8 affirm that the testimony that you will provide to
9 the Board tonight is true and accurate to the best of
10 your knowledge?

11 MR. AYOUB: I do.

12 MR. EINGORN: And the statements that you
13 made prior to your swearing in, are they true and
14 accurate as well?

15 MR. AYOUB: Yes.

16 MR. EINGORN: Is the applicant here as
17 well? I know you're the property --

18 MR. AYOUB: He's suppose to be coming.
19 He's not here yet. But I could speak on his behalf.
20 He doesn't speak English anyway.

21 MR. EINGORN: Do you have any idea of how
22 long it's going to take for the applicant to arrive?

23 MR. AYOUB: I'm not sure. Does he need
24 to be here?

25 MR. EINGORN: It's the applicant's

1 application. You're not an attorney to represent the
2 applicant unfortunately.

3 MR. AYOUB: No, I'm not. Well, in this
4 case, does Mr. Williams have to be present too?

5 MR. EINGORN: Yes.

6 MR. AYOUB: Well, I could make an attempt
7 to reach out to him and see. You could take the next
8 matter if you'd like.

9 MR. EINGORN: All right. Can you do your
10 best to try to get him, even if they call in from
11 wherever they are?

12 MR. AYOUB: I will.

13 MR. EINGORN: It's my recollection the
14 applicant is not a great English speaker; is that
15 true?

16 MR. AYOUB: He speaks Spanish. He
17 doesn't speak English.

18 MR. EINGORN: All right. I'm sorry,
19 Doctor Williams, I have to put this one on hold for a
20 second until we get the applicant.

21 DR. WILLIAMS: Okay. Just to the Board
22 Chair and to Board Counsel, I'm here as staff to the
23 Board to speak on the site plan waiver requested by
24 the applicant. So my testimony would be along those
25 lines.

1 MR. EINGORN: Do you want me to swear you
2 in and you could put your testimony on the record
3 now?

4 DR. WILLIAMS: Yes.

5 MR. EINGORN: If you could raise your
6 right hand, please.

7 - - -

8 DR. EDWARD C. WILLIAMS, P.P., A.C.I.P.,
9 C.S.I., having first been duly affirmed, was
10 examined and testified as follows.)

11 - - -

12 MR. EINGORN: And, Dr. Williams, can you
13 please just advise the Board of your position on the
14 application of Eugenio Ventura Morales, 307 State
15 Street?

16 DR. WILLIAMS: Yes. Through the Board
17 Chair and Members of the Board, my name is Dr. Edward
18 C. Williams, Director of the Department of Planning
19 and also staff to the Planning Board as well as the
20 Zoning Board of Adjustment.

21 I've had the opportunity to review the
22 application, 307 State Street, on which the applicant
23 is before this Board for a variance for use and bulk
24 variances. One in particular is a waiver with
25 respect to a site plan waiver. I've had the

1 opportunity to review the application again, as well
2 as go to the site even as early as today.

3 It's both my opinion and my
4 recommendation to the Board, that a site plan waiver
5 can be granted. I don't see the need for the
6 imposition of a site plan requirement on the
7 applicant. I believe that whatever technical issues
8 that are pending, could be used as conditions of
9 approval as opposed to requiring the applicant to
10 come in for a site plan. There's no material change
11 to the site to my knowledge in reviewing the
12 application. And thus, from a staff standpoint, I do
13 approve and recommend to the Board to approve a site
14 plan waiver once it gets before your consideration
15 tonight.

16 MR. EINGORN: Thank you, Dr. Williams.

17 MS. WASHINGTON: Dr. Williams.

18 DR. WILLIAMS: Yes.

19 MS. WASHINGTON: This is Ms. Washington.
20 I rode over there a few weeks -- a month or so ago I
21 was over there and they was over there giving out
22 food. And I found out that was the place there and I
23 looked around. And around that building, there was a
24 nice place for a dumpster and there was place for
25 parking.

1 DR. WILLIAMS: Yes. Again, to the Board
2 through the Chair and through the Members of the
3 Board, we go through a number of these kind of cases
4 per year at the Planning Board. It's my
5 professional opinion that in the case of 307 State
6 Street, that site plan approval is not needed for
7 this site. And the Board is free to approve a site
8 plan waiver with any attached conditions to the
9 approval.

10 MR. EINGORN: Thank you.

11 MR. AYOUB: If you allow me. Mr. Ventura
12 will be here in about 15 to 20 minutes. He's on his
13 way now.

14 MR. EINGORN: Do you know how to use your
15 "Raise Your Hand" function there, Mr. Ayoub?

16 MR. AYOUB: Yes.

17 MR. EINGORN: We're going to take the
18 next matter while we wait. We'll keep everything
19 that was just said in mind. We'll continue this for
20 another few minutes and we'll take the next matter
21 just so we can keep this moving because we have a lot
22 of people that have to be other places tonight.

23 So let's take the first item on Old
24 Business, Peralta Family Properties, LLC, 116 State
25 Street. I believe this is Mr. Izzo's application.

1 DR. WILLIAMS: To the Board Chair and to
2 Board Counsel, am I released?

3 MR. EINGORN: We need you to hang out,
4 Dr. Williams, only because the members of the public
5 will have the right to ask you questions because you
6 appeared on that specific application.

7 DR. WILLIAMS: Okay. No problem.

8 MR. EINGORN: I apologize for the
9 inconvenience.

10 DR. WILLIAMS: No problem.

11 MR. EINGORN: Mr. Izzo, are you ready?

12 MR. IZZO: We are. Thank you.

13 MR. EINGORN: As the Board will recall,
14 this is also a continued matter. It's been before
15 the Board on multiple occasions. This is regarding
16 116 State Street. The applicant is trying to take a
17 three-story structure, residential and they want to
18 do student housing. There was a question regarding
19 the parking situation. There was a request for
20 photographs. Mr. Izzo, do you want to share what's
21 been produced and talk about that?

22 MR. IZZO: Yes. In particular the Board
23 wanted to have direct examination of the
24 architectural plans which have been delivered in
25 between the last session and this session.

1 So there's a set of architectural plans
2 that show the layout of the floor plan for the
3 conversion of the three-story building into the
4 residential apartments one, two, three and four on
5 the third floor.

6 So if the members have those sheets,
7 we're able to proceed and we're also able to refresh
8 the recollection of the Board members by showing the
9 exterior photographs from my applicant and the street
10 scene photographs that are also ready to be displayed
11 here tonight.

12 MR. EINGORN: Thank you, Mr. Izzo.
13 Please proceed. Do you have a witness that you'd
14 like me to swear?

15 MR. IZZO: We have the Peralta Family
16 developer. Can you please identify yourself?

17 UNIDENTIFIED SPEAKER: Yes.

18 MR. EINGORN: Would you like me to
19 swear -- I can't see who this is. There's a lot of
20 people on the screen.

21 MR. IZZO: It's Mr. Peralta.

22 MR. EINGORN: I see him now. Okay. It's
23 the second screen. Mr. Peralta, can you raise your
24 right hand?

25 MR. PERALTA: Yes.

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WALTER TORRES, having first been duly sworn, was examined and testified as follows:

- - -

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

MR. TORRES: Walter Torres, 621 East Allegheny Avenue, Philadelphia, Pennsylvania.

MR. EINGORN: Thank you. Please proceed, Mr. Izzo.

MR. IZZO: Mr. Peralta, are you familiar with the architectural plans for the building on 116 State Street?

MR. TORRES: Yes.

MR. IZZO: Are you involved in the development of that property?

MR. TORRES: Yes.

MR. IZZO: What's the general plan to redevelop the interior of the house at 116?

MR. TORRES: Sorry. Please repeat the question.

MR. IZZO: Say that again, please?

MR. TORRES: I didn't hear you. Can you repeat the question again?

MR. IZZO: What does the general plan

1 entail?

2 MR. TORRES: There's going to be four
3 apartments.

4 MR. IZZO: And how will those apartments
5 be arranged within the three-story structure?

6 MR. TORRES: One bedroom each and one
7 bathroom each and one kitchen each.

8 MR. IZZO: Right. So the Board wants to
9 know level-by-level, first level, second level, third
10 level, what the layout will be, how many bedrooms and
11 the other amenities in those apartments?

12 MR. TORRES: First level is one with a
13 lobby. The second level is two and one bedroom
14 each. Each got a bathroom. And the third level has
15 one with a kitchen and a bathroom.

16 MR. IZZO: And what is a lobby?

17 MR. TORRES: A lobby is in the front.
18 Once you walk in, it's right here. It's where one
19 can sit down and mail can be left in there. It's an
20 area where they can relax in and read.

21 CHAIRMAN HAMILTON: Did you take
22 pictures?

23 MR. IZZO: Is that an area where you walk
24 in or is that a common area you're talking about?

25 MR. TORRES: It's a common area.

1 MR. IZZO: And how many bedrooms will be
2 on the first floor besides the lobby area that you're
3 talking about?

4 MR. TORRES: One bedroom, one bathroom,
5 one kitchen.

6 CHAIRMAN HAMILTON Did you take pictures
7 of it?

8 MR. TORRES: I can't hear you. It's a
9 bad connection.

10 CHAIRMAN HAMILTON: Did you take pictures
11 of it?

12 MR. IZZO: Do you see on the screen, a
13 picture of your property?

14 MR. TORRES: Yes.

15 MR. IZZO: How do your plans, how are
16 they going to affect that vision of the streetscape
17 that's on the screen right now? How will that be
18 changed?

19 MR. TORRES: It's upside down.

20 MR. IZZO: I think we're looking at it at
21 a block of five houses. And one of those houses is
22 yours and it's reason we're here tonight; is that
23 correct?

24 MR. TORRES: Correct.

25 MR. IZZO: Which house is yours?

1 MR. TORRES: The middle one.

2 MR. IZZO: Well, there's --

3 MR. TORRES: I mean right in the
4 middle.

5 MR. IZZO: There's two on the left and
6 two on the right and then your property is in the
7 center?

8 MR. TORRES: Yes, sir.

9 MR. IZZO: Okay. You just testified that
10 on the first floor of that property, your company
11 would propose to build a lobby on front and an
12 apartment in the rear?

13 MR. TORRES: Yes, sir.

14 MR. IZZO: And that would be a
15 one-bedroom apartment?

16 MR. TORRES: Yes, sir.

17 MR. IZZO: And is the kitchen a full
18 kitchen or that integrated into a studio or
19 something?

20 MR. TORRES: A studio.

21 MR. IZZO: What about this second level
22 of this building at 116 State Street, how would you
23 redevelop that?

24 MR. TORRES: It's two apartments. Each
25 apartment has a bathroom. And each of them has a

1 kitchen and a studio kitchen too.

2 MR. IZZO: On the architectural plans, so
3 there's sheet that's labeled A-2. And when you're
4 talking about the second floor, are you talking about
5 that middle floor plan that shows on that sheet?

6 MR. TORRES: Yes.

7 MR. IZZO: Do you intend to adhere to
8 that floor plan?

9 MR. TORRES: What was that?

10 MR. IZZO: Are you going to adhere to
11 this plan?

12 MR. TORRES: Yes, sir.

13 MR. IZZO: Are you going to follow it?

14 MR. TORRES: Yes, sir.

15 MR. IZZO: Okay. On same sheet on the
16 right side, there's a floor plan for a smaller floor
17 area. Do you recognize that as being the plan for
18 the third floor?

19 MR. TORRES: Yes, sir

20 MR. IZZO: Are you asking the Board to
21 regard that as your final plans for developing this
22 house?

23 MR. TORRES: Yes.

24 MR. IZZO: You need to come much closer
25 to your phone or computer.

1 MR. TORRES: Yes, I do.

2 MR. IZZO: Okay. We may have mentioned
3 this previously, but can you please explain to the
4 Board and to the public, how this is going to benefit
5 this area of lower State Street in North Camden? How
6 is your plan going to enhance the neighborhood
7 instead of detract from it?

8 MR. TORRES: Because I will keep on with
9 the development.

10 MR. IZZO: And what does that mean? What
11 are you saying?

12 MR. TORRES: That area around there is
13 growing so I'm thinking about developing more houses
14 like that.

15 MR. IZZO: If this one is approved, how
16 will this property enhance this neighborhood, this
17 block that you're on?

18 MR. TORRES: Because I'm targeting the
19 students.

20 MR. IZZO: You're talking about people --

21 MR. TORRES: Yes, Rutgers students.

22 MR. IZZO: Do you perceive that there's a
23 need for housing for those particular individuals,
24 the Rutgers' student? Do you perceive that need?

25 MR. TORRES: Yes.

1 MR. IZZO: And I think we may have
2 testified to this before. But these plans, extensive
3 as they are, is there a cost that you projected that
4 this project will consume or require?

5 MR. TORRES: Close to \$300,000.

6 MR. IZZO: And have you discussed your
7 plans with any of the neighbors in that block or the
8 block across the street? Have you had a chance to
9 talk to anybody down there about that?

10 MR. TORRES: Yes, all the neighbors.

11 MR. IZZO: What are their impressions of
12 what you're doing there?

13 MR. TORRES: They think it's a good idea.

14 MR. IZZO: What's so good about it?

15 MR. TORRES: Well, it's for more
16 affordable houses. I mean, it's safety around there.
17 It's a school area. I mean, it'll bring more
18 business.

19 MR. IZZO: Mr. Peralta, on your screen
20 there's a picture of a cobblestone street and it's
21 labeled Main Street. Are you familiar with that
22 street?

23 MR. TORRES: That's in the back.

24 MR. IZZO: That's immediately in the back
25 of your house?

1 MR. TORRES: Yes.

2 MR. IZZO: Is it legal to park on that
3 street?

4 MR. TORRES: Yes.

5 MR. IZZO: When you've been at this
6 house, have you seen cars parked on Main Street?

7 MR. TORRES: Yes.

8 MR. IZZO: Are there available spaces?

9 MR. TORRES: Yes.

10 MR. IZZO: And take a guess how many
11 spaces around the rear of your house will be
12 available during a typical weekday or weekend day?

13 MR. TORRES: Six.

14 MR. IZZO: How many?

15 MR. TORRES: Six or more. It's a wild
16 guess; six or more.

17 MR. IZZO: When you look at this
18 photograph, the street is completely void of cars.
19 Is that a typical situation or is that unusual?

20 MR. TORRES: That's typical.

21 MR. IZZO: Now, on your screen, you're
22 looking at an overhead view of your neighborhood in
23 North Camden and you'll see a diagonal street cutting
24 through the center block. And do you know if that
25 would be the main street we just looked at?

1 MR. TORRES: Yes.

2 MR. IZZO: Your house is directly above
3 that on the photograph?

4 MR. TORRES: Yes.

5 MR. IZZO: And do you also see expansive
6 parking lots on the other side of Front Street and
7 your house being at Front & State?

8 MR. TORRES: Yes.

9 MR. IZZO: You don't happen to know
10 whether those are available for public use, though,
11 do you?

12 MR. TORRES: No.

13 MR. IZZO: What else do you want to tell
14 this Board here tonight that will help them reach any
15 kind of conclusions about your project? Speak up in
16 our own benefit and tell the Board why this is so
17 important, is so important for the City?

18 MR. TORRES: Because I'm targeting
19 college students. And like I said before, bringing
20 more businesses to the area and giving them a
21 affordable housing and an easy commute.

22 MR. IZZO: Now, the Board is going ask
23 you questions and they'd like long answers if you
24 hear the questions and respond, please.

25 MR. TORRES: What was that?

1 MR. EINGORN: Does the Board have
2 questions for the applicant? Mr. Izzo, can you stop
3 sharing your screen so that I can see everybody?

4 MR. IZZO: Sure.

5 MR. EINGORN: Thank you.

6 MR. TORRES: Also I would like to attract
7 more developers.

8 MR. EINGORN: Any questions from the
9 Board? Hearing no questions, we should open this
10 application to the public.

11 REVEREND MARTINEZ: Kyle, what are those
12 pictures?

13 MR. EINGORN: Sorry Reverend? That
14 drawing, can they exit that because it's taking up
15 the whole screen.

16 MR. EINGORN: Mr. Izzo, can you close
17 your 'Screen Share'?

18 MR. IZZO: Yes, I can.

19 MR. EINGORN: Thank you. Now that that's
20 been closed, I'll ask one more time. Does the Board
21 have any questions for the applicant? I think this
22 is the third time they have been here. Hearing none,
23 is there anybody in the public that would like heard
24 on this application? Anyone from the public on 116
25 State Street? I don't see anybody from the public.

1 The Board should now do a discussion of
2 the Positive and Negative Criteria regarding this
3 application and propose a motion to approve or deny
4 the application. This is an application for a use
5 variance related to 4 one-bedroom apartments as well
6 as off-street parking. The applicant needs eight
7 spaces and has proposed none. You can hear me,
8 right?

9 REVEREND MARTINEZ: Yeah, we can hear
10 you.

11 MS. MUHAMMAD: Yes.

12 REVEREND MARTINEZ: Just we don't have
13 no -- we've been through this back and forth with
14 this application and we've seen that he's complying
15 with everything. And 116 State Street, I'm familiar
16 with them from my church. I think we all deserve our
17 chance to do the best we can in our City. So I think
18 we should pass the application.

19 MR. EINGORN: Ms. Merricks, I see you
20 moving around. Do you have something to add?

21 MS. ATWOOD: I think there's certainly a
22 need for student housing here in the City of Camden.
23 And certainly a need to rehab abandoned property. So
24 hopefully that this will a good thing. And I move
25 that we should approve this project.

1 MR. EINGORN: We have a motion to approve
2 the use variance application and request for bulk
3 variance for off-street parking. Is there a second?

4 I heard something but it was inaudible. Is
5 Ms. Washington still on the call? Evita, it looks
6 like we lost Chairman Hamilton and Ms. Merricks. Do
7 we know if Ms. Washington is still on the call?

8 MS. MERRICKS: Ms. Merricks is here.

9 MS. WASHINGTON: I'm here.

10 MS. MUHAMMAD: Hamilton is on. His phone
11 is unmuted.

12 MR. EINGORN: I think I heard him try to
13 say something. Did you hear something from him?

14 MS. MUHAMMAD: I thought that was Karen.
15 I hear Karen. I hear Ms. Henrietta.

16 MR. EINGORN: Currently we have a motion
17 to grant the application. Does somebody want to make
18 another motion or second the original motion or ask a
19 question?

20 MS. MERRICKS: I'd like to ask, so you
21 said that they didn't apply for the parking?

22 MR. EINGORN: There's an application for
23 a bulk variance for eight spaces. They have no
24 spaces off site so everything would be on-street
25 parking.

1 MS. MERRICKS: Okay.

2 MR. EINGORN: And the applicant testified
3 about the main street behind the property and that
4 there was parking. He showed the overhead aerial
5 view of the area parking.

6 MS. MERRICKS: I second it.

7 MR. EINGORN: Okay. I'll take a
8 roll-call vote. Chairman Hamilton.

9 CHAIRMAN HAMILTON: (INAUDIBLE).

10 MR. EINGORN: Did anybody hear what he
11 said? Reverend Martinez.

12 REVEREND MARTINEZ: Yes.

13 MR. EINGORN: Ms. Washington.

14 MS. WASHINGTON: Abstain.

15 MR. EINGORN: Well, if you abstain then
16 we don't have enough votes to approve the
17 application. Ms. Atwood.

18 MS. ATWOOD: Yes.

19 MR. EINGORN: Ms. Merricks.

20 MS. MERRICKS: Yes.

21 MR. EINGORN: Is Chairman Hamilton
22 back?

23 MS. MUHAMMAD: Kyle, I'll call his
24 phone.

25 MR. EINGORN: Thank you.

1 Ms. Washington, can you put on the record
2 the basis for your abstention.

3 MS. MUHAMMAD: Hold on.

4 MS. WASHINGTON: What did you say,
5 Kyle?

6 MR. EINGORN: I said, Ms. Washington, can
7 you put on the record the basis for your abstention?

8 MS. WASHINGTON: If you remember two
9 meetings ago and I told you that I had went by there
10 and I seen all this trash and everything around
11 there. And then whoever it was said it wasn't. I
12 can't see myself voting on something that I can't see
13 and I don't understand.

14 MR. EINGORN: Have we heard from Chairman
15 Hamilton yet?

16 MS. MUHAMMAD: Yes, I have him on the
17 phone now. His connection is weak.

18 MR. EINGORN: Chairman Hamilton, there's
19 been a motion and a section to grant the application.
20 Can you do me a favor --

21 MS. MUHAMMAD: Hold on. Can you hear
22 him, Kyle? Go ahead Chairman.

23 CHAIRMAN HAMILTON: I said, I'm not
24 voting cause I can't understand him. It comes and
25 goes. I keep telling you all that.

1 MR. EINGORN: Without five affirmative
2 votes, the application doesn't pass and as such, the
3 application is, therefore, denied. I apologize to
4 the applicant that you've been back three times and
5 there's technical issues. However, without five
6 affirmative votes, a use variance cannot be approved,
7 therefore, the application is denied.

8 MR. IZZO: Is there a number to call?

9 MR. EINGORN: I'm sorry, Mr. Izzo, were
10 you saying something?

11 MR. IZZO: The actual roll call number,
12 how did it --

13 MR. EINGORN: We have three in favor and
14 two abstentions. As you're aware, a use variance
15 requires five affirmative votes which means, five
16 people have to -- five Board members have to say yes
17 to the motion.

18 MR. IZZO: So you recorded three
19 affirmative, two abstentions?

20 MR. EINGORN: That's correct, sir.

21 MR. IZZO: And the Board is seven
22 members?

23 MR. EINGORN: It's a seven-member Board,
24 that's correct

25 MR. IZZO: Okay? Thank you.

1 MR. TORRES: Can I say something about
2 the man that objected about the trash being in the
3 front?

4 MR. EINGORN: I'm sorry. This
5 application is concluded. I appreciate your time.

6 The next matter is Fred Mitchell unless
7 Mr. Ayoub's -- I'm sorry. Is Eugenio Ventura Morales
8 here yet?

9 MR. AYOUB: No, sorry, not yet. He
10 should be here -- I'm going to raise my hand when
11 he's here.

12 MR. EINGORN: Okay. Fred Mitchell, are
13 you ready?

14 MR. MITCHELL: Yes, I'm present.

15 MS. MUHAMMAD: Kyle.

16 MR. EINGORN: Yes.

17 MS. MUHAMMAD: Dena had mentioned that
18 she had to leave by seven o'clock.

19 MS. MOORE: My conflict is no longer.
20 They're just going to come in and ask for a
21 continuance so we're fine. At a certain point,
22 I just have to listen to the request for the
23 continuance but I'm fine here.

24 MR. EINGORN: What time is it?

25 MS. DENA: 6:20 p.m.

1 MR. EINGORN: I think Mr. Sheehan had a
 2 scheduling conflict with his planner. Mr. Sheehan,
 3 can you chime in and let me know what application it
 4 is again? I forget.

5 MR. SHEEHAN: It's the first one. It's
 6 the McGuire Preservation.

7 MR. EINGORN: Maybe we should take that
 8 then to accommodate your planner. Are you ready to
 9 go?

10 MR. SHEEHAN: Yes.

11 MR. EINGORN: Mr. Mitchell, I'm sorry to
 12 bump you. We're having some timing issues here.

13 MR. MITCHELL: No problem. Thank you.
 14 I'll wait.

15 MR. EINGORN: I appreciate your patience.

16 MS. MOORE: Excuse me. Would I be able
 17 to be sworn in now before --

18 MR. EINGORN: Of course. Can you raise
 19 your right hand?

20 - - -

21 DENA MOORE JOHNSON, P.E., C.M.E., having
 22 first been duly sworn, was examined and testified as
 23 follows:

24 - - -

25 MR. EINGORN: For everybody on the Board

1 and those following at home, this application is
2 McGuire Preservation Urban Renewal, LLC regarding
3 2250 to 2260 Mickle Street. And Mr. Sheehan is here
4 tonight. He's representing the applicant.

5 MR. SHEEHAN: Can we just confirm just
6 because I know some people have dropped off and on.
7 I have Ms. Crean, Atwood, Merricks, Chairman Hamilton
8 and Washington. Are they all still on?

9 MS. CREAN: I'm here.

10 MR. EINGORN: For the record, that was
11 Ms. Crean.

12 MR. SHEEHAN: I see the Chairman; I see
13 Merricks. Is Ms. Washington still here?

14 MS. WASHINGTON: Yes, I'm still here.

15 MR. SHEEHAN: Thank you. Are you
16 comfortable voting on the application by phone?

17 MS. WASHINGTON: No, I'm not.

18 MR. EINGORN: This certainly raises an
19 issue.

20 MR. SHEEHAN: I don't have five members
21 who are willing to vote.

22 MR. EINGORN: I can offer you an
23 adjournment in hopes that we have Vice-Chairman Hance
24 and/or Mr. Cooper.

25 MR. SHEEHAN: Andrew, did you hear that?

1 MR. DAVENPORT: It sounds like we don't
2 have quorum again or won't be able to have five votes
3 so this will be the third time we've gone through?

4 MR. SHEEHAN: That's correct.

5 MR. DAVENPORT: I doesn't sound as if we
6 have another choice, Counsel.

7 MR. SHEEHAN: Unfortunately, we don't.

8 MR. DAVENPORT: Do you have any
9 thoughts?

10 MR. SHEEHAN: No unfortunately we don't.
11 The only issues are getting additional members from
12 the Planning Board or there's a time within which the
13 Board has to act on the application. I will reach
14 out -- I don't know if Dr. Williams is still on but
15 we may need --

16 DR. WILLIAMS: I'm still on.

17 MR. SHEEHAN: Doctor Williams, we made
18 need to appoint additional members from the Planning
19 Board if those who are on the Zoning Board only have
20 access via phone and are not comfortable voting.

21 DR. WILLIAMS: Okay. We'll work on
22 that.

23 MR. SHEEHAN: Thank you, Dr. Williams.
24 So, we're going to adjourn this application, Kyle,
25 until the -- is October 4th the next meeting, Evita?

1 MS. MUHAMMAD: Yes, sir.

2 MR. SHEEHAN: And that will be via ZOOM
3 and no further notice will be provided, Kyle?

4 MR. EINGORN: Yes, that's correct. This
5 is notice now of the adjournment to the October
6 regular monthly meeting. No further notice
7 required. This is notice to the world of the
8 adjournment.

9 MR. SHEEHAN: Thank you, Kyle.

10 MR. EINGORN: You're welcome.

11 Ms. Washington, are you comfortable
12 voting on any of these applications over the
13 phone?

14 MS. WASHINGTON: Excuse me?

15 MR. EINGORN: We appreciate --

16 MS. WASHINGTON: What did you say,
17 Kyle?

18 MR. EINGORN: We appreciate that you've
19 appeared tonight. Are you comfortable voting on any
20 of these applications?

21 MS. WASHINGTON: I can't say I won't vote
22 on it again. I can't say that. I can't speak on
23 that.

24 MR. EINGORN: Can't speak on what? I'm
25 sorry.

1 MS. WASHINGTON: I can't speak on the
2 applications that I haven't heard them yet. So are
3 you saying, will I be comfortable with these
4 applications over the phone? I can't say that I will
5 or I won't. I'm just being honest. I have a problem
6 with looking at these papers and saying this and
7 saying that. I don't do that.

8 Whenever I get a chance, I go by these
9 places and look at them. But I can't say what I'm
10 going to say. Like I say, just looking at these
11 papers and you looking at these papers, you can tell
12 me anything.

13 MR. EINGORN: Mr. Sheehan just asked you
14 whether you'd feel comfortable voting on his
15 application to vote in favor or deny the
16 application. And I believe your answer was no.

17 And so I just want to confirm because we
18 have other applicants that are there tonight. And if
19 you don't feel comfortable voting on them and they
20 should know now so that we can shuffle people out of
21 here because we won't have enough Board members.

22 MS. WASHINGTON: I understand what you're
23 saying but as I repeat it, I can't say that I will or
24 will not vote on it until I hear it. But like I
25 said, I don't feel comfortable and this is not the

1 first time I've said this. It's looking at the paper
2 and you telling me this and you telling me that.
3 Because some of the things you telling me, is not
4 true. I'm not talking about you personally, Kyle.

5 MR. EINGORN: Okay. Well, what about the
6 Fred Mitchell matter, do you feel comfortable with
7 that one?

8 MS. WASHINGTON: Am I the only one that's
9 not voting the way they want me to vote? Did you ask
10 Mr. Hamilton that same question?

11 MR. EINGORN: The issue is that you've
12 raised it because you're on the phone. We're not
13 singling you out to be contentious with you. That's
14 not it at all. The issue is that we only have five
15 Board members tonight. And if you don't feel
16 comfortable --

17 MS. WASHINGTON: Well, ask Mr. Hamilton
18 the same thing you asked me.

19 MR. EINGORN: I'd be happy to. Mr.
20 Hamilton, I don't see you. Are you still here?

21 CHAIRMAN HAMILTON: What?

22 MR. EINGORN: Hello? Chairman Hamilton?

23 CHAIRMAN HAMILTON: Can you hear me?

24 MR. EINGORN: I can hear you now.

25 MS. MUHAMMAD: Kyle, I have him on the

1 phone so put this on the record. Go ahead, Mr.
2 Hamilton.

3 CHAIRMAN HAMILTON: What?

4 MS. MUHAMMAD: Kyle, can you restate your
5 question?

6 MR. EINGORN: Sure. Mr. Hamilton,
7 there's issues tonight with abstentions relating to
8 the fact that you can or cannot see or certain Board
9 members can or cannot see the applications and we've
10 received abstentions based upon that. Do you feel
11 comfortable voting on these applications tonight
12 because we need five members to --

13 CHAIRMAN HAMILTON: No, no. When they
14 talk they go in and they go out. The damn
15 telephones. I keep telling you all that.

16 MS. MUHAMMAD: Can you hear him, Kyle?

17 MR. EINGORN: I heard but I don't know
18 what he said.

19 CHAIRMAN HAMILTON: I said, these
20 telephones. Can you hear me now?

21 MR. EINGORN: I hear you. You just told
22 me you couldn't hear me. That's the same thing when
23 they're talking. I can't hear them. They go in and
24 out; in and out.

25 MS. MUHAMMAD: So, Mr. Chairman, do you

1 feel comfortable voting on the cases once you hear
2 them?

3 CHAIRMAN HAMILTON: No, no, not when I
4 can't hear them. If I could hear them, I could
5 vote. With this here stuff right here, this is a
6 bunch of bull. I keep telling you all. When are you
7 all going to listen? I'm going to go to City Hall
8 tomorrow to talk to the Mayor or call him on the
9 phone. This is a bunch of BS.

10 MS. MUHAMMAD: Okay, Kyle, what are we
11 going to do?

12 MR. EINGORN: Well, I mean, based upon
13 the continued abstentions of some of the Board
14 members, I don't see how we even have a quorum to
15 finish the remaining applications.

16 We can continue to press on, but I don't
17 know that any of these applicants are going to get a
18 fair shake at this based upon the in-and-out -- not
19 based upon the members but based upon the in-and-out
20 mode of communication.

21 MS. MUHAMMAD: How are we going to call
22 the meeting?

23 MR. EINGORN: We don't have enough votes
24 because we don't have enough people to vote in favor
25 of a use variance. But we have enough to adopt the

1 Resolutions and move on. I mean, it's not fair to
2 have the applicants go forward and then they're going
3 to get, you know, abstentions when they need
4 affirmative votes. And it's not based upon the
5 applications.

6 MS. MUHAMMAD: I understand. So how are
7 we going to move forward?

8 UNIDENTIFIED SPEAKER: I want my
9 Resolution. That's all.

10 MR. EINGORN: Let's vote on the
11 Resolutions and we'll adjourn the meeting based upon
12 a lack of a quorum. I don't know what else to do.

13 MR. FLOYD: Kyle, it's Mike Floyd on
14 behalf of Parkside Redevelopment, LLC. We understand
15 the issues with lack of a quorum now to vote on
16 certain applications. But I would ask that if we
17 could see if there's a quorum to formally continue
18 Parkside's application to October 4th with no need to
19 re-serve and re-publish notice.

20 MR. EINGORN: Yes. I think we have
21 enough people right now on the Board to determine
22 that anybody who has brought an application tonight
23 would be adjourned without further notice. Everybody
24 has had proper notice from -- the public has had
25 proper notice of all the applications before the

1 Board tonight.

2 So any application that was properly
3 before the Board, would be continued without need for
4 further adjournment. And that would include the
5 following matters which have not been heard tonight:
6 Fred Mitchell, Eugenio Ventura Morales, McGuire
7 Preservation, Parkside Redevelopment, Cooper Lanning
8 Square Renaissance School Facilities, Sharon Britt,
9 Jamal Tokely.

10 MR. FLOYD: So these will all be
11 continued to the October 4th hearing date?

12 MR. EINGORN: They will all be adjourned
13 to October 4th so that we could figure out what's
14 going on with obtaining a proper quorum for a use
15 variance application; to take the steps whatever
16 necessary to supply the Board with the Board members
17 that can be virtually present for this meeting.

18 MR. FLOYD: Thank you very much. My
19 apologies for interrupting.

20 MR. EINGORN: No. I appreciate your
21 time.

22 So if I could have a -- the following
23 Resolutions are up for adoption tonight:

24 Granting Use Variance for the Luccello
25 Properties.

1 Granting Bulk Variance for St. Joseph's
2 Carpenter Society.

3 Granting Use Variance for Inland Real
4 Estate Acquisitions.

5 And Granting Bulk Variance Approval for
6 First Nazarene Baptist Church.

7 Can I have a motion to adopt the
8 Resolutions from August?

9 MS. ATWOOD: Motion to adopt the
10 Resolutions from August.

11 MR. EINGORN: Reverend Martinez, you're
12 muted. Do I have a second?

13 MS. WASHINGTON: Second.

14 MR. EINGORN: I'll take a roll-call vote.
15 Is Chairman Hamilton still here?

16 MS. MUHAMMAD: Yes, I have him on the
17 phone.

18 MR. EINGORN: Can you ask him if he's
19 voting in favor of adopting the Resolutions from
20 August?

21 MS. MUHAMMAD: Chairman, are you in favor
22 of adopting the Resolutions from August?

23 CHAIRMAN HAMILTON: I'll tell you all, I
24 can't hear you all.

25 MS. MUHAMMAD: We're adopting the

1 Resolutions from August right now. Are you in
2 favor?

3 CHAIRMAN HAMILTON: Yes.

4 MR. EINGORN: Thank you. Reverend
5 Martinez. He's muted but I saw his mouth say, 'yes'.
6 So that's a 'yes' for the record.

7 MR. EINGORN: Ms. Washington.

8 MS. WASHINGTON: Yes.

9 MR. EINGORN: Ms. Atwood.

10 MS. ATWOOD: Yes.

11 MR. EINGORN: Ms. Merricks.

12 MS. MERRICKS: Yes.

13 MR. EINGORN: Having a vote of the quorum
14 of the Board, a motion to adopt the Resolutions from
15 August 2021 is so moved and granted. And those
16 Resolutions will be adopted.

17 I apologize to everybody on the Board
18 tonight or everybody who came and showed up tonight
19 from the public, the applicants, everyone. We're
20 going to do better for next month. I look forward to
21 seeing you then. Can I have a motion to adjourn?

22 REVEREND MARTINEZ: Motion to adjourn.

23 MR. EINGORN: A second?

24 MS. ATWOOD: Second.

25 MR. EINGORN: All in favor?

1 THE BOARD: Yays.

2 MR. EINGORN: So moved. See you all in
3 October.

4 - - -

5 (**Meeting concluded at 6:42 p.m.**)

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