

In The Matter Of:
CITY OF CAMDEN
ZONING BOARD

TRANSCRIPT OF MEETING
October 4, 2021

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ZONING BOARD
CITY OF CAMDEN

- - - -

Monday, October 4, 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
- DARRELL HANCE, VICE-CHAIRMAN
- HENRIETTA WASHINGTON
- TERESA ATWOOD
- KAREN MERRICKS
- CHARLES COOPER

- - - -

- EVITA MUHAMMAD, ZONING BOARD SECRETARY
- KYLE F. EINGORN, ESQUIRE
ATTORNEY FOR THE BOARD
- 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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1 MS. MUHAMMAD: Good evening everyone.
2 In conformance with the Sunshine Law of the State of
3 New Jersey, notice of this meeting was posted in the
4 Municipal Clerk's office on Wednesday, September 29,
5 2021.

6 I'm going to take roll now. Chairman
7 Hamilton.

8 CHAIRMAN HAMILTON: Present.

9 MS. MUHAMMAD: Vice-Chairman Hance.

10 VICE-CHAIRMAN HANCE: Here.

11 MS. MUHAMMAD: Ms. Washington.

12 MS. WASHINGTON: Here.

13 MS. MUHAMMAD: Ms. Atwood.

14 MS. ATWOOD: Present.

15 MS. MUHAMMAD: Ms. Merricks. Mr. Cooper.

16 MR. COOPER: Here.

17 MS. MUHAMMAD: Mr. Martinez. He's not
18 here. Okay.

19 MR. EINGORN: In addition to the Sunshine
20 Law which was previously written, by the direction of
21 the Zoning Board of Adjustment Board, Chairman Robert
22 H. Hamilton, Jr., the City of Camden, the meeting
23 will be held tonight, Monday, October 4th at 5:30
24 p.m.

25 Due to the City of Camden Declaration of

1 Health Emergency related to the COVID-19 virus, City
2 Hall remains closed, and therefore, this regularly
3 scheduled meeting is being conducted virtually via
4 electronic conferencing platform, ZOOM. Instructions
5 for accessing tonight's meeting could be found or
6 posted at the City of Camden's website at
7 www.ci.camden.nj.us.

8 I'll take a roll of what applications are
9 available and ready to go. So if you hear your
10 application, please let it be known that you're
11 available and ready to proceed.

12 The first matter which is a continued
13 matter for Mr. Fred Mitchell. I see Mr. Mitchell.

14 MR. MITCHELL: Present.

15 MR. EINGORN: How are you?

16 MR. MITCHELL: Good.

17 MR. EINGORN: The second matter is
18 Eugenio Ventura Morales.

19 MR. AYOUB: Yeah, we're both here.

20 MR. EINGORN: Mr. Morales is here too
21 tonight?

22 MR. MORALES: Yes.

23 MR. AYOUB: Mr. Ventura is here, yes.

24 MR. EINGORN: Okay. Very good.

25 McGuire Preservation Urban Renewal,

1 LLC.

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

4 MR. EINGORN: Good evening. Next is,
5 Parkside Redevelopment, LLC.

6 MR. FLOYD: Michael Floyd, Archer
7 & Greiner on behalf of the applicant.

8 MR. EINGORN: Good evening.
9 Cooper Lanning Square Renaissance School
10 Facilities.

11 MR. SHEEHAN: Kevin Sheehan for the
12 applicant.

13 MR. EINGORN: Good evening again.
14 Sharon Britt, 1592 Park Blvd.

15 MS. BRITT: Present.

16 MR. EINGORN: Good evening.
17 Jamal Tokley, 419 Liberty Street. I don't hear the
18 applicant but I believe I saw -- I see him in the top
19 right corner of my screen. We'll mark him present.

20 MS. MEYERS: This is Martha Meyers, 1031
21 Morton Street, Camden, New Jersey.

22 MR. EINGORN: Hi, Ms. Meyers. How are
23 you?

24 MS. MEYERS: Fine.

25 MR. EINGORN: Are you here tonight for

1 that matter?

2 MS. MEYERS: Yes.

3 MR. EINGORN: Okay. Hang tight. We
4 haven't called you yet.

5 And Yreno Cedano, 21 North 34th Street.
6 Is the applicant present?

7 MS. FERNANDEZ: Yes, Ana Fernandez for 21
8 North 34th Street.

9 MR. EINGORN: Okay. Very good. Thank
10 you.

11 Before we get started with the
12 applications, we have a couple minor calendar items
13 first. We need a motion to approve the minutes from
14 September 2021. Do I have a motion to approve the
15 minutes?

16 CHAIRMAN HAMILTON: I so move.

17 MS. ATWOOD: Second.

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

20 CHAIRMAN HAMILTON: Yes.

21 MR. EINGORN: Vice-Chairman Hance.

22 VICE-CHAIRMAN HANCE: Yes.

23 MR. EINGORN: Ms. Washington.

24 MS. WASHINGTON: Yes.

25 MR. EINGORN: Ms. Atwood.

1 MS. ATWOOD: Yes.

2 MR. EINGORN: Mr. Cooper.

3 MR. COOPER: Yes.

4 MR. EINGORN: So moved.

5 DR. WILLIAMS: Mr. Chair.

6 CHAIRMAN HAMILTON: Yeah.

7 DR. WILLIAMS: This is Dr. Williams.

8 Through our Board Counsel, we have the Director of
9 Public Works here. Mr. Eingorn, could you confirm
10 whether we need him tonight?

11 MR. EINGORN: Sure. We appreciate
12 Director Walker being here tonight. We asked him to
13 be here due N.J.S.A. 40:55D.23.2 which allows the
14 Zoning Board to borrow Planning Board members in the
15 event of an abstention related to a conflict of
16 interest.

17 That conflict of interest was Reverend
18 Martinez's conflict of interest based upon his -- I
19 believe it's his employment with the Housing
20 Authority. And that conflicted him for certain
21 matters that were on previously. Reverend Martinez
22 is not here tonight. And, therefore, Director Walker
23 is not necessary because he would have to testify --
24 I'm sorry -- appear on Reverend Martinez's behalf.
25 I see Mr. Sheehan has popped up. I'm assuming he

1 wants to be heard on that?

2 MR. SHEEHAN: Yes. Please. We've had
3 issues with abstentions, Kyle, and there's only five
4 Board members otherwise.

5 MR. EINGORN: Right. My understanding is
6 that the abstentions related to technological issues
7 of Chairman Hamilton and Ms. Washington that have
8 been cleared up; that there has been some
9 technological advancement in phone technology. And
10 that they will be available and understand that their
11 obligations tonight os not to abstain based upon
12 technological issues. I get what you're saying. But
13 really the conflict of interest was based upon
14 Reverend Martinez and his relationship potentially to
15 the applicants.

16 Maybe we can ask Director Walker just to
17 hang out for one minute because we do have a need to
18 go into closed session tonight.

19 MR. SHEEHAN: You can do that if Director
20 Walker is willing to hang. Kyle, I'll take a look at
21 the law regarding using substitute members.

22 MR. EINGORN: Okay. I cited the statute.
23 Do you want me to read it back?

24 MR. SHEEHAN: Please.

25 MR. EINGORN: Sure. It's 40:55D.23.2.

1 MR. SHEEHAN: Thanks Kyle.

2 MR. EINGORN: And maybe 23 and 23.1.

3 So we have -- the Zoning Board has a
4 potential matter of litigation that has arose and the
5 Board has a need to go into closed session. Evita,
6 do we have the ability to start a room with just the
7 Board members and yourself and Dr. Williams?

8 MS. MUHAMMAD: I'm not sure. I can
9 figure it out. But we do have -- for the record, we
10 do have Karen Merricks on.

11 MR. EINGORN: Very good. Good evening,
12 Ms. Merricks.

13 MS. MUHAMMAD: Can you hold, please?

14 MR. EINGORN: I apologize to everybody
15 for the delay. Evita, do we have that ability?

16 DR. WILLIAMS: Kyle through the Chair.
17 Can we save that until the end of the meeting. I
18 don't want to have any glitches technologically.
19 I want the meeting moving forward. So let's move
20 that to the end of the meeting, okay?

21 MR. EINGORN: Now that we have, one, two,
22 three, four, five, six members as opposed to five,
23 let's get started with the first application which is
24 a continued application for Fred Mitchell. This is
25 the first matter of Old Business, 1484 Princess

1 Avenue. Mr. Mitchell, are you here?

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

3 MR. EINGORN: Great. Can we swear you
4 in, please?

5 MR. MITCHELL: Yes.

6 MR. EINGORN: Raise your right hand.

7 - - -

8 FRED MITCHELL, having first been duly
9 sworn/affirmed was examined and testified as follows:

10 - - -

11 MR. EINGORN: Very good.

12 Mr. Mitchell, you've been before the
13 Board a few times so far; is that correct?

14 MR. MITCHELL: Yes.

15 MR. EINGORN: And you are seeking a use
16 variance for a three-family rehab, as well as
17 off-street parking?

18 MR. MITCHELL: Yes.

19 MR. EINGORN: And the Board asked you to
20 come back with additional pictures; is that correct?

21 MR. MITCHELL: Yes.

22 MR. EINGORN: And you have submitted
23 those pictures?

24 MR. MITCHELL: Yes.

25 MR. EINGORN: The Board should have

1 copies of those pictures?

2 MR. MITCHELL: Yes.

3 MR. EINGORN: Does the Board have any
4 questions for Mr. Mitchell regarding the additional
5 submissions or anything that's been previously
6 submitted regarding 1484 Princess Avenue?

7 MR. COOPER: I see photos here now, the
8 photos that he submitted.

9 MR. EINGORN: Mr. Mitchell, do you just
10 want to give the Board a quick refresher as to the
11 proposed application and the construction? And just
12 give them a brief refresher on the parking. I
13 believe there was off-street parking. Can you
14 describe that for the Board?

15 MR. MITCHELL: Yes. In the photos you'll
16 see the property itself has parking for three in the
17 driveway that's on the property itself. And then in
18 the pictures, I stood in front of the property and
19 took photos to the left and the right and across the
20 street so that the committee could see the parking
21 and pretty much the daily activity there.

22 I took the pictures roughly between 3:30
23 and 4:00 in the afternoon. I think it was midweek,
24 maybe a Tuesday or a Wednesday. There's an abundance
25 of parking on the block as most of the houses are

1 large. And they come with a 30-foot wide lot and 100
2 deep. Was it your previous testimony that this
3 property was purchased as a duplex?

4 MR. MITCHELL: Correct.

5 MR. EINGORN: The applicant is seeking an
6 apartment in the basement?

7 MR. MITCHELL: Yes. Just an efficiency
8 at the back part of the basement. It has a walkout
9 basement.

10 MR. EINGORN: Does the Board have
11 questions for the applicant?

12 MR. COOPER: Yeah. That's something I
13 can't see on the pictures here, the walkout for the
14 basement.

15 MR. MITCHELL: Oh, that's on the other
16 plans in the -- that's on the other plans. You
17 should have photos of that as well, along with floor
18 plans.

19 MR. EINGORN: Mr. Mitchell, is that the
20 one out there?

21 MR. COOPER: Yes, I see it now. Thank
22 you.

23 MR. MITCHELL: You're welcome.

24 MR. EINGORN: Let the record reflect that
25 I'm holding up a photograph of the walkout on my

1 computer screen.

2 CHAIRMAN HAMILTON: If nobody votes
3 against him on that, ain't nothing we can do. Let
4 him have it.

5 MR. EINGORN: Are there any questions or
6 any comment?

7 MR. COOPER: He satisfied all my needs
8 from this application. He gave us pictures. I see
9 it's more than enough of off-street parking and I'm
10 satisfied.

11 MR. EINGORN: Let's open to the public.
12 Is there anybody in the public appearing before or
13 against this application? Please speak up if you're
14 here to speak on this application. Hearing no
15 public, we'll close the public portion. The Board
16 should now do a discussion of the Positive and
17 Negative Criteria regarding the use variance that's
18 requested as well as the bulk variance that's
19 requested for off-street parking.

20 The applicant has testified as it relates
21 to the off-street parking; that there are 3 spaces in
22 a parking driveway. And that is acknowledged, 2.2
23 spaces are required per unit so that would be 6.6 or
24 approximately 7 spaces. I think it's a positive for
25 that community. He's going to rehab the house and

1 hopefully beautify the outside of it and I think it's
2 a good thing here.

3 CHAIRMAN HAMILTON: Trying to keep the
4 neighborhood looking good. That's a good thing.

5 VICE-CHAIRMAN HANCE: I think this is his
6 third time back.

7 MR. MITCHELL: Four times.

8 VICE-CHAIRMAN HANCE: Four times and
9 everything he brought us what we needed to see.

10 MR. EINGORN: Is there a motion?

11 MR. COOPER: A motion to accept.

12 VICE-CHAIRMAN HANCE: I second it.

13 MR. EINGORN: I'll take a roll-call vote.
14 Chairman Hamilton.

15 CHAIRMAN HAMILTON: Yes.

16 MR. EINGORN: Vice-Chairman Hance.

17 VICE-CHAIRMAN HANCE: Yes.

18 MR. EINGORN: Ms. Washington.

19 MS. WASHINGTON: Yes.

20 MR. EINGORN: Ms. Atwood.

21 MS. ATWOOD: Yes.

22 MR. EINGORN: Ms. Merricks.

23 MS. MERRICKS: Yes.

24 MR. EINGORN: Mr. Cooper.

25 MR. COOPER: Yes.

1 MR. EINGORN: All in favor. The motion
2 passes. Congratulations, Mr. Mitchell. Thank you
3 for your patience.

4 MR. MITCHELL: Thank you.

5 MR. EINGORN: Have a nice night.

6 MR. MITCHELL: You too.

7 MR. SHEEHAN: Kyle, before you get to the
8 next one, I've had a chance to take a look at the law
9 regarding the substitute members. And, of course,
10 you're correct. I have no objection to Director
11 Walker.

12 MR. EINGORN: Director Walker, we really
13 appreciate you tonight and thank you so much for
14 bearing with us. Mr. Sheehan, I appreciate you
15 calling me right. That's the first time in my life
16 I've heard that.

17 MR. SHEEHAN: Not from me.

18 MR. EINGORN: You flatter me.

19 The next matter on Old Business is
20 Eugenio Ventura Morales, 307 State Street, Camden,
21 New Jersey. This matter had been adjourned. The
22 applicant then filed a request for a site plan waiver
23 in addition to the use variance.

24 By way of brief background, this matter,
25 again, was previously heard. The applicant is

1 seeking to use an existing retail building to sell
2 fruits and vegetables. It sounded to me like a
3 small market. The applicant testified as I recall,
4 that when renovations were made, that it was said
5 that this was used for storage and, therefore,
6 there's a change of use, the fruits and vegetables.
7 And the issue was parking and the trash receptacle.
8 The last time we were here, there was a request
9 regarding site plan. And now we return for issues
10 regarding site plan waiver as well as the use
11 variance has been requested, as well a discussion of
12 off-street parking. Mr. Ayoub, are you the owner of
13 this property?

14 MR. AYOUB: Yes, I am.

15 MR. EINGORN: Can you raise your right
16 hand to be sworn?

17 MR. AYOUB: Yes.

18 - - -

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

22 - - -

23 MR. EINGORN: And with you, do you have
24 Mr. Ventura?

25 MR. AYOUB: Yes.

1 MR. EINGORN: He's the applicant?

2 MR. AYOUB: Yes.

3 MR. EINGORN: It's my recollection that
4 Mr. Ventura doesn't speak fluent English; is that
5 correct?

6 MR. AYOUB: Yes. He speaks a little but
7 not fluent.

8 MR. EINGORN: We will swear him in. Will
9 you raise your right hand, Mr. Ventura.

10 - - -

11 EUGENIO VENTURA MORALES, having first
12 been duly sworn/affirmed, was examined and testified
13 as follows:

14 - - -

15 MR. EINGORN: So Mr. Ayoub and Mr.
16 Ventura, can you just remind the Board what you're
17 seeking to do and what changes you're seeking to make
18 to this property, if any?

19 MR. AYOUB: Well, if I can share the
20 screen, I could show the building over here.

21 MR. EINGORN: Evita, do you have the
22 ability to allow Mr. Ayoub to share the screen?

23 MS. MUHAMMAD: Okay.

24 MR. AYOUB: This property has been used
25 for the longest since it was built for commercial

1 usage. It was a gas station in the past and fruits
2 and vegetables. And later on during my renovations,
3 I had to put a use for it, which is for storage. But
4 right now I have a tenant who is willing to do and he
5 wants to do the fruit and vegetable service at that
6 location in the North Camden community.

7 As you see on the screen, if it was here,
8 there's plenty of parking and there's plenty place to
9 accommodate any others like dumpsters or whatever.
10 And this is a known site. It's at 3rd & State and it
11 has a big parking lot of 1,400 square feet.

12 MR. EINGORN: Can you describe for the
13 Board how many parking spaces you believe are in that
14 parking lot?

15 MR. AYOUB: We could accommodate a
16 minimum of 15 in the parking lot.

17 MR. EINGORN: Fifteen spaces?

18 MR. AYOUB: Yes.

19 MR. EINGORN: Do you have space for a
20 dumpster there or whatever? What kind of trash
21 receptacle do you believe would be necessary for this
22 business?

23 MR. AYOUB: Mr. Ventura said his business
24 will need a small dumpster that would be placed on
25 the inside and the other side of the building as you

1 see in the picture where there's the gate. And it
2 would be over there so it's away from everybody. And
3 it will be maintained and serviced by the company.

4 MR. EINGORN: How often do you anticipate
5 trash pickup?

6 MR. VENTURA: Five days in a week. Every
7 week I put them out. I don't know. Maybe two dumps
8 in a week.

9 MR. EINGORN: You say two pickups a week?

10 MR. VENTURA: Maybe -- I don't know the
11 company of how it works. Sometimes -- I don't know
12 how it works. One day in the week or two days in a
13 week. I don't know.

14 MR. EINGORN: Do you intend to make any
15 changes to the exterior, the drainage or the lighting
16 outside of the property?

17 MR. VENTURA: No.

18 MR. EINGORN: You don't anticipate any
19 changes to the inside of the property?

20 MR. VENTURA: No.

21 MR. EINGORN: Do you have anything else
22 you wish to add to your application?

23 MR. VENTURA: Only thing is, fruits and
24 vegetables and eggs and bread and something like
25 that.

1 MR. AYOUB: I don't think he understood.
2 He's describing his operation as he wants to
3 service -- sell the fruits and vegetables, fresh
4 fruits and vegetables at his location.

5 MR. EINGORN: Does the Board have any
6 questions for the applicant regarding the use
7 variance, the requested site plan waiver or the
8 parking, the off-street parking?

9 MR. COOPER: It looks like he has enough
10 parking. But, again, you know, that building is
11 backing up to a residential area. And, you know, to
12 have fruits and vegetables, spoiled stuff in a
13 dumpster, you know, we just recently had a member of
14 our community pass away from West Nile, being bitten
15 by a mosquito or somewhat contracting it. And I'm
16 thinking, this is just going to be a bad thing for
17 these residents.

18 MR. EINGORN: I believe that that's
19 something that could probably be a condition of
20 approval, right, conditioned on timely removal of the
21 trash or something of that nature, right, that would
22 alleviate those needs?

23 MR. COOPER: Yes, you could put something
24 like that in the clause.

25 MR. EINGORN: That's probably an issue

1 that would be of a concern. We would probably
2 address that concern without having to eliminate this
3 application out of the box based upon trash pick up.

4 MR. COOPER: Okay.

5 MS. ATWOOD: I have a question.

6 MR. EINGORN: Yes.

7 MS. ATWOOD: If the dumpster has a cover,
8 will it have a cover so that might ward off some of
9 what Charles is speaking of? Would a dumpster have a
10 cover?

11 MR. AYOUB: Yes, of course.

12 MS. ATWOOD: Okay. Just checking. Thank
13 you.

14 MR. EINGORN: Any other Board members
15 have questions regarding this application?

16 VICE-CHAIRMAN HANCE: I want to talk
17 about the dumpster. There's also a place on Mt.
18 Ephraim Avenue that's also a fruit store. I've been
19 going there for years and never smelled spoilness or
20 anything like that. I went to 307 State Street and
21 there's plenty of room for parking there. Now, will
22 that dumpster go in the front or on the other side of
23 the building?

24 MR. AYOUB: The other side of the
25 building. The other side.

1 VICE-CHAIRMAN HANCE: Okay.

2 DR. WILLIAMS: Kyle, through the Chair.

3 MR. EINGORN: Yes.

4 DR. WILLIAMS: At the last meeting I
5 placed testimony on the record. Is that still
6 applicable?

7 MR. EINGORN: It is still applicable.
8 Do you want to remind the Board of your testimony?

9 DR. WILLIAMS: Yes. To the Chair and to
10 the Members of the Board, just for the record, my
11 name is Dr. Edward C. Williams, Department Head of
12 Department of Planning & Development.

13 Last month I came before you, the Board,
14 to concur with the recommendation to approve a site
15 plan waiver for the site at 307 State Street. I
16 think what was discussed tonight that I'm hearing,
17 could be easily placed as conditions in the
18 Resolution. So any concern you may have about trash,
19 about dumpsters or any of those elements, could be
20 properly placed in a tightly-written Resolution.
21 But, again, just for the record, minus all the other
22 issues that the applicant must show burden of proof.
23 as staff to the Board, I do agree with the approval
24 of a site plan waiver for the site.

25 MR. EINGORN: Doctor Williams, I

1 apologize. Can you raise your right hand?

2 - - -

3 DR. EDWARD C. WILLIAMS, P.P., A.S.I.P.,
4 C.S.I, having been first duly affirmed, was examined
5 and testified as follows:

6 - - -

7 MR. EINGORN: Is there any other comments
8 or questions from the Board?

9 MS. MERRICKS: Yes. This is Karen
10 Merricks. I think it's a phenomenal idea of bringing
11 a fruit and vegetable stand to North Camden. You
12 know that way, our residents who don't have vehicles,
13 now they have access to a variety of fruits and
14 vegetables.

15 And I think it's like an awesome idea and
16 it's a good thing for our neighborhood and I think we
17 should approve it because I think it's an awesome
18 thing. And with COVID out, we have to build up our
19 immune system up. And what a greater way than taking
20 in a lot of fruits and vegetables. So I think it's
21 an awesome idea.

22 MR. EINGORN: We'll keep that in mind for
23 potential discussion of Positive and Negative
24 Criteria. But I like the enthusiasm.

25 Mr. Ayoub, can we stop sharing your

1 screen now?

2 MR. AYOUB: Sure.

3 MR. EINGORN: Unless you have any further
4 pictures you want to share?

5 MR. AYOUB: No, I don't. Thank you.

6 MR. EINGORN: Okay. Great.

7 Evita, are you able to assist?

8 MS. MUHAMMAD: Yes.

9 MR. AYOUB: There you go.

10 MR. EINGORN: Thank you, sir.

11 We've heard the discussion from the
12 Board, all the questions and the applicant's
13 testimony. Is there anybody in the public that's
14 appearing on this application that would like to be
15 heard for or against? Hearing no persons from the
16 public, we'll close the public portion. That would
17 leave the Board to do its discussion of the Positive
18 and Negative Criteria.

19 Again, the applicant is seeking a use
20 variance to use this previously and seemingly
21 continuing retail property for fruits and veggies.
22 It seems to me like there may be sufficient parking
23 so the Board should discuss whether or not a parking
24 variance is necessary.

25 The applicant also appears now for site

1 plan waiver. It was the testimony that there are no
2 changes proposed for the exterior of the property,
3 including drainage or lighting. So that would seem
4 to be appropriate. However, the Board should do the
5 appropriate discussion. Ms. Merricks seemed to be in
6 favor so maybe she would like to start. Or not?
7 Is there any comment from the Board?

8 MS. MERRICKS: Oh, yes. Go ahead.

9 MR. COOPER: Yeah, I could see. He meets
10 his requirements for the off-street parking and all
11 that. He has adequate parking and everything out
12 there. Again, when it's time to vote, we'll make
13 some requests.

14 MR. EINGORN: Any other Board members
15 like to be heard on this application, Positive and
16 Negative Criteria? I think maybe we can adopt what
17 Ms. Merricks said prior to this as part of our
18 Positive and Negative Criteria discussion. Anybody
19 else? If not, maybe a motion. I think Mr. Cooper
20 wanted to impose some conditions maybe?

21 MR. COOPER: That's correct.

22 MR. EINGORN: Okay. Are you looking to
23 approve this motion to approve?

24 MR. COOPER: Yes. Motion to approve with
25 the site waiver.

1 MR. EINGORN: Okay.

2 MR. COOPER: As far as the dumpsters and
3 the trash pickup.

4 MR. EINGORN: Okay. So maybe a
5 condition that any dumpster have a lid that remains
6 closed and at least once a week trash pickup?

7 MR. COOPER: Yes, at least.

8 MR. EINGORN: To be adjusted as necessary
9 to keep down the smell?

10 MR. COOPER: Yes.

11 MR. EINGORN: Okay. Do we have a
12 second?

13 MS. ATWOOD: Second.

14 MR. EINGORN: And we'll take a roll-call
15 vote. Again, this is for the use variance;
16 determination that there is ample parking; a site
17 plan waiver with the conditions as discussed.
18 Chairman Hamilton. You're muted, sir.

19 CHAIRMAN HAMILTON: Yes.

20 MR. EINGORN: Thank you. Vice-Chairman
21 Hance.

22 VICE-CHAIRMAN HANCE: 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: So moved. Congratulations.

7 Thank you for your time tonight. Good luck to your
8 project.

9 MR. AYOUB: Thank you. We appreciate
10 it.

11 MR. MORALES: Thank you.

12 MR. EINGORN: The next matter is, McGuire
13 Preservation Urban Renewal, LLC, 2250-2260 Mickle
14 Street. Mr. Sheehan, I believe, is here on their
15 behalf. Dena, are you here for this application as
16 well?

17 MS. MOORE: I am.

18 MR. EINGORN: Good evening. How are you?

19 MS. MOORE: Good. How are you doing?

20 MR. EINGORN: It's good to see you.

21 MS. MOORE: Same here. Do you want to
22 swear me in at this point?

23 MR. EINGORN: Sure.

24 - - -

25 DENA MOORE, P.E., C.M.E., having first

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

3 - - -

4 MR. EINGORN: Mr. Sheehan, I open the
5 floor to you.

6 MR. SHEEHAN: Thank you, Mr. Eingorn.

7 My name, again, is Kevin Sheehan. I'm an
8 attorney with Parker McKay. We're the attorneys for
9 the applicant, McGuire Preservation, LLC. The
10 property is at Block 1227, Lots 1 through 11. We're
11 seeking a use variance tonight. And if the use
12 variance is approved, we're asking for site plan
13 approval as well.

14 The property is located in the R-2 Zoning
15 District. There's 11 existing lots. If the
16 application is approved, we will consolidate those
17 lots. There's also two alleys that are within and
18 next to the property. The Planning Board has already
19 approved the vacation of those alleys.

20 What we're proposing tonight is to
21 construct an approximately 2,500 square foot building
22 that will be used to store equipment that is used to
23 maintain the McGuire Gardens Apartment Complex which
24 is located across the street and caddy-corner to the
25 site. There would also be a small bathroom and a

1 small office on the site. We'll address the use
2 variance first. If the Board approves that then we
3 would ask them to address the site plan and we'll go
4 through Remington & Vernick's letter.

5 With me tonight are three witnesses,
6 Andrew Davenport, Matt Walsh, the project engineer,
7 and Leah Fury Bruder, the professional planner. If I
8 can have them sworn in and qualified, Mr. Eingorn,
9 and then we can move forward.

10 MR. EINGORN: That would be great. Will
11 you raise your right hand, please? We'll swear in
12 everybody at once.

13 - - -

14 MATTHEW WALSH, P.E.; LEAH FURY BRUDER,
15 P.P., A.I.C.P.; ANDREW DAVENPORT, having first been
16 duly sworn/affirmed, was examined and testified as
17 follows:

18 - - -

19 MR. EINGORN: Maybe as you call your
20 witnesses, we'll hear the qualifications and qualify
21 them as professionals.

22 MR. SHEEHAN: Sure.

23 So Andrew, I'm going to start with Andrew
24 Davenport. Andrew, you're with the Michaels
25 Organization which is a member of McGuire Gardens

1 Preservation, LLC, correct?

2 MR. DAVENPORT: That is correct.

3 MR. SHEEHAN: Can you summarize for the
4 Board what the operation of the apartment complex and
5 what the proposed building is for?

6 MR. DAVENPORT: Certainly. Do you want
7 me to share my screen?

8 MR. SHEEHAN: Yes, please.

9 MR. DAVENPORT: Thank you to the Board
10 and counsel and the professional staff who are with
11 us tonight. Michaels, over the past year and a half,
12 two years, has resumed operations at McGuire Gardens,
13 the public housing facility there in the surrounding
14 blocks consisting of 253 multi-family units for low
15 income families.

16 We put in approximately a 15 million
17 dollar renovation of those units over the 20-month
18 period roughly. And as part of that kind of
19 revitalization of the area, would like to construct a
20 maintenance facility there at Morse and Westminster
21 Street. Basically this is for the maintenance
22 operations for these 253 units. It'll have two to
23 three maintenance folks in and out of there mostly to
24 store things like mowers and snowblowers; similar
25 equipment; excess fridges; that kind of stuff; paint

1 and those kinds of things.

2 It'll have the washing stations and other
3 items required with those facilities. And this is
4 going to be kind of what we need to do for this.
5 There is no other maintenance space on site there.
6 Right now we're using -- we're sharing space from the
7 Housing Authority while keeping the unit vacant so
8 that we can run maintenance operations out of there
9 and storing and some crawl spaces that really aren't
10 appropriate for that use. So it's really kind of
11 what you need for a modern apartment complex.

12 We see that this is a net benefit to the
13 community. These are currently vacant lots that are
14 targeted for frequent dumping and kind of a blighted
15 site in the neighborhood. So this is really a net
16 benefit to the community as we see it. It reflects
17 further investment in the area.

18 MR. SHEEHAN: How many employees would be
19 there, Andrew?

20 MR. DAVENPORT: Probably three.

21 MR. SHEEHAN: And they would report
22 there? Would they spend most of their time at the
23 apartment complex?

24 MR. DAVENPORT: That wouldn't be serving
25 the community very well having our maintenance guys

1 in the shop all day. They'll be out and about
2 keeping the apartments running.

3 MR. SHEEHAN: If this application were
4 denied, would you have to build this building on
5 existing green space within the apartment complex?

6 MR. DAVENPORT: Without a doubt. The
7 need is absolutely there. So then we'd be taking --
8 we'd have to find a space on site. And a lot of that
9 green space is used by residents for recreation or
10 other uses. So, again, this is kind of a -- we see
11 this as a net benefit.

12 MR. SHEEHAN: And shown on the screen is
13 an aerial. Is the area in the red the area, the
14 proposed location?

15 MR. DAVENPORT: It is.

16 MR. SHEEHAN: And is McGuire Gardens just
17 across Morse Street and to the left, is that the
18 beginning of McGuire Gardens?

19 MR. DAVENPORT: That's correct.

20 MR. SHEEHAN: I have no further questions
21 of Mr. Davenport. If the Board has any questions,
22 we'll be happy to answer. If there are none, I'd
23 have Mr. Walsh sworn in. I'm sorry. He was sworn
24 in.

25 MR. EINGORN: Yes.

1 MR. SHEEHAN: Matt, can you give the
2 Board a summary of your professional and educational
3 experience so that I can qualify you as an expert in
4 professional engineering?

5 MR. WALSH: Sure. My name is Matthew
6 Walsh with the engineering firm of Stout & Caldwell
7 Engineers. We're the project engineer.

8 I graduated in 2013 from the College of
9 New Jersey with a Bachelor of Science in Civil
10 Engineering. I've been working full-time for Stout
11 & Caldwell for eight years. And I've obtained my
12 professional engineering license in June of this year
13 and have testified in front of several boards,
14 including this one.

15 MR. SHEEHAN: I would submit Mr. Walsh as
16 an expert in engineering.

17 MR. EINGORN: The Board is satisfied with
18 Mr. Walsh's credentials and will accept him as an
19 expert in professional engineering.

20 MR. SHEEHAN: Thank you. Mr. Walsh, what
21 is on the screen now, I'm going to refer to as A-1.
22 Is that an aerial of the existing site that Mr.
23 Davenport testified to?

24 MR. WALSH: Correct. It is.

25 MR. SHEEHAN: Do you have a site plan

1 that you could show the Board?

2 MR. WALSH: I do. I'll bring that up.
3 And I'm going to mark this as A-2.

4 MR. SHEEHAN: So A-2, is that a rendered
5 site plan of the site?

6 MR. WALSH: It is. I'll explain a little
7 bit for the members.

8 So as you can see here, the property has
9 frontage on Morse Street and Westminster. The
10 proposed building is shown here in a tannish maroon
11 color. That's about a 2,500 square foot building.
12 There are two overhead garage doors with access to
13 Westminster Street. And we have a Mandor in the
14 front which will also lead to Westminster.

15 The orange tint that you see here along
16 Westminster and Morse, that is brand new sidewalk
17 that we're proposing across our entire frontage. We
18 have some landscaping around the perimeter. And one
19 of your engineer's comments was about adding a third
20 parking space for ADA accessibility and we will
21 absolutely provide that. Thank you.

22 MR. SHEEHAN: I have no questions,
23 further questions of Mr. Walsh. We can get into site
24 plan details if the use variance is approved as we go
25 through Dena's report. But if the Board has any

1 other questions of Mr. Walsh, we'd be happy to answer
2 those.

3 MR. EINGORN: Does the Board have any
4 questions?

5 MR. WALSH: I will bring up the rendered
6 and we'll mark this as A-3. This is the colored
7 elevations. So that you can see in the top left
8 corner, that's the elevation as if you were looking
9 at the building from Morse Street. This is the
10 Mandor which would lead into a small office area.
11 The top right is the Westminster elevation where the
12 two garage doors are. Then you see the two remaining
13 elevations for the other two sides in the rear.

14 VICE-CHAIRMAN HANCE: Thank you.

15 MR. SHEEHAN: Any other questions before
16 I move to Ms. Bruder?

17 MR. COOPER: No.

18 MR. SHEEHAN: Thank you. Leah, can you
19 give the Board a summary of your professional and
20 educational experience, please, so that I can
21 qualify you as an expert in professional planning?

22 MS. BRUDER: Absolutely. Good evening
23 everyone. My name is Leah Furey Bruder. I have a
24 Bachelor's Degree from American University and a
25 Master's of City and Regional Planning from Rutgers

1 University. I'm a licensed professional planner in
2 the State of New Jersey since 2004. And I am a
3 member of the American Institute of Certified
4 Planners which is the National Certification Board.

5 I've been working in the field of
6 community development and land planning for 21 years
7 and licensed for 17. I've been qualified as a
8 professional planner in approximately 50 to 60
9 municipalities on hundreds of occasions on behalf of
10 both municipalities and private entities. I have
11 testified before the Camden City Zoning Board in the
12 past.

13 MR. SHEEHAN: I would submit Ms. Bruder
14 as an expert.

15 MR. EINGORN: The Board will accept Ms.
16 Bruder as an expert in professional planning.

17 MR. SHEEHAN: Thank you. And, Leah, have
18 you evaluated this application to determine whether
19 or not it meets the Positive and Negative Criteria
20 necessary for the Board to grant these variances
21 requested?

22 MS. BRUDER: Yes, I have. So this 2,500
23 square foot building will be accessory to the McGuire
24 Gardens Residential Complex. And it will support
25 ongoing maintenance of the buildings and grounds. As

1 it has been described by Mr. Davenport and Mr. Walsh,
2 the applicant's proposal is to construct a one-story
3 building approximately 2,500 square feet for office
4 storage and maintenance. That, again, will be
5 accessory to the nearby McGuire Gardens residential
6 complex of the 253 residential units.

7 Construction of this maintenance facility
8 will enable the building and grounds maintenance
9 staff to work more efficiently and to have the space
10 they need to store materials and vehicles and do
11 routine repairs and maintenance inside the facility.
12 The 10,800 square foot lot is currently vacant.
13 Matt, would you mind putting back up the site plan
14 sheet?

15 MR. WALSH: Yes.

16 MS. BRUDER: Just better for reference
17 for this portion of the testimony. Thank you.

18 So this 10,800 square foot lot is
19 currently vacant. The property is within the R-2
20 Residential Zoning District. The properties along
21 Marlton Avenue to the north are within the C-1
22 Commercial Zoning District. But this property is one
23 lot back off of Marlton Avenue. The R-2 Zoning
24 Standards apply to the primarily residential
25 neighborhood that's essentially between the Marlton

1 Avenue business district to the north and the Admiral
2 Wilson Boulevard Business Zone which is to the south.

3 The property has frontage on Westminster
4 and Morse Street. It's surrounded to the north as
5 you can see on the aerial. This site plan is
6 superimposed upon by two attached residential
7 dwellings and an informal parking area that are in
8 the C-1 Zone. And then to the east by Camden Glass
9 which is in the C-1 and R-2 Zoning Districts. To the
10 south across Morse Street by the Housing Authority's
11 Youth Build Community Supportive Service Center in
12 the R-2 Zone, and to the west across Westminster
13 Avenue by a parking area that serves residential
14 homes that front on Sewell Street in the R-2 Zone.

15 Approval of this requested variance, will
16 enable this in-fill site to be put to a productive
17 use in a manner -- it'll have a minimal impact on the
18 surrounding community. As you can see, it's really a
19 transitional area between the commercial areas and
20 the residential areas. And the proposed use and
21 building are not permitted in this zone but the area
22 does contain a mix of uses. The use of this proposed
23 building will be one that fits in with both the
24 residential and the commercial area -- uses in the
25 area.

1 As mentioned, the property is in the R-2
2 Zoning District which in accordance with the City
3 Code Section 870-52A, permits single family detached,
4 semi-detached, duplex and townhouse residential
5 dwellings. But it doesn't actually permit
6 multi-family buildings or office and maintenance
7 buildings. Since the proposed building and use are
8 not specifically permitted in the R-2 Zone, a D-1
9 variance is required to permit this use in the zone.

10 As you know, in considering the
11 application for a D-1 use variance, we have to
12 consider -- the Board has to consider the Positive
13 and Negative Criteria. As to the Positive Criteria,
14 we need to prove to your satisfaction that there are
15 Special Reasons for the Board to grant the requested
16 relief, demonstrating that the site at this
17 particular location is particularly suited to the
18 particular proposed use, and that the proposal will
19 advance the purposes of Municipal Land Use Law and
20 the City's Master Plan and Zoning Ordinances.

21 Then as to the Negative Criteria, we have
22 to demonstrate that there will be no substantial
23 detriment to the public good and that the variance
24 will not substantially impair the intent and purpose
25 of the Zone Plan and Zoning Ordinance.

1 So as we have noted, this proposed use
2 will support the ongoing maintenance and operation of
3 the McGuire Gardens residential complex which was
4 originally constructed in 1953, I believe. It was
5 rehabilitated in the 1990's and has been undergoing
6 another renovation over the last 18 to 20 months with
7 new windows, floors, kitchens and bathrooms, HVAC
8 upgrades and the addition of more efficient fixtures.

9 The garage is the final aspect of this
10 revitalization and the complex provides affordable,
11 decent housing to several blocks in the
12 neighborhood. There is a community building as well
13 as a park and open space associated with the
14 community. And as was mentioned earlier, enabling
15 this maintenance facility to be constructed on this
16 vacant lot, will insure efficient use of this
17 currently unused space.

18 It will be low impact. It will be an
19 asset to the neighborhood and the City. And we think
20 it will insure that the building doesn't have to be
21 constructed on land on the current complex which is
22 open space. So this will enable McGuire Gardens to
23 retain the current open space areas that it has.
24 The proposed use is appropriate to this location. We
25 think the location is well-suited to accommodate this

1 proposed use and it'll help in containing the
2 longterm vitality of the neighborhood and will be an
3 asset to the community.

4 Allowing this facility to be constructed
5 at this location will enable the needed garage
6 facility to be nearby the apartment complex without
7 infringing on the existing amenities. So it'll
8 minimize incompatibility with the surrounding
9 residential area by insuring that the buildings and
10 grounds are well-maintained and that the maintenance
11 shop activity takes place inside the building that's
12 equipped to handle it. It'll also be constructed
13 in a manner that is consistent with the residential
14 character as you saw on the elevations.

15 As to the Positive Criteria, the proposed
16 use does advance the purposes of Municipal Land Use
17 Law, specifically Section 2A. It encourages
18 municipal action to guide the appropriate use or
19 development of all lands in the state in the manner
20 that promotes the public health, safety and general
21 welfare. This will promote the general welfare by
22 enabling efficient use of vacant lands in a suitable
23 location. It'll support public health, safety and
24 general welfare by placing support services in close
25 proximity to the residential neighborhood that

1 requires the services.

2 Also, Section 2(g), it'll provide
3 sufficient space in the appropriate location for a
4 supportive residential use. New residential housing
5 would actually be permitted on this site. But rather
6 than add new units, there's an opportunity to add a
7 use that supports the maintenance and operation of
8 the existing residential neighborhood.

9 When zoning standards as drafted, it's
10 often necessary to categorize land and uses. This
11 categorization can't really account for every
12 possible scenario. And in this case, the McGuire
13 Gardens residential community predates the Zoning
14 Ordinance and the propose use will contribute to the
15 longterm vitality of this existing, long-existing
16 residential neighborhood.

17 And then Section 2(i), to promote a
18 desirable visual environment through creative
19 development techniques and create -- and good civic
20 design and arrangement. The proposed building has
21 been designed to be consistent with a residential
22 character and it'll improve the streetscape with a
23 building facade, the new sidewalk, green space and
24 landscaping.

25 I also did review the City's 2002 Master

1 Plan that provides a planning framework for the
2 development and redevelopment in the City. One of
3 the Master Plan's focuses is on improving housing in
4 neighborhoods. Another goal is achieving improved
5 public facilities, education and safety. One of the
6 basic premises of the Master Plan is the preservation
7 and revitalization of residential neighborhoods and
8 establishing a neighborhood reinvestment policy.

9 Throughout the City for many
10 neighborhoods, the Land Use Plan recommended lower
11 densities than had existed at the time the plan was
12 prepared. And the Plan acknowledges that there are
13 pockets of higher density that will be retained when
14 intended to provide a lower density standard that
15 would achieve more usable open space and shared
16 amenities.

17 The Master Plan specifically notes that
18 this objective was being carried out in McGuire
19 Gardens at the time and proposes that the Marlton
20 neighborhood would follow a medium-density pattern as
21 in-fill development was carried out. The current
22 proposal is the second significant revitalization of
23 the McGuire Gardens neighborhood. And the proposal
24 is to provide an office and maintenance garage will
25 contribute to the maintenance of the buildings and

1 grounds and by extension, will enhance stability of
2 the neighborhood. It will also contribute to
3 diminishing the residential build out of the
4 neighborhood overall which seems to be one of the
5 objectives of the Master Plan.

6 Then lastly, the Negative Criteria, this
7 one is shorter because it's more straight-forward.
8 There won't be any substantial detriment to the
9 public good resulting from the proposed development.
10 And there won't be any substantial detrimental impact
11 on surrounding properties. Despite the fact that the
12 zoning does not specifically anticipate or permit the
13 proposed use, and the building will be the principal
14 use on the lot. The proposed building is effectively
15 accessory to the 253 residential units and the
16 associated community spaces at McGuire Gardens.

17 The proposed building will have a
18 residential character as demonstrated on the
19 elevations and it will improve the streetscape.
20 Though some people may prefer the property to remain
21 in its current undeveloped condition, the Board, of
22 course, will be considering the bigger picture. The
23 redevelopment of McGuire Gardens in the late 1990's
24 reduced the density of the neighborhood to provide
25 community services, open space and a playground.

1 Locating the garage on an unused vacant
2 property, allows the lot to become a productive and
3 contributing part of the community and insures that
4 the improved open space areas are not infringed upon.
5 The weight against the positive impacts of the
6 proposal, we believe that any perceived detrimental
7 impacts of the variance are negligible. The proposal
8 will not impair the purpose of the Master Plan or
9 Zoning Ordinance and none of the Master Plan's goals
10 or objectives will be undermined by the proposal.

11 MR. SHEEHAN: Does the Board have any
12 questions of Ms. Bruder?

13 MR. EINGORN: I have two quick questions.
14 Is the applicant proposing a fence around this
15 property? I didn't see it but I wanted to make
16 sure.

17 MS. BRUDER: I'll leave that to Matt but
18 I don't believe so.

19 MR. SHEEHAN: Matt.

20 MR. WALSH: No fence is proposed at this
21 time.

22 MR. EINGORN: And it's the applicant's
23 intent to keep the operations inside the building
24 so-to-speak? There's not going to be any
25 refrigerators left outside or random parts?

1 MR. DAVENPORT: No. The purpose of the
2 building is to hold those, just those things you
3 discussed. We're not going to conduct business
4 outside.

5 MR. EINGORN: I think that's usually the
6 biggest concern is, things overflow. I know it's
7 happening in my house.

8 MR. DAVENPORT: This is a professional
9 operation.

10 MR. EINGORN: My dad always said, the
11 things you own are proportional to the space you
12 have. So I'm just making sure. Any questions from
13 the Board?

14 VICE-CHAIRMAN HANCE: Yes. Is the garage
15 going to be for storage and repair?

16 MR. SHEEHAN: I'm sorry. Storage and
17 what?

18 VICE-CHAIRMAN HANCE: Repair.

19 MR. DAVENPORT: That's correct.

20 VICE-CHAIRMAN HANCE: And that's what,
21 the lawnmowers and whatever needs to be repaired
22 there?

23 MR. DAVENPORT: That's correct.

24 MR. SHEEHAN: If there are no other
25 questions, that concludes our testimony. Do you want

1 to give rebuttal?

2 MR. EINGORN: So the Board has heard
3 substantial testimony regarding the use variance of a
4 portion of this application. To the extent that that
5 is ultimately granted after we open to the public,
6 again, the applicant would put on a site plan
7 presentation.

8 At this time, can we unshare the screen?
9 I don't know if unshare is the correct terminology
10 but I think that's effective in getting my point
11 across. Is there anybody in the public that's
12 appearing on this application that wants to be heard
13 either for or against? Let the record reflect that
14 we've heard no one show up and ask to be heard on
15 this application either for or against. And as such,
16 the public portion will be closed.

17 At this time, it's the Board's legal
18 obligation to do a discussion of the Positive and
19 Negative Criteria regarding the use variance portion
20 of this application. And to propose a motion
21 thereafter either to approve or deny this
22 application. So is there any discussion from the
23 Board?

24 VICE-CHAIRMAN HANCE: Yes. McGuire
25 projects have come a long way. I've been around a

1 little bit for probably about 40 years in the area.
2 They are keeping it clean. I do know people that
3 live there so I think a maintenance garage would be a
4 great idea.

5 MR. COOPER: I had an opportunity to
6 drive through there and see what they're doing in the
7 project itself. And I think the garage will be an
8 asset to the project. Looks like they're working
9 out of a small part of the building that they have
10 there already. And I think this garage would be an
11 asset to them.

12 MR. EINGORN: Anybody else? If there's
13 no further discussion, a proposal of a motion?

14 VICE-CHAIRMAN HANCE: I make a motion
15 that we accept.

16 MR. COOPER: I second.

17 MR. EINGORN: We have a motion and a
18 second. Again, this is to the use variance portion
19 of this application only. Chairman Hamilton you're
20 muted.

21 CHAIRMAN HAMILTON: Yes.

22 MR. EINGORN: Vice-chairman Hance.

23 VICE-CHAIRMAN HANCE: Yes.

24 MR. EINGORN: Ms. Washington.

25 MS. WASHINGTON: Yes.

1 MR. EINGORN: Ms. Atwood.

2 MS. ATWOOD: Yes.

3 MR. EINGORN: Ms. Merricks.

4 MS. MERRICKS: Yes.

5 MR. EINGORN: Mr. Cooper.

6 MR. COOPER: Yes.

7 MR. EINGORN: Congratulations. The
8 motion has passed. And with that said, we will turn
9 the floor back over to the applicant for a site plan
10 application.

11 MR. SHEEHAN: If we summarize the site
12 plan, I know Ms. Johnson has prepared a report.
13 Would you please go over the report?

14 MS. MOORE: Right. Okay.

15 Since we handled the use variance
16 portion, I will be addressing the site plan. There
17 was the appropriate testimony put on record.

18 Mr. Chairman, I'm referring to Remington
19 & Vernick's letter dated June 21st, 2021. Floor
20 plans were provided by the architect. The plans
21 should be signed and sealed by a New Jersey licensed
22 professional in accordance with state regulations.

23 MR. SHEEHAN: Yes.

24 MS. MOORE: Looking at the area and bulk
25 requirements, we have the proposed lot area. That

1 needs to be corrected from the letter. I believe
2 that's 10,800 square feet. Is that correct?

3 MR. SHEEHAN: Yes.

4 MS. MOORE: So that it meets the minimum,
5 it conforms with the minimum but that is the correct
6 number for the area maximum. The maximum should be
7 8,000 square feet and you have proposed 10,800 square
8 feet. So a variance would be required.

9 MR. SHEEHAN: Yes.

10 MS. MOORE: Also for the lot depth,
11 what's required is 100 feet and you're proposing 76
12 feet so a variance would be required.

13 MR. SHEEHAN: Yes. That's the existing
14 condition, right, Matt?

15 MR. WALSH: Correct.

16 MS. MOORE: And then the building height
17 minimum, the minimum is two story, 30 feet. And
18 you're proposed one story but less than 35 feet.
19 So a variance would be required.

20 MR. WALSH: Correct.

21 MS. MOORE: And you can provide the
22 testimony at the end regarding those variances.

23 On to the site plan comments. Under
24 Streets: A street opening permit from the City of
25 Camden, in accordance with the Street Opening Permit

1 Ordinance of the City, would be required for a street
2 opening on Westminster Street or Morse Street. The
3 City Engineer should be contacted concerning the
4 application and fees involved.

5 MR. SHEEHAN: Not a problem. We'll do
6 that.

7 MR. EINGORN: Just for the Board's
8 edification, we are on page 5 of the letter dated
9 June 21st, 2021. Sorry for the interruption.

10 MS. MOORE: That's fine.

11 There is an existing 3-foot-wide alley
12 within the property. The applicant has a pending
13 street vacation application at the Planning Board for
14 the vacation of this alley. And as of this time,
15 because this letter was dated in June, that has been
16 approved by the Planning Board which was mentioned by
17 the applicant's attorney.

18 The applicant should provide testimony
19 regarding the ADA parking requirement necessary for
20 the proposed maintenance garage. I also heard
21 testimony that you will add the ADA parking space.

22 MR. WALSH: We will.

23 MS. MOORE: And that should be
24 van-accessible, right?

25 MR. WALSH: Absolutely.

1 MS. MOORE: The applicant should provide
2 testimony regarding the proposed loading procedure at
3 the site. I don't recall hearing testimony regarding
4 loading.

5 MR. WALSH: Sure. So loading -- trucks
6 will back into the driveway and load and unload off
7 the street into the garage area.

8 MS. MOORE: One of the two garage areas?

9 MR. WALSH: Correct.

10 MS. MOORE: Okay.

11 The applicant proposes to install
12 sidewalk along the property frontages. The existing
13 curb must also be replaced along with frontages on
14 Westminster and Morse Streets.

15 MR. WALSH: We'll do that.

16 MS. MOORE: The location of the ADA ramps
17 at the northeast corner of the intersection of
18 Westminster and Morse Streets must be coordinated
19 with the City Engineer.

20 MR. WALSH: We'll coordinate with his
21 office. And if they need to be upgraded, we can do
22 that. I believe at least one or two of them look
23 fairly current.

24 MS. MOORE: Okay.

25 The applicant would be required to

1 reconstruct an existing receiving ADA ramp that does
2 not meet current standards.

3 MR. WALSH: Back to my prior comment,
4 we'll coordinate that with the engineer's office.

5 MS. MOORE: No roof drain pipes are
6 indicated on the plans. The applicant should confirm
7 that no roof drain pipes or roof drain cleanouts are
8 proposed.

9 MR. WALSH: Correct. No roof drains at
10 this time.

11 MS. MOORE: The applicant should be aware
12 that the post-development peak runoff cannot exceed
13 the pre-development runoff for the 25-year storm for
14 the site. Conforming calculations should be provided
15 for review.

16 MR. WALSH: We will do that and the
17 applicant has discussed providing some kind of green
18 infrastructure measure for the roof drains.

19 MS. MOORE: That will most likely be
20 necessary. Yes.

21 The applicant should confirm that there
22 are no changes proposed to the existing storm sewer
23 system.

24 MR. WALSH: Correct. We're not making
25 any changes.

1 MS. MOORE: A stormwater fee is to be
2 calculated for the site as outlined in Appendix XVIII
3 of the City Ordinance. The calculation will be
4 reviewed by our office. This fee must be paid by the
5 applicant prior to final signature of the plan.

6 MR. WALSH: We'll provide that to you.

7 MS. MOORE: The plans reference the 1988
8 NAVD. A conversion factor to 1929 NGVD must be
9 provided on the plans.

10 MR. WALSH: We will provide that.

11 MS. MOORE: The proposed finished floor
12 elevation has been provided for the proposed
13 building. The applicant must provide spot grades at
14 the building corners and all building access points.
15 The architectural floor plan and site plans must be
16 coordinated regarding the building access point
17 locations.

18 MR. WALSH: We'll do that. No problem.

19 MS. MOORE: The applicant should confirm
20 that the proposed building does not have a basement
21 or a crawl space.

22 MR. WALSH: The probability is not to
23 propose either of them.

24 MS. MOORE: Additional spot grades should
25 be provided for the proposed curb and sidewalk along

1 both roadways.

2 MR. WALSH: Correct. We'll provide that.

3 MS. MOORE: High point spot grades should
4 be indicated on the Grading and Utility plan.

5 MR. WALSH: We can do that.

6 MS. MOORE: And the proposed 12-foot
7 contour appears to be missing to the north. You'll
8 add that?

9 MR. WALSH: We'll add that.

10 MS. MOORE: The size and material of the
11 existing potable water and sanitary sewer mains along
12 Westminster Street should be shown on Grading and
13 Utility Plan.

14 MR. WALSH: We will add that.

15 MS. MOORE: The material of the proposed
16 potable water service lateral should be shown on the
17 plans.

18 MR. WALSH: We'll provide that.

19 MS. MOORE: The applicant should confirm
20 that a proposed fire service lateral is not required
21 for the building?

22 MR. WALSH: Correct. It's not required.

23 MS. MOORE: This project must be approved
24 by both the City Engineer and the City Fire Chief
25 prior to final approval with written verification

1 provided to our office prior to final signatures on
2 the plans.

3 MR. WALSH: We'll provide both of them to
4 your office and obtain.

5 MS. MOORE: A CCTV inspection of the
6 sewer (combined, sanitary and storm) system must be
7 performed and reviewed by the City Engineer prior to
8 construction. The applicant will be responsible for
9 any improvements to the existing infrastructure
10 required for the connection of the proposed project.
11 You acknowledge that? You'll provide the CCTV?

12 MR. WALSH: Yes. We'll work with the
13 City Engineer on that.

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

19 MR. WALSH: We'll do that when we reach
20 out to his office.

21 MS. MOORE: The Utility Notes should
22 state that all pipes shall be manufactured and
23 supplied without lifting holes.

24 MR. WALSH: We will add that note.

25 MS. MOORE: The minimum compressive

1 strength for all concrete items must be indicated as
2 4,500 psi. The Layout Note 13 should be revised,
3 accordingly.

4 MR. WALSH: We'll revise that.

5 MS. MOORE: Details for the concrete
6 sidewalk should state a maximum slope of 2 percent.
7 You'll add that?

8 MR. WALSH: No problem. We'll add that.

9 MS. MOORE: A water lateral detail should
10 be provided.

11 MR. WALSH: No problem. We'll add that.

12 MS. MOORE: And the plans should note
13 that all site work construction and details must
14 conform to the standards of the City of Camden.

15 MR. WALSH: No problem. We'll add that.

16 MS. MOORE: Per Section
17 577-144.A, a buffer is required between residential
18 and nonresidential uses. Where a buffer is not
19 practical, an opaque fence may be substituted if
20 approved by the Zoning Board in accordance with
21 Section 577-149. Per Section 577-244.A.6, buffers
22 shall be at least 5 feet wide. Plans should be
23 revised to provide an evergreen shrub buffer along
24 the northern property line or a waiver requested.

25 MR. WALSH: I'm going to share my screen

1 again and bring up the rendering.

2 So along that northern property line,
3 right now we just have shade trees proposed. We'll
4 provide a continuous evergreen buffer along that
5 northern property line.

6 MS. MOORE: You will add that. So a
7 waiver will not be required?

8 MR. WALSH: Correct. We'll provide the
9 evergreen buffer in lieu of the fence.

10 MS. MOORE: All electrical and mechanical
11 equipment shall be screened from view per Section
12 577-224.B.19. A note should be added to the plan
13 indicating this.

14 MR. WALSH: We can do that. Just for the
15 Board, this is A-3, I believe, Kevin, right?

16 MR. SHEEHAN: Yes.

17 MR. WALSH: So you see the rear elevation
18 at the bottom right corner, this little fenced-in
19 area, that's where the mechanical equipment will go.
20 Nothing is proposed on the ground.

21 MS. MOORE: Okay.

22 Per Section 577-244.D, street trees are
23 required at 40 feet on center. Additional trees
24 should be provided along Westminster Avenue or a
25 waiver requested.

1 MR. WALSH: We're going to request a
2 waiver on that. We did provide several street trees
3 along Morse Street. Right now we cannot provide
4 40-foot on center on Westminster because we have the
5 two parking spaces in the loading area and we'll be
6 providing the third ADA space. We may be able to add
7 the one maybe closer to the northern property line
8 once we switch those trees out with the evergreen
9 buffer. We ask for a waiver on that.

10 MS. MOORE: A waiver of strict
11 compliance, correct?

12 MR. WALSH: Correct.

13 MS. MOORE: Okay.

14 Mulch lines should be shown on the plans.

15 MR. WALSH: We'll add that.

16 MS. MOORE: Per Section 577-243.A.10, no
17 more than 0.25 footcandles are permitted 10 feet from
18 the property line. The lighting levels should be
19 provided or a variance requested.

20 MR. WALSH: Right now we have three
21 building-mounted fixtures proposed on the site. I'm
22 going to look to bring that closer to conformance but
23 we would ask for the variance with that.

24 MS. MOORE: And you'll provide testimony
25 regarding to the reasoning for the variance, correct?

1 MR. WALSH: We can.

2 MR. SHEEHAN: Can you explain why, Matt,
3 now because --

4 MR. WALSH: The way the building sits now
5 and we have a building-mounted fixture right over the
6 two garage doors here. So it would be very, very
7 difficult to meet that and also provide a light that
8 would light up that area for in the evening now when
9 it gets dark around five o'clock.

10 MS. MOORE: Right. It's also strict
11 compliance and safety?

12 MR. WALSH: Correct.

13 MS. MOORE: Per Section 577-243.H, all
14 outdoor lighting not essential for safety and
15 security purposes shall be activated by automatic
16 control devices and turned off during non-operating
17 hours. A note should be added to the plans.

18 There are nonoperating hours, correct?

19 MR. WALSH: Andy, I'm not -- do you have
20 a -- is it 24/7? Is there somebody on call?

21 MR. DAVENPORT: This facility is not
22 24/7.

23 MS. MOORE: So then you'll be able to add
24 that note on the plan, correct?

25 MR. WALSH: We will, yes.

1 MS. MOORE: Okay.

2 The applicant is to provide a traffic
3 impact statement in accordance with Section 577-274.

4 MR. WALSH: I think we'd like to ask for
5 a waiver on that. Currently there's three employees
6 that use the existing facility. Now instead of going
7 to that existing facility, they would just go a block
8 or two away to this new facility.

9 MS. MOORE: Okay. Can you just provide a
10 statement stating that regarding the traffic?

11 MR. WALSH: Sure.

12 MS. MOORE: Because there's no provision
13 for a waiver of that item. And so if you can just
14 provide a statement regarding that traffic.

15 MR. WALSH: We can do that.

16 MS. MOORE: The applicant is to provide
17 testimony regarding any and all environmental
18 concerns, studies and remediation pertaining to the
19 site.

20 MR. WALSH: My understanding is, the
21 applicant had a Phase 1 report done and no issues
22 were reported.

23 MS. MOORE: Okay. And you'll be able to
24 provide a copy of that Phase 1 to our office?

25 MR. WALSH: We can.

1 MR. DAVENPORT: We can.

2 MS. MOORE: Testimony should provided
3 regarding the storage and removal of trash and
4 recycling. No trash enclosure is proposed.

5 MR. WALSH: So what we're going to do is
6 propose a small maybe five-by-five pad either in the
7 rear of the building or on the side of the building
8 for several trash cans.

9 MS. MOORE: And then -- this is something
10 that would be pulled out and picked up with
11 regular trash?

12 MR. WALSH: Correct.

13 MS. MOORE: And what type of trash are
14 you expecting? Is this the office trash or this
15 is --

16 MR. WALSH: That's really it, yes.

17 MS. MOORE: -- maintenance?

18 MR. DAVENPORT: It's a small amount of
19 regular trash, office-type trash. Large bulk stuff
20 are taken independently.

21 MS. MOORE: Okay. But that's --

22 MR. DAVENPORT: It's stored inside and
23 then taken as commercial trash.

24 MS. MOORE: Okay. All right.

25 So what would be picked up by the public

1 would be office trash and recycling?

2 MR. DAVENPORT: Right.

3 MS. MOORE: It appears that no signage is
4 proposed as part of this application. Confirming
5 testimony should be provided. No signage with this.

6 MR. WALSH: No signage is proposed.

7 MS. MOORE: And as mentioned previously
8 which you said you would, our office recommends that
9 the lots be consolidated after the street vacation.
10 The applicant must obtain the correct tax map plates
11 and block and lot numbers from the Tax Assessor.
12 Written verification must be received by our office
13 prior to the final review and signatures of the deeds
14 and/or plat.

15 So you would be consolidating. Would
16 that be by deed or plat?

17 MR. SHEEHAN: By deed.

18 MS. MOORE: Deed. And you're aware that
19 you will be providing a document to us regarding the
20 consolidation for the next item which would be the
21 Maps and Other Documents in a Digital Format?

22 MR. WALSH: No problem.

23 MS. MOORE: So you'll make sure that it's
24 in NAD 1983?

25 MR. WALSH: Yes.

1 MS. MOORE: And the applicant should be
2 aware that final signatures of approval and building
3 permits will not be issued until the required
4 information is received. That's the two CD's with
5 the lot consolidation plan.

6 MR. WALSH: No problem.

7 MS. MOORE: And going through the summary
8 of variances, we had already had the use approved,
9 variances for maximum lot area, lot depth, minimum
10 building height and lighting levels at the property
11 line. And then waiver, we have street trees.

12 MR. WALSH: Right. I have the buffer and
13 the trash enclosure were removed.

14 MS. MOORE: Right. And I did remove the
15 buffer. So it's just the one waiver.

16 You're aware of the approval process as
17 listed on pages 10 and 11. If you have any
18 questions, you can contact our office.

19 MR. WALSH: Yes.

20 MS. MOORE: And outside agency approvals,
21 I have noted as Camden County Planning Board, Camden
22 County Soil Conservation District. Are you aware of
23 any others that may be necessary?

24 MR. SHEEHAN: None.

25 MS. MOORE: No. Okay. Mr. Chairman,

1 that concludes our review.

2 MR. SHEEHAN: And Ms. Bruder is here and
3 she can address the Positive and Negative Criteria
4 for the variances very quickly.

5 MS. MOORE: Okay.

6 MS. BRUDER: Okay. Thank you.

7 For the bulk variances, the maximum lot
8 area is 8,000 square feet and we're proposing a
9 10,800 square foot lot. This is really just a
10 practical matter. There's a number of smaller lots
11 that are going to be consolidated. If the lot were
12 reduced to a conforming size then it would leave a
13 non-compliant leftover lot. So we think it makes
14 more sense. It's a more of a practical solution. So
15 we believe that the C-2 variance criteria applies.
16 That this is a better planning solution. It'll allow
17 rather than divide and leave a portion of the lot
18 vacant, it will enable the applicant to maintain the
19 entire lot and utilize the entire lot for the
20 proposal.

21 As to the lot depth, 76 feet where 100
22 feet are required, this is a corner lot, so one of
23 the dimensions is short. It's consistent with a
24 pattern of lots in the neighborhood. And it's an
25 existing condition. And we don't have any ability to

1 enlarge the lot depth.

2 And then lastly, the minimum two story
3 where we're proposing a one-story building, I think
4 this is in -- you know, this goes to the R-2 Zoning
5 District where the idea is to maintain the
6 consistency with the neighborhood character and not
7 have ranch houses. They're only one story in an area
8 where the neighborhood fabric would typically
9 enable -- consists of two-story buildings.

10 In this case considering that this is a
11 maintenance garage, there isn't a need for a second
12 story, so we're proposing this one-story building,
13 again, is a better solution under the C-2 variance
14 Criteria.

15 MR. SHEEHAN: Thank you. That concludes
16 our presentation. If the Board has any questions, we
17 would be happy to answer site plan questions.

18 MR. EINGORN: Can we unshare the screen,
19 please? Thank you. The Board has heard substantial
20 testimony and review of the Zoning Board Engineer's
21 letter. If the Board has questions right now
22 regarding the site plan issues, please bring them
23 now? It doesn't seem to be any of questions.

24 With that in mind, is there anybody in
25 the public that would like to be heard for or against

1 the site plan portion of this application? Hearing
2 no comment from the public, we'll close the public
3 portion.

4 So, again, the Board has heard
5 substantial testimony regarding the site plan as well
6 as the pertinent requested waivers or waiver and
7 variances, bulk variances. The Board should do a
8 discussion of the Positive and Negative Criteria and
9 then make the appropriate motion whether to approve
10 or deny the application for site plan approval.

11 MR. COOPER: Yes, I think it's a
12 positive. They want to beautify that area. They're
13 going to put concrete where there's no concrete now
14 and put trees and lighting and everything. I think
15 it's a good thing for the neighborhood. And they're
16 not going to take any green space over there. I
17 think it's positive.

18 MR. EINGORN: I see Vice-Chairman Hance
19 talking but he's muted. Sorry.

20 VICE-CHAIRMAN HANCE: I'm back. It's a
21 great idea for that neighborhood. That neighborhood
22 is actually growing and there's a lot of new homes
23 that are being built and it's way past due for
24 Camden. I definitely think it's a great idea.

25 MS. MERRICKS: I think it's an awesome

1 idea also just beautifying Camden. It's making our
2 City look better and make our residents feel better.
3 So I think it's a good idea also.

4 MR. EINGORN: Does the Board want to
5 propose a motion regarding the site plan with the
6 pertinent variances and waiver?

7 VICE-CHAIRMAN HANCE: Yes. I make a
8 motion that we accept the site plan with the
9 variances and waiver.

10 MR. EINGORN: And subject to the
11 discussion and conditions set forth as agreed to in
12 the Remington & Vernick letter dated June 21, 2021?

13 VICE-CHAIRMAN HANCE: Yes.

14 MR. EINGORN: Very good. Do we have a
15 second?

16 MR. COOPER: Second.

17 MR. EINGORN: We'll do a roll-call vote.
18 Chairman Hamilton.

19 CHAIRMAN HAMILTON: Yes.

20 MR. EINGORN: Vice-Chairman Hance.

21 VICE-CHAIRMAN HANCE: Yes.

22 MR. EINGORN: Ms. Washington.

23 MS. WASHINGTON: Yes.

24 MR. EINGORN: Ms. Atwood.

25 MS. ATWOOD: Yes.

1 MR. EINGORN: Ms. Merricks.

2 MS. MERRICKS: Yes.

3 MR. EINGORN: Mr. Cooper.

4 MR. COOPER: Yes.

5 MR. EINGORN: So moved. Congratulations.
6 I appreciate your time tonight.

7 Before we get started on the next
8 application which will be Parkside Redevelopment, I
9 apologize but I need a quick break for two minutes at
10 this time.

11 - - -

12 (Proceedings are off the record.)

13 (Proceedings are back on the record.)

14 - - -

15 MR. EINGORN: I'm back.

16 MS. MUHAMMAD: Kyle, it was deficient
17 notice with the 10th & Thurman Street?

18 MR. EINGORN: 10th & Thurman?

19 MS. MUHAMMAD: Right. It was notice but
20 it's not on the agenda.

21 MR. EINGORN: Okay. Is somebody here for
22 10th & Thurman?

23 UNIDENTIFIED SPEAKER: Yes, I'm on.

24 UNIDENTIFIED SPEAKER: I'm on also.

25 MR. EINGORN: Good evening. I appreciate

1 having you. 10th & Thurman didn't properly advertise
2 their application and, therefore, they didn't make
3 the agenda. I apologize that you had to wait around
4 for an application that won't be heard tonight.
5 However, hopefully you got some good information
6 about how the Zoning Board conducts it's meetings and
7 you're welcome to stay.

8 UNIDENTIFIED SPEAKER: Is this going to
9 be postponed to another time?

10 MR. EINGORN: Assuming that they make the
11 correct notice via certified mail and publication and
12 they submit a complete application, they can be heard
13 at another time, that's correct. We should receive
14 new notice of that to the extent that they decide to
15 move forward.

16 UNIDENTIFIED SPEAKER: Oh, my goodness.

17 UNIDENTIFIED SPEAKER: Can I ask a
18 question? Where are these people from?

19 MR. EINGORN: I do not know the answer to
20 that.

21 UNIDENTIFIED SPEAKER: How can they just
22 come into your neighborhood and put up these things
23 without, you know -- because it brings the value of
24 our homes down.

25 MR. EINGORN: I apologize but I don't

1 know anything about the application. I haven't
2 reviewed it yet.

3 UNIDENTIFIED SPEAKER: But they sent
4 out -- but we got certified letters.

5 MR. EINGORN: I understand that. But I
6 personally haven't reviewed it so I can't give you
7 any legal review of it, nor do I -- unfortunately
8 I don't represent you either so I can't give you
9 legal advice. That said, you're welcome to come
10 back. And they should tell you that the maps and all
11 the diagrams and all the application materials will
12 be on file once it has been deemed complete. So
13 you're welcome.

14 UNIDENTIFIED SPEAKER: Oh my goodness.

15 UNIDENTIFIED SPEAKER: I've been holding
16 on this phone since 5:15 and now it's now 7:07.
17 I could have been doing something else. I wish you
18 would have gone through the agenda to tell us what
19 would have been heard and you didn't do that.

20 MR. EINGORN: I absolutely called every
21 item on this list of the agenda tonight. And
22 everybody who was present, made themselves known.
23 And we have a transcript that will prove that. So
24 I'm sorry you waited around.

25 UNIDENTIFIED SPEAKER: Is there anybody

1 else that we could talk to other than you? Because I
2 don't want to hold up your meeting because I know you
3 got about four or five more cases.

4 MR. EINGORN: My recommendation would be
5 to wait until you get new notice and then --

6 UNIDENTIFIED SPEAKER: Another notice?

7 MR. EINGORN: They have to renotice. So
8 you'll get another notice which will give you the
9 time and date of the next hearing that they'll be
10 appearing at. At which point, if you have questions,
11 you can either call the Planning Office and talk to
12 our board secretary, maybe Dr. Williams if he's
13 available. Otherwise, you can ask for copies of the
14 application.

15 UNIDENTIFIED SPEAKER: All right. Thank
16 you very much.

17 MR. EINGORN: I wish you guys all a great
18 night and I appreciate you appearing tonight.

19 UNIDENTIFIED SPEAKER: Thank you.

20 UNIDENTIFIED SPEAKER: Thank you. We can
21 leave the meeting?

22 MR. EINGORN: Yes.

23 I think everybody is ready to go. Mr.
24 Floyd, are you ready?

25 MR. FLOYD: We are ready.

1 MR. EINGORN: Thanks for your appearance
2 tonight. This is Parkside Redevelopment, LLC with an
3 address consisting of lots and blocks.

4 MR. FLOYD: Good evening, Mr. Chairman
5 and Members of the Board. For the record, my name is
6 Michael Floyd. I'm an attorney with Archer & Greiner
7 appearing on behalf of the applicant, Parkside
8 Redevelopment, LLC which has submitted an
9 application for final site plan approval and variance
10 approval in connection with a new multi-family mixed
11 income housing project along with commercial, retail
12 and office uses, located on multiple blocks and lots
13 on Haddon Avenue and Princess Avenue.

14 Just by way of brief background. The
15 Board on August 5, 2019 approved the applicant's
16 request for use variance approval and density
17 variance approval, preliminary major site plan
18 approval and various bulk variance and design
19 waivers. And we're here this evening for final site
20 plan approval with site plans that are similar to the
21 plans that were previously proposed. There's no
22 changes to the footprint of the buildings. No
23 changes to ingress, egress, the location of the
24 parking lots, etc.

25 We are asking for a height variance to

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JAROD THOMAS, P.E., MICHAEL R. BROWN,
P.E., P.T.O.E., C.M.E., MICHAEL DONOVAN, R.A., JAMES
KYLE, P.E.; BRIDGET PHIFER, having first been duly
sworn/affirmed, was examined and testified as
follows:

- - -

MR. FLOYD: And one other housekeeping
matter, we do have five exhibits that we plan to
present this evening. Exhibit A-1 is a short video
of the 24-unit mixed use building. Exhibit A-2 is a
short video of the 8-unit building. Exhibit A-3 is a
rendering of the 24-unit building. Exhibit A-4 is
the rendered site plan of the 8-unit building. And
Exhibit A-5 are the rendered elevations. And our
witnesses this evening will be referencing each one
of those.

But without further adieu, what I'd like
to do first is call Bridget up to testify
about the applicant, about PBCIP, the nature of this
project and its importance to furthering the
development of the Haddon Avenue corridor. Bridget,
are on the line?

MS. PHIFER: I am here. Thank you, Mike
for the introduction. And good evening everyone.

1 Thank you for the opportunity to present this
2 evening, what I believe is a very transformative
3 project for Parkside and specifically for the Haddon
4 Avenue corridor. I think a great place to start is
5 just really to define who we are. Many of you
6 probably already know. Parkside Business Community
7 In Partnership is a local community-based
8 organization that was really established by the
9 residents of Parkside well over 25 years ago.

10 Our mission is to build a better future
11 for Parkside by working together collectively with
12 community residents, with local leaders, with small
13 owners and in this case, joint venture partners to
14 help us elevate the well-being of Parkside through,
15 one, quality housing; through a vibrant and thriving
16 commercial corridor. We do a lot of work around
17 healthy food access. And also what's really
18 important to us is staying true to our foundation
19 which is, continuing that community connection and
20 engagement. And keeping our hands on the pulse of
21 what's happening in the community.

22 And so, the development project that's
23 being presented tonight is Parkside Place 1 and 2.
24 It embodies 32 units of workforce housing; 25,000
25 square feet of commercial retail office space. The

1 buildings, there are two buildings, well, actually
2 two buildings, will constitute 10 one-bedroom
3 apartments, 22 two-bedroom apartments. Seventeen of
4 those apartments will serve residents up to 60
5 percent of the area median income, while the
6 remaining 15 units will be market rate. So there is
7 a nice diverse, you know, array of incomes and people
8 that can afford to live in what will be quality
9 workforce housing, mixed-use units.

10 In terms of the office and the commercial
11 space, it's really structured to provide
12 opportunities for local small business and also for
13 the potential for healthcare providers. And I think
14 it's really important to mention that this project,
15 it didn't occur in a vacuum. It evolved from a
16 Parkside Neighborhood Planning process that included
17 well over 900 residents; well over 900 stakeholders,
18 collaborative partners who all brought a wealth of
19 expertise to helping us break through and create
20 ideas and strategies for renewing the Parkside
21 community.

22 I'm also very pleased to acknowledge that
23 the Parkside Neighborhood Plan that included 900
24 people, was recently approved by the Camden City
25 Planning Board that happened back in May of 2021.

1 I'm excited about that. And so, lastly, I think it's
2 really important to mention that the implementation
3 of this project really will lend itself to eliminate
4 blight and vacancy. And, you know, properties that
5 have been an eyesore along the Haddon Avenue corridor
6 in Parkside or in some instances, well over 25 years.

7 Also, we're going to be able to provide
8 quality, affordable housing for people who need it,
9 deserve it the most. And also, this project provides
10 an opportunity for us to enhance the landscape of the
11 Haddon Avenue corridor. And also to bring a renewed
12 sense of transformation to the Parkside Community.
13 So I'm really excited and ready to see those videos.
14 If there are any questions, I'll be here. Please
15 ask. Thank you.

16 MR. DONOVAN: I'd like to share my
17 screen. This is Michael Donovan.

18 MR. FLOYD: Mike, is this Exhibit A-1?

19 MR. DONOVAN: Yes, it is.

20 MR. FLOYD: This is the 24-unit mixed use
21 building?

22 MR. DONOVAN: Yes. And the video begins
23 on Euclid and Haddon right near Lady of Lourdes.
24 I'll begin the video. You could see one of the
25 smaller parking lots in the back. And then there's a

1 larger lot that's off of Princess Avenue that you'll
2 see when we go to the back of this, this is the large
3 lot that's accessed from Princess Avenue. Now, we're
4 back on Haddon Avenue on the west side of the
5 project.

6 MR. FLOYD: Thank you, Mike.

7 MR. DONOVAN; This is the office portion
8 on that side and this is the residential. Okay,
9 there's ten more seconds on that one and then there's
10 shorter video of the smaller project. Okay, there's
11 ten more seconds on that one and then there's a
12 shorter video of the smaller project. That's an
13 eight-unit project a block and a half down. So this
14 is four units per floor and the commercial is on the
15 ground floor.

16 MR. FLOYD: And this is Exhibit A-2.

17 MR. DONOVAN: There's parking in the rear
18 of this building. And this is on the corner of
19 Atlantic and Haddon kind of near Fayer's Market.
20 There's ten more seconds left of that video.

21 MR. FLOYD: Thank you, Mike.

22 MR. DONOVAN: No problem.

23 MR. FLOYD: Members of the Board, we
24 wanted to show you those videos. I know it's been a
25 passage of time since August of 2019 when you first

1 approved this project, at which time we had rendered
2 elevations for your review. But Bridget and Chris
3 Gigliotti and the rest of the project team, thought
4 it would be helpful to have these videos so that you
5 could see what all four sides of the building looks
6 like in connection with the surrounding
7 neighborhood. So hopefully that's given you a sense
8 of how transformative this project will be for the
9 Parkside neighborhood.

10 Bridget, do you have any other testimony
11 that you'd like to add about the project?

12 MS. PHIFER: Just simply I think I should
13 state that this is a project that's very complicated
14 and we've been able to secure a significant portion
15 of the funding to insure that it becomes a part of
16 the reality for the community and communities because
17 certainly Whitman Park and the Gateway Neighborhoods
18 will benefit from the development of this site as
19 well.

20 But I think it is important to mention
21 that we brought a very skilled development team
22 together to really create this development
23 opportunity in a way that it will net high quality
24 and it will be fully implemented. And so, we have
25 Joint Venture Partners, Cornerstone Community

1 Partners, Chris Gigliotti, as well as Senare
2 Solutions. And so, I'm just looking forward to any
3 questions that might be asked and looking forward to
4 hopefully getting this project approved tonight.
5 Thank you.

6 MR. SHEEHAN: Members of the Board, are
7 there any questions right now for Bridget?

8 MR. EINGORN: Vice-Chairman Hance, I see
9 your lips moving but you're muted again.

10 VICE-CHAIRMAN HANCE: Is this moderate
11 income or low to moderate income?

12 MS. PHIFER: Yeah. So it ranges from low
13 to market rate. And so, again, in terms of the
14 spread, 17 of the units will serve residents up to 60
15 percent of the area median income. And 15 of the
16 units will be market rate. But by market rate, that
17 means anything above 60 percent. So they are
18 affordable, they will be affordable.

19 MS. WASHINGTON: This is Ms. Washington.
20 I have a question.

21 MS. PHIFER: Sure.

22 MS. WASHINGTON: I'm looking at the paper
23 that you sent in, 1484 Princess Avenue.

24 MS. PHIFER: That was one of the speakers
25 before us.

1 MR. EINGORN: Yes. That's Mr. Mitchell.
2 We heard that application first.

3 MS. PHIFER: The properties that are on
4 Princess Avenue that are incorporated are included in
5 this development project, are all at this point,
6 vacant lots. There are two properties or one
7 property that we actually own that would have to be
8 demolished. But we're talking about vacant lots
9 primarily at this point that are housed on Princess
10 Avenue.

11 CHAIRMAN HAMILTON: So that picture that
12 you sent us that we're looking at, it's not done yet,
13 right?

14 MS. PHIFER: Meaning, the project is not
15 done yet?

16 CHAIRMAN HAMILTON: Yeah.

17 MS. PHIFER: No, not yet. We're hoping
18 with your approval that we can forge ahead.
19 Absolutely.

20 MS. WASHINGTON And you said Atlantic and
21 Haddon where Fayer's is?

22 MS. PHIFER: Yeah. If you're familiar
23 with Fayer's, adjacent to Fayer's, 1410 to 1416
24 Haddon Avenue, there are two vacant buildings there
25 and then there are three vacant lots. So that would

1 be the area for the second building that will include
2 eight. And those units will be affordable.
3 Affordable meaning, below 60 percent of the AMI
4 apartments.

5 MS. WASHINGTON: They're part of the
6 vacant lot next to Fayer's and Atlantic and Haddon;
7 is that what you're talking about?

8 MS. PHIFER: Yes. Absolutely.

9 MS. WASHINGTON: And the one next to
10 Fayer's and where's the other one at?

11 MS. PHIFER: So the one is adjacent to
12 Fayer's so those two vacant buildings and the lots
13 adjacent to Fayer's. And the other site is at Haddon
14 and Euclid. So the old Medical Arts Building, the
15 old Andevant building, you know, those buildings that
16 have been sitting vacant probably for 25-plus years.
17 I've been in Camden now for 20 years and they were
18 vacant when I arrived just starting to do this work.
19 So they've been an eyesore in this community for
20 quite some time.

21 MS. WASHINGTON: I understand. I've been
22 here 60 years so I know.

23 MS. PHIFER: You very well know.

24 MS. WASHINGTON: I can really tell, yeah,
25 un-huh. When you were denied, the things that you

1 were denied before you came to the Zoning, have they
2 been taken care of?

3 MS. PHIFER: So, 2019, Mike do you want
4 to just describe the process at this point, up to
5 point?

6 MR. FLOYD: Yes So in 2019, the Zoning
7 Board granted preliminary site plan approval along
8 with variance approval. And since August 2019, the
9 Resolution was adopted in September of 2019. The
10 applicant and its engineers have been revising the
11 site plans, lining up financing and that's what
12 triggered the need for final site plan approval and
13 we submitted an application.

14 MS. WASHINGTON: What I'm looking at
15 where it was denied before it came to us, that don't
16 mean nothing; am I right?

17 MR. FLOYD: There was a prior application
18 prior to 2019 that was denied. But we made
19 substantial changes to the project overall and came
20 back in August of 2019 with a new application that
21 the Zoning Board approved. But they only granted us
22 preliminary site plan approval so now we're seeking
23 final site plan approval.

24 MS. WASHINGTON: So what I'm looking at,
25 it says 2021. That was done in 2019 so I'm looking

1 at the wrong thing?

2 MR. FLOYD: No. You're looking at plans
3 now that are dated 2021 --

4 MS. WASHINGTON: Yes.

5 MR. FLOYD: -- these are the plans that
6 had been revised since the Board granted approval in
7 2019.

8 MS. WASHINGTON: Okay.

9 MS. MOORE: And tonight, Mike, in
10 addition to the final site plan approval that you're
11 seeking, you would also be seeking that D6 height
12 variance, correct?

13 MR. FLOYD: Correct. And we'll have
14 very brief testimony from Jarod Thomas to walk
15 through the two rendered site plans if that's
16 necessary or we can go right to your review letter,
17 Dena. I would like to add some additional testimony
18 from our architect about the need for the height
19 variance.

20 MS. MOORE: Okay. Yes. That's what -- I
21 mean, if the Board members don't have anymore
22 questions, then I'd like to proceed with the use
23 variance, the testimony for that use variance. And
24 then we can go right into the site plan.

25 MR. EINGORN: Just so there's no

1 confusion. This is a use variance just as it relates
2 to height.

3 MS. MOORE: D6 height, correct.

4 MR. EINGORN: Right. I don't want the
5 Board to be confused. The applicant already obtained
6 its use variance for the project itself previously as
7 discussed by Mr. Floyd in 2019. So this is a use
8 variance in a technical sense. But really it's a use
9 variance just as it relates to the height of the
10 proposed building.

11 MS. MOORE: And that's only because
12 previously the applicant provided testimony
13 indicating that the proposed building would not
14 exceed the required 45 feet in height. So the plans
15 indicated that the proposed building would be 49.5
16 feet which is 10 percent more than the permitted
17 height which would then necessitate a D6 height
18 variance.

19 MR. FLOYD: Are you still on the line,
20 Mr. Donovan?

21 MR. DONOVAN: Yes, I can put some
22 testimony on record regarding that.

23 MR. FLOYD: First Mike, you were
24 previously sworn. But just for the record, can you
25 state your education, experience and qualifications

1 in architecture?

2 MR. DONOVAN: Sure. I've been accepted
3 as an expert witness by numerous Boards throughout
4 New Jersey including this one prior. I hold degrees
5 from Temple and Drexel University and I'm licensed in
6 five states. And I have been the principal of Haley
7 Donovan for 15 years now.

8 MR. FLOYD: Thank you. Kyle, I'd ask
9 that Michael be recognized as an expert in the field
10 of architecture.

11 MR. EINGORN: The Board is satisfied and
12 will accept Mr. Donovan as an expert in architecture.

13 MR. FLOYD: Thank you. And, Michael,
14 right now you're sharing your screen with Exhibit A-5
15 which is a rendered elevation; is that correct?

16 MR. DONOVAN: Yes.

17 MR. FLOYD: Can you just explain for the
18 Board why we need this height variance in terms of
19 recreating a better living environment for the
20 residents?

21 MR. DONOVAN: So the Zoning Code reads, 4
22 stories and 45 feet. So we are 4 stories. We meet
23 the height requirement. But to do a successful
24 retail, you really need some ceiling height down
25 there at the ground floor. So we're proposing

1 11-foot ceilings here.

2 And then to make the units more
3 marketable, instead of 8-foot ceilings, we're doing
4 9-foot ceilings. So each floor, we need another foot
5 of increased height to make it more liveable and just
6 more marketable. It's going to improve the
7 conditions tremendously.

8 MR. FLOYD: So, Mike, just to summarize,
9 it's going to help make the ground floor retail
10 commercial more marketable and make the living spaces
11 for the residents above, better --

12 MR. DONOVAN: Correct.

13 MR. FLOYD: -- with higher ceilings?
14 Thank you, Mike.

15 Jim Kyle will provide testimony in
16 support of that use variance shortly. But right now,
17 are there any questions for Michael Donovan regarding
18 the rendered elevations and the need for the height
19 variance? Thank you, Michael.

20 Jim Kyle, are you still on the line?

21 MR. KYLE: I'm here.

22 MR. FLOYD: And, Jim, you were previously
23 sworn at the start of this hearing, correct?

24 MR. KYLE: I was.

25 MR. FLOYD: If you can just briefly state

1 your education and qualifications for the record and
2 whether you've been admitted as an expert in the
3 field of planning previously, especially here in
4 Camden?

5 MR. KYLE: Sure. I have a Bachelor of
6 Science in environmental planning and design from
7 Rutgers which I received in 1996. I've been a
8 practicing planner for about 25 years. I'm presently
9 licensed by the state to practice as a professional
10 planner. I'm also a member of the American Institute
11 of Certified Planners. I've been qualified by over
12 230 boards in the state including the City of Camden
13 Zoning Board on a number of occasions and I did
14 provide the testimony to support the use variance
15 back in 2019.

16 MR. FLOYD: Thank you, Jim.

17 Kyle, I would ask that he be recognized
18 as an expert in the field of planning in the State of
19 New Jersey.

20 MR. EINGORN: Yes. The Board is
21 satisfied that Mr. Kyle has the credentials necessary
22 to be accepted as a professional planner.

23 MR. FLOYD: Thank you.

24 Jim, you've heard testimony, fact
25 testimony from Bridget regarding the nature of this

1 project, the collaboration that went into it and how
2 it's going to be transformative in this neighborhood.
3 You've also heard expert testimony in the field of
4 architecture about the need for the increased height
5 for both the retail and the residential units.

6 Would you just please just describe the
7 nature of the variance that we're requesting and then
8 provide the proofs?

9 MR. KYLE: Sure. So as was indicated,
10 this is a use variance. It's called a D6 use
11 variance. And this is related solely the building
12 height. As pointed out, if we're more than 10 feet
13 or 10 percent above that permitted which is 45 feet,
14 we require a D6 use variance. The standard here is a
15 little different than the traditional D1 variance,
16 similar to what you just heard on the other project.
17 Here we really just need to show that the site can
18 accommodate the problems associated with the increase
19 in height related to the Positive Criteria.

20 And then for the Negative Criteria, just
21 show that the increased height won't have a
22 substantial impact on surrounding properties. And
23 that we can reconcile the governing body's intent
24 behind limiting building height to 45 feet in this
25 case.

1 So for the Positive Criteria, I think
2 there are purposes of the Municipal Land Use Law that
3 are promoted, notably Purpose A to promote the
4 general welfare. As Mr. Donovan said, really an
5 increase in the building height here permits
6 increased ceiling heights in both the nonresidential
7 and residential spaces. This will provide increased
8 light and volume that will be a benefit both to
9 residents and tenants. And it also brings the
10 building more into conformance with modern
11 architectural standards for such spaces. So as Mr.
12 Donovan pointed out, having that increased ceiling
13 height in the retail space and the office space, is
14 really going to open that volume up. It just makes
15 for a more attractive and productive space.

16 Also Purpose I to promote a desirable
17 visual environment through creative development
18 techniques and good civic design and arrangement.
19 Overall, the residential and nonresidential spaces
20 here, will be more visually appealing. In terms of
21 the environment, they'll feel more open and spacious
22 and that will be a visual benefit to tenants, as well
23 as any residents or customers that would visit these
24 facilities.

25 In terms of the Negative, just focusing

1 on the increase in height specifically, the increase
2 of four and a half feet here, should not have a
3 significant impact on surrounding properties. If you
4 look at the site plans, we're providing a minimum of
5 34 feet of setback to the residential dwellings which
6 we have to the rear on Princess Avenue where the
7 minimum required rear yard is 20. So we're actually
8 providing an additional 14 feet of setback. That
9 will help mitigate any potential concerns over
10 impacts to light, air and open space that could arise
11 from a height variance such as this.

12 I also noted present. If you've been out
13 near the site, the two existing structures that are
14 there now, were built essentially right on the
15 property line. So I think despite the fact that
16 we're making the building a little bit taller, this
17 will increase the setback greatly and it'll open up
18 the rear of this and provide us with adequate setback
19 to those residential uses so that we won't have a
20 substantial impact on them.

21 As far as the Haddon Avenue side, these
22 are mostly nonresidential uses in this location. So
23 the impact to these would be less than on the
24 residential uses. And also with the building such as
25 this, the additional four and a half feet of height,

1 really doesn't represent a significant increase in
2 the mass and the height of the building. Once you
3 get to four stories and 45 feet, really the extra
4 four and a half feet will not be something that will
5 be perceptible to most people versus the standard.
6 So I think at the end of the day, this won't have a
7 substantial impact on the adjacent properties as far
8 as any light, air and open space availability.

9 As far as reconciling the governing
10 body's intent behind the height standard, as I said,
11 the overall goal of this variance is really to
12 provide better tenant space and better living space
13 for the residents that will be here. This will be a
14 benefit to local businesses that might go into these
15 spaces and certainly to the residents that will
16 occupy these apartments.

17 This also provides for more modern
18 development that is really to the benefit of the
19 community. It'll provide higher quality housing. And
20 it will also help further a lot of the economic
21 development initiatives that are spoken about at
22 length in the neighborhood plans as well as the
23 recent re-examination report that the Planning Board
24 had adopted in 2018.

25 So at the end of the day, I think the

1 easiest way to reconcile this is, that we're just
2 bringing the building more in line with modern
3 architectural standards and providing higher quality
4 spaces that will be attractive to local businesses as
5 well as residents.

6 MR. FLOYD: Thank you, Jim.

7 Mr. Chairman, that ends our affirmative
8 presentation in support of the height variance. I
9 don't know if there's any questions for Jim at this
10 time. We can certainly bring back up our architect
11 to answer any questions or our engineer.

12 MR. EINGORN: I don't see any lips
13 moving. So it doesn't look like there's any
14 questions.

15 MS. MOORE: Do you want me to just
16 proceed with the review letter? Since they put the
17 height variance in the testimony already, I'm just
18 pretty much just going through the final site plan.

19 MR. FLOYD: We're prepared to go through
20 the review letter. I know you were requesting
21 testimony both engineering and planning. So that we
22 don't forget, if we could have our engineer and
23 traffic consultant put their qualifications on the
24 record.

25 MS. MOORE: Okay.

1 MR. FLOYD: Jarod Thomas, are you still
2 on the line?

3 MR. THOMAS: I'm right here.

4 Jarod, you've been through this drill
5 before but can you please state your education,
6 qualifications and licenses for the record?

7 MR. THOMAS: Certainly. I have a
8 Bachelor of Science in civil engineering. I
9 graduated from Drexel in 2007. I have been
10 practicing for about almost 15 years now. I am
11 licensed as a professional engineer in the State of
12 Florida and New Jersey.

13 MR. FLOYD: And you've testified as an
14 expert in engineering before the City of Camden
15 Zoning Board?

16 MR. THOMAS: Yes. I'm the engineer of
17 record and testified on this application in 2019.
18 And also have been recognized as an expert for
19 multiple other applications in front of other
20 boards.

21 MR. FLOYD: Thank you, Jarod. Kyle,
22 I would ask that Jarod be recognized as an expert in
23 the field of civil engineering.

24 MR. EINGORN: The Board is satisfied and
25 will accept Mr. Thomas as an expert in civil

1 engineering.

2 MR. FLOYD: Thank you. Michael Brown,
3 are you still on the line?

4 MR. BROWN: Yes, I am.

5 MR. FLOYD: Michael, can you state your
6 qualifications for the record, please?

7 MR. BROWN: Certainly. I have a degree
8 in civil engineering from Drexel University. I'm a
9 licensed professional engineer in the State of New
10 Jersey in good standing. I'm also certified
11 as a professional traffic operations engineer. I
12 have testified before numerous boards throughout
13 primarily in Southern New Jersey including Camden
14 County. And I've been in the field for about 25
15 years.

16 MR. FLOYD: And you are the traffic
17 engineer of record for this project, correct?

18 MR. BROWN: Yes.

19 MR. FLOYD: And you've been involved with
20 this project since it's inception, correct?

21 MR. BROWN: Correct.

22 MR. FLOYD: Thank you. Kyle, I would ask
23 that Michael Brown be recognized as an expert in the
24 field of traffic engineering.

25 MR. EINGORN: The Board will accept Mr.

1 Brown as an expert in traffic engineering.

2 MR. FLOYD: Thank you. Dena, we're
3 prepared at this point to go through your review
4 letter.

5 MS. MOORE: Okay. Mr. Chairman, I am
6 referring to Remington & Vernick's review letter
7 dated June 18, 2021. And we did the height. I'll
8 skip through that. I will just note from the Area &
9 Bulk Requirements, the impervious coverage, what's
10 required is 80 percent. We mentioned previously what
11 was granted at preliminary approval was 97.2 percent
12 and what's being requested tonight is 97.5 percent.
13 And that's page four.

14 On page five, the minimum lot area per
15 dwelling unit or site area, required is 1,000 square
16 feet. Previously it was 546 square feet. And we
17 have proposed now 963 square feet. So a variance
18 would be required for that. And then we mentioned
19 the building height too which we've already received
20 the testimony for.

21 And a variance for parking. I have noted
22 for residential, we have the one-bedroom, two-bedroom
23 parking counts. What's proposed are 12 parking
24 spaces. I'm on page 6. I wanted to note the
25 variances required note that if a variance was

1 previously granted, but the proposed condition
2 exceeds the previously approved condition, another
3 variance will be necessary. So we have that noted
4 for parking.

5 MR. FLOYD: Dena, I would just point out
6 that we agree that the variance was previously
7 granted for the number of parking spaces as shown on
8 the site plans on Exhibit A-3 and A-4. And this
9 final site plan application does not propose any
10 changes to the overall number of parking spaces.

11 MS. MOORE: Okay. So no change.

12 MR. EINGORN: So we can eliminate this
13 variance request then?

14 MS. MOORE: Yes. That's R.S.I.S. That
15 would be a De Minimus Exception which I didn't even
16 note in the back. So I probably figured we just
17 needed to get that clarified on the record.

18 MR. EINGORN: Right.

19 MS. MOORE: And then also on page 6, the
20 maximum lot area per dwelling unit or site area,
21 what's required is 3,000 square feet. What's being
22 proposed is 6,912 square feet. So we have a variance
23 required there also.

24 MR. FLOYD: Dena, what I would propose is
25 that when we do it through your review letter at the

1 end, we can have Jim Kyle provide planning testimony
2 in support of the impervious coverage variance and
3 the lot area and variance.

4 MS. MOORE: Okay.

5 And I'm just noting those in the back.
6 Because I didn't seem to have them added under the
7 Summary of Requested Variances and Waivers with the
8 final application. So I will continue on to page 8.

9 All proposed roof drains pipes should be
10 shown on the plans with an invert indicated for the
11 cleanouts. Each pipe segment should state the
12 length, size, material, and slope of the roof drain.

13 MR. FLOYD: We agree. The plans will be
14 revised accordingly.

15 MS. MOORE: HDPE is not permitted within
16 the City's right-of-way. The design should be
17 revised, accordingly.

18 MR. THOMAS: We'll revise it.

19 MS. MOORE: The applicant should provide
20 on-site stormwater collection system calculations.
21 The runoff coefficients and Manning's n values should
22 be noted for the analysis of the 25-year storm event.

23 MR. THOMAS: We'll provide it. The Storm
24 Report does indicate that and we can provide an
25 updated storm report if there's any elements unclear

1 in there.

2 MS. MOORE: Okay.

3 The applicant should be aware that the
4 post-development peak runoff cannot exceed the
5 pre-development runoff for the 25-year storm for the
6 site. The analysis should be revised to indicate
7 grass cover in fair condition under the
8 post-development calculations per Section
9 577-229.A.1.

10 MR. THOMAS: We'll revise the storm
11 calculation to reflect that.

12 MS. MOORE: The applicant has prepared a
13 stormwater maintenance plan for the stormwater
14 management system per the New Jersey Stormwater Best
15 Management Practices Manual. The name, title,
16 address, and phone number of the responsible party
17 for the maintenance must be provided. The
18 responsible party would not be Camden County or the
19 City of Camden. So you'll make that adjustment?

20 MR. THOMAS: Yes, we'll make revision.

21 MS. MOORE: The applicant should be aware
22 that a stormwater maintenance plan must be recorded
23 at the County Clerk's Office prior to receiving final
24 signatures on the plans.

25 MR. THOMAS: Yes, we understand that. I

1 do want to confirm something on the record just to
2 confirm. Do we only need to provide the cover sheet
3 for recording? We don't need to provide the entire
4 plan for recording?

5 MS. MOORE: No. It's my understanding
6 it's the entire plan that gets recorded.

7 MR. FLOYD: I'm sorry. We will
8 providing the entire stormwater maintenance plan for
9 recording with the Camden County Clerk's Office.

10 MR. THOMAS: All right.

11 MS. MOORE: And then just provide a copy
12 of that recorded document to our office.

13 MR. THOMAS: Will do.

14 MR. FLOYD: Will do.

15 MS. MOORE: A stormwater fee is to be
16 calculated for the site as outlined in Appendix XVIII
17 of the City Ordinance. The calculation will be
18 reviewed by our office. This fee must be paid by the
19 applicant prior to final signatures on the plan.

20 MR. THOMAS: Acknowledged.

21 MS. MOORE: The following language must
22 be included in the stormwater maintenance plan and as
23 notes on the plans. And that's, a., b., c., d.
24 listed specifically as stated on page 9.

25 MR. THOMAS: We will add those notes.

1 MS. MOORE: Notes and in the maintenance
2 plan.

3 MR. THOMAS: And we'll add it to the
4 maintenance plans as well.

5 MS. MOORE: Okay. On page 10.

6 The applicant should confirm if the
7 buildings contain a basement or crawl space.

8 MR. THOMAS: I believe the architect is
9 going to have to answer that.

10 MS. MOORE: Okay.

11 MR. DONOVAN: There is a partial basement
12 in the bigger building.

13 MS. MOORE: In the mixed use?

14 MR. DONOVAN: Yes. But it won't affect
15 the outside appearance.

16 MS. MOORE: Are there any under drains?
17 Are there under drains that you'll need to provide
18 because of the basement?

19 MR. DONOVAN: Yes.

20 MS. MOORE: Okay. And that will be
21 incorporated into the stormwater design?

22 MR. DONOVAN: Correct.

23 MS. MOORE: Spot elevations are provided
24 for all proposed building access points. They must
25 also be shown at all building corners.

1 MR. THOMAS: We will add them.

2 MS. MOORE: The material and size of the
3 existing water mains for the proposed connections of
4 this project should be shown on the Grading,
5 Drainage, and Utility Plan.

6 MR. THOMAS: We will add that
7 information.

8 MS. MOORE: The project must be approved
9 by the City Engineer prior to final approval with
10 written verification provided to our office prior to
11 final signatures on the plans.

12 MR. THOMAS: Acknowledged.

13 MS. MOORE: A CCTV inspection of the
14 sewer (combined, sanitary and storm) system must be
15 performed and reviewed by the City Engineer prior to
16 construction. The applicant will be responsible for
17 any improvements to the existing infrastructure
18 required for the connection of the proposed project.

19 MR. THOMAS: Acknowledged.

20 MS. MOORE: All developers and applicants
21 should note that due to a City Ordinance, a Capacity
22 Fee may be applicable to the proposed development.
23 The applicant shall contact the City Engineer for all
24 costs related to the same.

25 MR. THOMAS: We acknowledge.

1 MS. MOORE: Doghouse manholes are not
2 permitted in the City of Camden. A proposed sanitary
3 sewer design must be revised, accordingly.

4 MR. THOMAS: We'll revise it for that.

5 MS. MOORE: The applicant must provide
6 the City standard details for sidewalks which show
7 5-inch thickness, curb which is 7" x 8" x 18" and
8 driveway apron.

9 MR. THOMAS: We'll add those details.

10 MS. MOORE: And if you can note for the
11 sidewalk also, if you can add maximum 2 percent to
12 that City detail to confirm that slope.

13 MR. THOMAS: Sure.

14 MS. MOORE: Per the Redevelopment Plan,
15 street trees should be provided at 40 feet on center.
16 If existing trees are to be utilized for this
17 requirement, testimony should be provided regarding
18 their condition. At a minimum, any empty tree pits
19 should be planted with replacement trees.

20 MR. THOMAS: We're proposing to put
21 replacement trees in any of the empty tree pits along
22 the frontage.

23 MS. MOORE: So you'll be able to satisfy
24 that requirement with the 40 feet on --

25 MR. THOMAS: Yes.

1 MS. MOORE: Tree removal is proposed. In
2 accordance with Section 577-247.D, a tree removal
3 permit is required and trees greater than 6 inches
4 shall be identified on the plans by size and species.

5 MR. THOMAS: We'll revise the plans to
6 reflect that.

7 MS. MOORE: Per Section 577-244.C.6,
8 foundation plantings are required. Plans should be
9 revised or a waiver requested.

10 MR. THOMAS: We're requesting a waiver
11 from strict compliance with the foundation plantings.
12 Particular areas as of this site make it difficult to
13 safely situate foundation plantings. So strict
14 compliance may be very difficult to achieve.

15 MS. MOORE: I am adding that to the back
16 of our list for waivers.

17 MR. THOMAS: Okay.

18 MS. MOORE: All electrical and mechanical
19 equipment shall be screened from view Per Section
20 577-224.B.19. A note should be added to the plans.

21 MR. THOMAS: Okay. We will add that
22 note.

23 MS. MOORE: Per the Redevelopment Plan,
24 average lighting levels along public walkways shall
25 be no less than 1.0 footcandle, whereas lighting

1 plans have not been provided. Testimony should be
2 provided as to whether existing decorative fixtures
3 will be utilized.

4 MR. THOMAS: We just want to -- we did
5 provide some lighting plans but we did not include
6 the public right-of-way in them. So we'll expand to
7 include the public right-of-way and include those
8 existing lights.

9 MS. MOORE: Okay. And you will be able
10 to meet that they will be no less --

11 MR. THOMAS: No less than 1.0 footcandle.

12 MS. MOORE: 1.0 footcandle. Okay.

13 Per Section 577-243.D.2, parking lot
14 lighting shall be provided as required or a variance
15 requested. It appears the parking lots are overlit.
16 So you see what's permitted for minimum is .25
17 footcandles?

18 MR. THOMAS: Correct.

19 MS. MOORE: You're proposing zero. Then
20 average is 0.5 to 2.0 footcandles which you have
21 1.3 footcandles. And then the maximum lighting
22 levels is 3.0 footcandles unless you're directly
23 under a fixture in which 5.0 footcandles would be
24 permitted. And you are proposing 6.3 footcandles.

25 MR. THOMAS: We'll revise to make sure

1 that we are exceeding the 0.25 minimum. But for the
2 5.0 footcandles directly under the fixture, we
3 anticipate we'll need to exceed that. So, therefore,
4 we are requesting that variance. Those locations are
5 underneath overhangs that require extra illumination
6 to make sure that they're properly illuminated and
7 safe.

8 MS. MOORE: Okay. I did note lighting
9 levels in the back already

10 Per Sections 577-224.B.9 and 577-243.A,
11 lighting should minimize glare and off-site spillage.
12 Given the proximity of residential uses, full cut-off
13 fixtures should be provided for the parking area.

14 MR. THOMAS: We'll propose full cut-offs.

15 MS. MOORE: Per Section 577-243.H, all
16 outdoor lighting not essential for safety and
17 security purposes shall be activated by automatic
18 control devices and turned off during nonoperating
19 hours. A note should be added to the plans.

20 MR. THOMAS: We'll add that note.

21 MS. MOORE: Now I have the traffic report
22 on page 14.

23 The applicant's traffic engineer should
24 provide testimony as to the trip generation
25 information provided and the 50 percent reduction

1 taken from the standard ITE trip generation for the
2 site based upon internal trips between land uses and
3 multimodal forms of transportation, (walking, biking
4 and public transit) in support of the calculated
5 numbers.

6 MR. BROWN: Sure. Again, Mike Brown, was
7 responsible for preparing the traffic report for the
8 project. Trips for development are typically
9 calculated from the ITE trip generation reference
10 that's compiled from hundreds of sites across the
11 country. It's basically a national standard.

12 ITE is beginning to look at urban areas
13 realizing that trips are often lost because of the
14 availability of walking, public transit, the higher
15 density of development in the area. But there really
16 isn't much data published on that yet. So we did
17 review what was available. And considering all that,
18 we felt that 50 percent was a reasonable estimate for
19 this project.

20 MS. MOORE: Okay.

21 The applicant should update Tables 1
22 & 2 "Peak Hour Site Traffic Volumes - Site A & Site
23 B" within the report to match the trip generation
24 volume totals contained in Appendix D.

25 MR. BROWN: We will revise that to

1 match.

2 MS. MOORE: Clarification should be given
3 pertaining to the Lady of Lourdes volumes contained
4 in the tables in Appendix A as the site was expected
5 to generate a total of 100 and 83 vehicle trips in
6 the AM and PM peak hours respectively.

7 MR. BROWN: As noted in our report, we
8 utilized the report prepared by Traffic Planning and
9 Design for the Lady of Lourdes project. One
10 important note regarding their trip generation and
11 distribution, is that a good portion of that was
12 reallocation of parking and trips from other
13 locations. So there is actually positives and
14 negatives within their report at the intersections
15 that we studied. So, again, we took those net
16 changes from that report.

17 MS. MOORE: Okay.

18 The applicant should perform a
19 post-development study at the nearby intersections to
20 confirm the results of the Traffic Impact Study and
21 evaluate effects of the proposed development. The
22 existing traffic signals in the study area shall be
23 monitored; as well as the stop-controlled
24 intersections to determine if any additional
25 mitigation measures are necessary. The timing of the

1 post-development study should be coordinated with the
2 County and City staff.

3 MR. BROWN: Based on the size and scope
4 of the project and the amount of analysis that was
5 done in the report, we think that this may not really
6 be warranted. We also point out that Camden County
7 has done a detailed study of the Haddon Avenue
8 corridor. They published a 400-page report last year
9 which includes a build year all the way out to 2045.
10 So we feel that study that the County has done and
11 they will be implementing improvements for the
12 corridor, would account for our development.

13 MS. MOORE: Well, I will leave that up to
14 the county when they do their review.

15 MR. BROWN: Understood. We're certainly
16 subject to site plan approval through the county as
17 well.

18 MS. MOORE: Right. And they'll see our
19 comment. And we'll just -- because they asked for
20 our review letter. And we'll just see if they have
21 any comments regarding the traffic and the signals
22 because often times they do. And if they have
23 something already in the works, you know, they know
24 that.

25 MR. BROWN: Understood. Yes.

1 MS. MOORE: We'll leave that up to the
2 County at the County's discretion then.

3 The applicant should coordinate with the
4 County for installation of any markings along Haddon
5 Avenue. You acknowledge that?

6 MR. BROWN: Yes. We will be subject to
7 County approval. And just a note with respect to the
8 County issues, we have had correspondence with the
9 County already. We had a conference call with the
10 planner and the engineer to kind of get their initial
11 thoughts on the project. We've incorporated
12 those comments. And, again, we'll be subject to
13 their approval.

14 MS. MOORE: Have you made a submission
15 yet?

16 MR. FLOYD: We have not yet made a
17 submission to the Camden County Planning Board. But
18 should the Board grant the requested relief this
19 evening, it's our attention to send an application to
20 the County Planning Board as quickly as possible.

21 MS. MOORE: Okay. All right. And I'll
22 be copied on that correspondence so I would get
23 something with their comments.

24 The applicant's traffic engineer should
25 provide testimony that the on-site roadway network is

1 expected to safely and efficiently accommodate the
2 anticipated traffic volumes.

3 MR. BROWN: Yes, I did work with the
4 design engineer and feel that the on-site layout and
5 circulation is appropriate for the project.

6 MS. MOORE: The applicant's engineer
7 should confirm that adequate site distance in
8 accordance with AASHTO policies exists at all
9 existing and proposed intersections.

10 MR. BROWN: Yes. The site plans did show
11 AASHTO site triangles for the stop control driveways
12 on Princess Avenue and Euclid Avenue. We note that
13 for the access for the smaller building at Haddon
14 Avenue will be via signal approach. And because of
15 parking and other site restrictions, that's proposed
16 to be a no-turn on red condition. So line of sight
17 would not be applicable there.

18 MS. MOORE: Okay. On to Environmental
19 Impacts.

20 We reviewed the Phase 1 Environmental
21 Report provided by SMITHCO. According to the
22 report -- I'm on page 15 No. 2, According to the
23 report, SMITHCO stated that "All agency reporting
24 violations noted have been reviewed for a
25 determination of rectification or No Further Action.

1 Consequently, it is determined at the time of this
2 investigation, that none of the Properties appear to
3 have any significant environmental impact as stated
4 in these agency reports.

5 And that is repeated again on Page 17:
6 SMITHCO identified "signs of Storage Tanks at 1482,
7 1484 and 1410-1412 Haddon Avenue. These tanks are
8 likely used for heating the Properties." Remington &
9 Vernick Engineers recommends that further
10 investigation of these tanks to confirm past usage as
11 heating oil storage tanks. And if these tanks can be
12 properly closed via the New Jersey Department of
13 Environmental Protection's Unregulated Heating Oil
14 Tank Program.

15 MR. FLOYD: Dena, the applicant would
16 agree as a condition of any approval to -- its
17 project team will work to have those tanks closed in
18 accordance with applicable NJDEP regulations. And we
19 will provide to your office, copies of any closure
20 documents prior to any sight development activities
21 commencing.

22 MS. MOORE: Okay.

23 Our next comment based on the ages of the
24 various buildings located throughout the subject
25 property included in SMITHCO's study, Remington &

1 Vernick Engineers recommends the performance of an
2 Open Public Records Act (OPRA) review of the NJDEP
3 files for information on the closure or removal of
4 underground storage tanks at the properties included
5 in SMITHCO'S Phase I Environmental Site Analysis.

6 MR. FLOYD: And the applicant will submit
7 an OPRA request to NJDEP. And we'll provide copies
8 of any documents that we receive from DEP to your
9 attention.

10 MS. MOORE: And due to the potential of
11 underground storage tanks existing on the various
12 properties, Remington & Vernick Engineers recommends
13 a Ground Penetrating Radar (GPR) survey/geophysical
14 investigation of the areas surrounding the structures
15 to determine if underground storage tanks exist on
16 the subject property to perform that.

17 MR. FLOYD: Dena, what we would like to
18 do is have our consultants keep you apprised
19 of what they are doing. Let's see what we have from
20 DEP in response to the OPRA request to determine the
21 best method to figure out where those underground
22 storage tanks are located.

23 MS. MOORE: Okay.

24 And to sum it all up we say: Prior to
25 any site development activities, the applicant should

1 provide testimony regarding the outcome and results
2 of any environmental investigations and/or remedial
3 actions including but not limited to soil and ground
4 water investigations, geophysical investigations and
5 any subsequent LSRP findings or NJDEP review comments
6 and/or recommendations at the time of completion of
7 the above-mentioned areas of concern identified by
8 SMITHCO in connection with the subject properties.

9 MR. FLOYD: The applicant will comply with your
10 request in Comment No. 8.

11 MS. MOORE: All right.

12 It appears no signage is proposed as part
13 of this application. Testimony should be provided.
14 Per the Redevelopment Plan, facade signage is limited
15 to 1 square feet for every 2 linear feet of building
16 but not to exceed 40 square feet for any individual
17 store.

18 So is signage proposed as a part of this
19 application?

20 MR. THOMAS: Not as part of this
21 application. The applicant will return to the Board
22 to apply for a variance if it is necessary to do so.

23 MS. MOORE: The applicant must obtain the
24 correct tax map plates and block and lot numbers from
25 the Tax Assessor. Written verification must be

1 received by or office prior to final review and
2 signature of the deeds and/or plat.

3 MR. THOMAS: Acknowledged. We'll get the
4 right ones.

5 MS. MOORE: The applicant must resolve
6 any encroachment issues, such as the air conditioner
7 unit from Block 1297, Lot 90.

8 MR. THOMAS: Acknowledged. The applicant
9 is working with that owner to resolve the
10 encroachment issue.

11 MS. MOORE: And no architectural plans
12 were submitted as part of this application. The
13 applicant should address the requirements of the
14 Parkside Redevelopment Plan, including:

15 * The walls facing the street shall be
16 predominately brick;

17 * Curtain walls and strip windows of
18 more than 15 feet are discouraged;

19 * Windows must have heads of masonry or
20 stone;

21 * Rooftop mechanical equipment shall be
22 screened from view;

23 * Awnings are encouraged for
24 storefronts;

25 * And canopies shall incorporate

1 signage, downlighting and security grill housing.

2 MR. FLOYD: Dena, our architect, Michael
3 Donovan, already provided testimony about the look of
4 the building, the materials of the building. And we
5 can certainly bring him back up to provide some
6 additional testimony in support -- in response to
7 these bulleted comments. Mike.

8 MR. DONOVAN: Yes.

9 MS. MOORE: Is there anything that isn't
10 being addressed that is a part of this or something
11 that would require a --

12 MR. DONOVAN: No. We'll comply with all
13 of that.

14 MS. MOORE: Okay.

15 The plans do note that the applicant will
16 comply with the City's "Ordinance of Establishing
17 Standards for the Submission of Maps and Other
18 Documents in a Digital Format." The applicant should
19 be aware that final signatures of approval and
20 building permits, will not be issued until the
21 required information is received.

22 MR. THOMAS: Acknowledged.

23 MS. MOORE: And the signature for the
24 Zoning Board Chairman should be added to the
25 signature block?

1 MR. THOMAS: Yes, we'll add that
2 signature.

3 MR. EINGORN: Excuse me for one moment.
4 Evita, apparently my server is going to be rebooted
5 by our IT company in about one minute. Can you let
6 me in on my phone? That way I can transition from my
7 computer to my phone. I apologize for the
8 interruption. I'm going to leave from here.

9 MS. MOORE: Okay. I'm on page 20.

10 Per the Redevelopment Plan -- this is for
11 Sheet B, what's known as Sheet B. Per the
12 Redevelopment Plan, 44 spaces are required for the
13 4-story retail building on Lot 95, whereas 12 spaces
14 are proposed. The applicant requests a variance.

15 MR. THOMAS: I don't believe that we were
16 requesting a variance. This has no substantial
17 change from what we had previously had approved for
18 parking.

19 MR. FLOYD: The parking variance was
20 approved in connection with the preliminary site in
21 2019.

22 MS. MOORE: Okay.

23 I'll note the applicant's variance that
24 was under prelim.

25 The applicant proposes compact car

1 parking spaces on a site with fewer than 50 spaces.
2 A waiver from Section 577-231.B.1 is required.

3 MR. THOMAS: Yes, that's correct.

4 Mike, could you do me a favor and bring
5 up the Haddon/Euclid location?

6 The parking lot in the rear along
7 Princess Avenue, initially when we presented, this
8 had 20 parking spaces. Dena, per your original
9 letter, you had indicated that we may need to comply
10 with ADA requirements, including an 8-foot wide
11 access aisle. We did confirm that that wasn't the
12 case. So what we're proposing to do is add an 8-foot
13 wide handicap accessible parking space along with an
14 8-foot wide access aisle.

15 But as you can see from this aisle's
16 location tight restrictions, in order to fit all that
17 in, we needed to reduce two of the proposed parking
18 spaces from 9 feet wide to 7 1/2 feet wide in order
19 to fit it all in. So that's why we are requesting
20 the waiver for compact car parking.

21 MS. MOORE: Okay.

22 If the requested parking variance is
23 granted, the applicant shall then make a cash
24 contribution to the City for each required space not
25 provided per Section 577-230.R. The contribution

1 shall be in an amount equal to the cost of providing
2 the required minimum number of parking spaces to be
3 calculated by the City Engineer.

4 So that goes along with what was granted
5 under your preliminary approval.

6 MR. THOMAS: Okay.

7 MS. MOORE: The applicant must confirm
8 that the ADA ramps at the intersection of Haddon
9 Avenue and Euclid Avenue and within the project's
10 frontage along Haddon Avenue, meet current ADA
11 standards. An ADA ramp detail must be added to the
12 plans, if necessary.

13 MR. THOMAS: We will revise those ramps
14 if we determine that to be necessary.

15 MS. MOORE: Yes. Okay.

16 All sidewalk and curb must be replaced
17 along the property's entire frontage on Princess
18 Avenue.

19 MR. THOMAS: We acknowledge. We'll do
20 that.

21 MS. MOORE: Per the Redevelopment Plan,
22 street trees should be provided at 40 feet on center.
23 If existing trees are to be utilized for this
24 requirement, testimony should be provided regarding
25 their condition. At a minimum, any empty tree pits

1 shall be planted with replacement trees also, which
2 you provided testimony previously on that.

3 MR. THOMAS: Right. I should clarify
4 though, along -- we're proposing along Haddon Avenue
5 to provide the street trees and fill the empty pits.
6 Euclid, we're requesting a waiver due to the tight
7 spacing of that sidewalk. It's kind of a waiver from
8 strict compliance, I suppose.

9 MS. MOORE: Right. But that's something
10 that's new this evening, correct?

11 MR. THOMAS: No. That was on the plans.
12 It's just that -- my apologies.

13 MS. MOORE: I mean, that wasn't anything
14 that was granted before.

15 MR. THOMAS: I don't think so, no.

16 MS. MOORE: No. So I need to add that
17 under the Summary of Requested Variances and Waivers
18 with this application under final?

19 MR. THOMAS: Yes. And that's why I'm
20 saying, we will fill in any empty pits.

21 MS. MOORE: Right.

22 MR. THOMAS: But I don't know if the
23 empty pits are 40 feet on center for this location.

24 MS. MOORE: Okay. So that's strict
25 compliance. And I'll just add street trees from the

1 Redevelopment Plan.

2 MR. THOMAS: Correct.

3 MS. MOORE: Foundation Plantings, also
4 you -- I have that noted that you're already asking
5 for a waiver. That would be for that section too.
6 Correct?

7 MR. THOMAS: That's correct.

8 MS. MOORE: The information is the same
9 regarding the tree removal that's proposed that we
10 would need the tree removal permit and trees greater
11 than six inches shall be identified --

12 MR. THOMAS: Yes.

13 MS. MOORE: -- on the plans. Okay.
14 And you will add the note regarding the
15 electrical and mechanical equipment --

16 MR. THOMAS: Yes, we'll that.

17 MS. MOORE: -- shall be screened from
18 view?

19 MR. THOMAS: We'll add that note.

20 MS. MOORE: Maintenance plans for the
21 rain garden shall be provided, including mowing and
22 weeding?

23 MR. THOMAS: Yes, we'll provide the
24 Maintenance Plan.

25 MS. MOORE: I already have noted the

1 lighting levels but per the Redevelopment Plan,
2 average lighting levels along public walkways shall
3 be no less than one footcandle. Testimony should be
4 provided as to whether existing decorative fixtures
5 will be utilized. I think I have lighting levels
6 previously from the actual section of the Ordinance.
7 But you are also asking for a deviation from the
8 Redevelopment Plan, correct, or no for the walkways?
9 You'll able a provide those?

10 MR. THOMAS: So similar to before, we'll
11 include the walkways and the Lighting Plan Analysis.
12 And we will meet the 1.0 footcandle minimum required.

13 MS. MOORE: And then the next comment,
14 the variance you'll still requesting for this area
15 too, for the parking lot lighting.

16 MR. THOMAS: Again, on this one, it's
17 not -- we're not -- we meet the requirements for the
18 minimum lighting levels. It's for the exceedance
19 directly beneath the fixture. For that one we are
20 requesting a variance.

21 MS. MOORE: Got it.

22 You will use the full cut-off fixtures in
23 this area also?

24 MR. THOMAS: That's correct.

25 MS. MOORE: And you'll add the note

1 regarding the outdoor lighting that if it's not
2 essential for safety and security purposes, it should
3 be activated by automatic control devices?

4 MR. THOMAS: Correct. We will add that
5 note.

6 MS. MOORE: And the color of proposed
7 light fixtures should be provided.

8 MR. THOMAS: We'll add that and make it
9 more clear.

10 MS. MOORE: Testimony was previously
11 provided regarding the storage and removal of trash
12 and recycling. A trash enclosure is now proposed for
13 the mixed use building on consolidated Lots 94, 95
14 and 99.

15 MR. THOMAS: So previously the trash
16 enclosure was situated on a single Lot 95 on the
17 corner. Per your recommendation of the previous
18 letter, we have consolidated the lots so now it
19 services all uses, which is consistent with what was
20 previously planned. However, now, it's just all on
21 one lot.

22 MS. MOORE: Got it.

23 There appears to be a circulation issue
24 with ADA access if the trash enclosure gates are
25 open. So the applicant should resolve this. You'll

1 take a look at that?

2 MR. THOMAS: Right. We need just to make
3 sure that the collection of the trash occurs during
4 nonoperational hours to insure that access to the ADA
5 space is not impeded.

6 MS. MOORE: Great.

7 The applicant must obtain the correct tax
8 map plates and block and lot numbers from the Tax
9 Assessor. Written verification must be received by
10 this office prior to final review and signature of
11 the deeds and/or plat.

12 MR. THOMAS: We'll get the right tax
13 maps.

14 MS. MOORE: I am just noting the Summary
15 of Variances and Waivers previously granted. You
16 had the number of parking spaces; 5 percent parking
17 lot landscaped; parking on the same lot from the
18 Redevelopment plan.

19 And then from the Ordinance we had, use;
20 minimum lot area per dwelling unit; impervious
21 coverage; side yard setback; and lighting levels at
22 the property line.

23 Waivers, it was landscaping around the
24 trash enclosure; grading within 5 feet of the
25 property line; sidewalk in parking areas; parking on

1 the same lot; drive aisle width; loading area; and
2 year-round buffer around the trash enclosure.
3 That's what was previously granted.

4 Tonight we're looking at from the
5 Redevelopment Plan: The street trees; the building
6 height; lighting levels; impervious coverage and lot
7 area. Waivers: The compact car parking and
8 foundation plantings.

9 Is there anything you think I may have
10 missed?

11 MR. FLOYD: No.

12 MS. MOORE: No. Okay.

13 MR. FLOYD: It would be helpful just for
14 the record, because I do want to have Jim Kyle come
15 back and put briefly, proofs on the record with
16 respect to the impervious coverage --

17 MS. MOORE: Yes.

18 MR. FLOYD: -- and lighting variances.
19 But, Jarod, can you explain to Dena and the Board
20 Members why we need an increase in the previously
21 granted impervious coverage from 97.2 to 97.5?

22 MR. THOMAS: Yes. Certainly. Could we
23 bring up the Haddon and Atlantic site because this is
24 the only location where we're changing -- where we're
25 increasing the impervious.

1 As we went through the design process,
2 one of the elements we discovered is that maximizing
3 use of the building would require us to eliminate the
4 need for interior ramps to meet ADA compliance. But
5 in order to that, we needed to situate a small
6 retaining wall along the eastern and northern border
7 of the site to allow the site to be properly graded.

8 This created an issue from the ADA
9 prospective because we needed to shift all the
10 parking spaces over a little bit in order to fit the
11 wall in. And so as a result, what we ended up doing
12 is moving the -- you can see right now there's a
13 handicap space proposed in the middle. Our change
14 was to move that handicap space and access aisle to
15 the far west. And in doing so, we had to take out a
16 small portion of that green space that's there.

17 MR. FLOYD: Thank you, Jarod. And,
18 again, we're looking at 97.2 to 97.5?

19 MR. THOMAS: Correct.

20 MS. MOORE: You're aware of the approval
21 process as listed on page 25? If you have any
22 questions, you can contact my office.

23 MR. FLOYD: Understood.

24 MS. MOORE: Outside Agency Approvals, I
25 have noted as, Camden Planning Board, Camden County

1 Soil Conservation District, Camden County Municipal
2 Utilities Authority. And are there any others that
3 you may see necessary?

4 MR. FLOYD: There may be some related to
5 the closure of the underground storage tanks.

6 MS. MOORE: Okay. Like NJDEP.

7 MR. FLOYD: Correct.

8 MS. MOORE: I'll add that.

9 And Mr. Chairman, that concludes our
10 review. So if you wanted to provide that testimony
11 on the record regarding the variances and waivers.

12 MR. FLOYD: I know that this has been a
13 late evening and will be for the Board, but I'll have
14 Jim Kyle quickly go through the proofs to support
15 these variances. I think Jarod already put several
16 statements on the record to justify them.

17 Jim, are you still on the line?

18 MR. KYLE: I'm here.

19 MR. FLOYD: You've heard all of the
20 testimony from Jarod and Mike Donovan regarding the
21 requested variances and design waivers. You just
22 heard Dena's summary of them at the end of her
23 review. Can you just explain the standard for
24 granting the variances and put the proofs on the
25 record?

1 MR. KYLE: Sure. For the variances we
2 have to demonstrate both the Positive and Negative
3 Criteria. For the Positive, let's talk first about
4 the impervious coverage variance. I think the
5 purpose of the Municipal Land Use Law that is
6 promoted here is Purpose A. That's the general,
7 health, safety and welfare.

8 The grant of this variance for the slight
9 increase in impervious coverage is really geared
10 towards accessibility. And then providing an
11 appropriate accessible handicap parking space at the
12 rear of the building. So that's promotes the general
13 welfare, making the building more accessible as was
14 discussed by Jarod.

15 In terms of the Negative Criteria for
16 this one, I would note that the variance is just a
17 slight increase over what the Board had previously
18 granted. There shouldn't be any concern over
19 stormwater or really the overall appearance of the
20 site as this increase is relatively minor compared to
21 what was previously approved.

22 And then in terms of any potential
23 substantial detriment to the Zone Plan and Zoning
24 Ordinance, I would say that there wouldn't be any,
25 again, based on the fact that this is a

1 relatively minor increase. The benefits of granting
2 the variance here, outweigh the potential detriments
3 because of the benefit in adjusting the grading and
4 then providing that handicap accessible space.

5 In terms of the lighting variance that
6 was requested, the Positive Criteria here would be
7 Purpose A of the general welfare, the safety --
8 health, safety and welfare. As we had indicated,
9 this is really just or departure that is immediately
10 under the light fixture. This allows us to provide
11 adequate lighting at the front of the site where we
12 need increased visibility and security. So that
13 promotes the public safety.

14 There's no substantial impact to
15 surrounding properties from the grant of this
16 variance. Again, this is just the level right below
17 the fixture. We expected most of the site will
18 comply with the requirements at the property edges.
19 So there shouldn't be any substantial impact to
20 adjacent properties from this. All the fixtures that
21 are at the periphery, are going to be shielded so we
22 don't expect that there will be any impact there.

23 And then in terms of the intent of that
24 standard, again, is really to make sure that we don't
25 have excess lighting in certain locations. But I

1 think in this instance we have to balance the safety
2 and security benefits of the increased lighting right
3 below the fixture versus that intent. And I think
4 that it is achieved because, again, the majority of
5 the location will comply with the lighting
6 requirements. So I don't think there are many
7 substantial impairments to the intent of those
8 standards.

9 As far as the waivers, really the
10 standard here is that they must be reasonable under
11 the facts. I think that a lot of the testimony
12 that's been provided by our architect and engineer,
13 really supports the fact that we do have some
14 practical difficulty in meeting some of these site
15 design standards. And ultimately, I think that when
16 you consider the testimony of the two experts, that
17 they are reasonable based on the site's specific
18 conditions here that we have.

19 MR. FLOYD: Thank you very much, Jim.

20 MR. KYLE: Sure.

21 MR. FLOYD: Mr. Chairman, that concludes
22 our presentation for this evening. Again, our entire
23 project team is here and can answer any questions
24 that the Board members or its professionals may have
25 about this project.

1 MR. COOPER: Can you take us off the
2 screen share?

3 MR. DONOVAN: Sure.

4 MR. EINGORN: Are there any questions
5 from the Board for either the professionals or the
6 applicant?

7 MR. COOPER: No.

8 MR. EINGORN: Again, the applicant is
9 requesting final site plan approval, a D6 height
10 variance as well as certain other bulk variances and
11 waivers. If there's no questions, I'm just scrolling
12 here to make sure I'm not seeing any lips moving.
13 Then we should go ahead and open to the public. Is
14 there anybody in the public that would like to heard
15 on this application? I'm hearing noise but I think
16 it's background noise so I guess there's no public
17 participation at this time.

18 We'll go ahead and close the public
19 portion. At this time, the Board should entertain a
20 discussion regarding the application, as well as the
21 Positive and Negative Criteria regarding the D6
22 height variance and the related bulk variances to the
23 site plan application, and thereafter, make a
24 motion. Any motion to approve this application would
25 be obviously subject to the Remington & Vernick --

1 the items that were placed on the record as set forth
2 in the Remington & Vernick letter dated June 18th.

3 VICE-CHAIRMAN HANCE: Okay. I don't have
4 anything negative to say. This area definitely
5 needed a facelift decades ago. I think it will be
6 beautiful if it's passed and as well needed and
7 appreciated. And, again, it's a part of our plan in
8 Camden.

9 MR. EINGORN: Any other comment from the
10 Board?

11 MS. ATWOOD: Yes. I think it will
12 certainly lend itself to the beautification of the
13 Haddon Avenue strip.

14 MR. EINGORN: If there's no further
15 discussion, we can entertain a motion on the
16 application.

17 VICE-CHAIRMAN HANCE: I make a motion for
18 the final site plan approval. Also, the D6 height
19 and the bulk variances and waivers.

20 MR. EINGORN: And that's subject to the
21 agreements and discussion regarding the June 18th
22 Remington & Vernick letter.

23 VICE-CHAIRMAN HANCE: Yes, that is
24 correct.

25 MR. EINGORN: Do we have second?

1 MR. COOPER: I second.

2 MR. EINGORN: I'll take a roll-call vote.
3 Chairman Hamilton.

4 CHAIRMAN HAMILTON: Yes.

5 MR. EINGORN: Vice-Chairman Hance.

6 VICE-CHAIRMAN HANCE: Yes.

7 MR. EINGORN: Ms. Washington.

8 MS. WASHINGTON: Yes.

9 MR. EINGORN: Ms. Atwood.

10 MS. ATWOOD: Yes.

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

12 MR. COOPER: Yes.

13 MR. EINGORN: Is Ms. Merricks available?
14 Did we lose her? Hello.

15 MS. MUHAMMAD: That's her phone. She's
16 on.

17 MR. EINGORN: Karen, can you hear us?

18 Having five in favor and none opposed
19 because we lost Karen, the motion would pass. I
20 congratulate the applicant on their approval.

21 MR. FLOYD: Thank you very much for your
22 time this evening on behalf of the applicant.

23 MR. EINGORN: The next matter on the
24 agenda is Cooper Lanning Square Renaissance School
25 Facilities, LLC.

1 CHAIRMAN HAMILTON: How many more do we
2 got?

3 MR. COOPER: Four.

4 MR. SHEEHAN: This one should be
5 relatively short, Mr. Chairman.

6 MR. EINGORN: Evita, I'm going to try to
7 get back on my computer real fast. It's way easier
8 for me to see what's going on. If you can just give
9 me what should be hopefully less than a minute here.
10 My apologies everyone. Mr. Sheehan, are you ready to
11 proceed?

12 MR. SHEEHAN: Yes, I am.

13 MR. EINGORN: Thank you.

14 MR. SHEEHAN: This application is for the
15 KIPP Whittier School. The Planning Board had
16 previously in 2017, approved site plan approval and
17 sign variances to permit the renovation of the
18 historic Whittier School and to construct a gymnasium
19 on the east side of the building. That was completed
20 back on April 2020. They also approved sign
21 variances to permit 5 facade signs.

22 Back in April of 2021, we appeared before
23 this Board to seek approval of a variance to permit a
24 new addition on the west side of the historic school
25 that required a height variance. This Board granted

1 that variance and the site plan approval. At that
2 time, we did not have a signed package prepared. We
3 subsequently prepared a sign package and we're
4 seeking approval for 1 facade sign that would be
5 located on that new building and it's 209 square feet
6 where 24 square feet is permitted and 7 banner signs
7 on that same building that are 67.25 square feet.

8 So with me are Angelo Alberto who is the
9 architect and professional planner who will provide
10 all of the testimony and show you the exhibits. If I
11 can have him sworn in and qualified, we'll move
12 forward.

13 MR. EINGORN: Thanks. Mr. Alberto, can
14 you raise your right hand?

15 MR. ALBERTO: Sure.

16 - - -

17 ANGELO ALBERTO, R.A., P.P., having first
18 been duly sworn/affirmed, was examined and testified
19 as follows:

20 - - -

21 MR. SHEEHAN: Angelo, can you give the
22 Board a summary of your professional and educational
23 experience as both an architect and a professional
24 planner, please.

25 MR. ALBERTO: Sure. I'm a licensed

1 architect in the State of New Jersey, as well as two
2 other states. And I'm a licensed professional
3 planner in the State of New Jersey. I have testified
4 before a number of boards including this Board for
5 both -- for a number of applications as well as the
6 original addition to the KIPP Whittier School and the
7 KIPP Sumner School. I have a Bachelor of
8 Architecture -- a Bachelor of - a degree in
9 architecture from Cornell University and a Master's
10 of Architecture in land planning from Harvard
11 University.

12 MR. SHEEHAN: I'll submit Mr. Alberto as
13 an expert in both architecture and planning.

14 MR. EINGORN: We will accept Mr. Alberto
15 as a professional in architecture and planning.

16 MR. SHEEHAN: Thank you.

17 Angelo, can you pull up the exhibits and
18 explain to the Board what we're proposing here?

19 MR. ALBERTO: Sure. I'll share my
20 screen now. Can everyone see that?

21 MR. SHEEHAN: Yes.

22 MR. ALBERTO: Kevin, I'll just go right
23 into my testimony.

24 MR. SHEEHAN: Yes.

25 MR. ALBERTO: I should also point out

1 that I'm a principal at Spiezle Architectural Group
2 at our office, formerly City Invincible Architecture,
3 on Market Street here in Camden, New Jersey. So
4 we're a local firm as well.

5 Just to summarize, in this photo that if
6 everyone can see it, in the center which I'm circling
7 now with my cursor -- and by the way, I'm going to go
8 rather quickly here. No disrespect but I think it is
9 a straight-forward application and the hour is
10 getting late.

11 The historic Whittier School, our office
12 did an addition to that school in 2016/2017 to fully
13 renovate the first school, the 1913 school, first
14 school in the City of Camden for African-American
15 children. We reopened it in 2017. We did a gym,
16 cafeteria and kitchen renovation and created this
17 play field as part of the KIPP Cooper -- really the
18 KIPP vision in Camden it's called, KIPP Cooper
19 Norcross Academy.

20 The school grows over time so in 2020, we
21 opened the Sumner School which was also a closed
22 school. And now what we're doing is, this was third
23 grade through fifth. Those folks are moving over to
24 Sumner if we get approved. We've gotten the land use
25 approval, this signage approval and we'll be build a

1 wing here. This wing will house classrooms. The
2 cafeteria and kitchen will move into the new wing and
3 this becomes a full-sized gym. So that's part of the
4 KIPP vision.

5 So if we move into the architectural
6 drawings, tonight I basically have this drawing here
7 for the building sign and a similar drawing for the
8 banner signs.

9 MR. SHEEHAN: So we'll call the first
10 Exhibit A-1. That was the aerial. And this is A-2
11 which is the proposed sign plans?

12 MR. ALBERTO: Correct. And I'll walk
13 through this again rather quickly but, again, I think
14 it's a very straight-forward application. The first
15 thing I'm going to do for the Board is to enlarge
16 this drawing here which illustrates the new gym that
17 we built in 2016/2017, which by the way is set back
18 from Chestnut Street. And that's significant because
19 you cannot see this signage from Chestnut Street.

20 So in this rendering here, in the
21 background you see the historic school. Here's our
22 new wing. And you can see the signage here above the
23 third floor windows. So it's a 3-story wing
24 addition. And up here is the signage we're talking
25 about. The signage itself will be identical in

1 design to the setback signage on Chestnut Street on
2 what is now the gym cafeteria. And the kitchen will
3 become the full gym. The same signage here.

4 And this font here is -- it's called
5 Whitney semi-bold and that is the KIPP signage,
6 usually, I think, identified by these two -- this
7 large semicolon or colon here. All uppercase
8 lettering, KIPP COOPER NORCROSS ACADEMY. And then
9 upper and lower case lettering for John Greenleaf
10 Whittier School. So that is what it's going to go
11 in the upper righthand corner of the wing addition.

12 MS. MOORE: The letter is very short.
13 Can I just go through the letter and then we can get
14 that additional testimony?

15 MR. SHEEHAN: Certainly.

16 MR. ALBERTO: Oh, yeah, sure.

17 MS. MOORE: Okay. All right.

18 MR. ALBERTO: We should have asked that,
19 Dena.

20 MS. MOORE: Mr. Chairman, I'm referring
21 to Remington & Vernick's letter dated August 31,
22 2021. And I have an adjustment in my very first
23 signage comment because I did receive information
24 regarding the banner sign.

25 So the applicant previously received

1 approval for 5 facade signs measuring approximately
2 104 square feet, 85 square feet, 214.7 square feet,
3 175 square feet and 39 square feet with a total sign
4 area of 617.7 square feet. The applicant proposes to
5 add a sixth facade sign which will be 209.97 square
6 feet. Here's where I added more information.

7 In addition, 7 banner signs are also
8 proposed. Each banner sign is 3 feet wide and 22.23
9 feet long or 66.7 square feet. The total square
10 footage of new signage proposed as part of this
11 application, is 676.87 square feet resulting in a
12 total sign area of 1,294.57 square feet.

13 Per Section 577-253.N.9, attached signs
14 for schools are limited to an area of 24 square
15 feet. The applicant requests a variance.
16 Appropriate justification should be provided.

17 MR. SHEEHAN: Angelo, can you provide the
18 planning testimony for the variance?

19 MR. ALBERTO: Sure. Should I share my
20 screen, Kevin?

21 MR. SHEEHAN: Yes, if you need it.

22 MS. MOORE: My second comment deals with
23 the banner but you gave us information so I added
24 that in the very first comment. Okay?

25 MR. ALBERTO: Okay.

1 So this is the banner detail here. And
2 you can see that there are seven banners along
3 Chestnut Street. And the banners as Dena says, are
4 67 square feet. They come off the building 3 feet.
5 You see it in blue and they're 22.5 feet high.
6 They're 13.6 off of the ground; 13 foot 6" above the
7 sidewalk.

8 So with that, I'll just provide my
9 Positive and Negative Criteria while we're looking at
10 these two drawings here, which I think some what
11 we're asking for in detail. As has been provided by
12 other planners on other applications this evening, as
13 a professional planner, we need to provide Positive
14 and Negative Criteria under the New Jersey Municipal
15 Land Use Law.

16 As Ms. Moore said, we're seeking a facade
17 sign of 209 square feet and banner signs each, 67.25
18 square feet and we're seeking seven of those.
19 The Positive Criteria or the Special Reasons why
20 this application or the signage variance advances the
21 Master Plan and ordinance, the high school consists
22 of the gym, the existing gym which is set back from
23 the street, the historic school and our proposed new
24 school building.

25 There's a sign on the gym but it cannot

1 be seen from Chestnut Street. The addition of the
2 high school wing is 220 feet long by 43.5 feet high.
3 So that is 9,570 square feet. So what you're looking
4 at here is almost 10,000 square foot. This sign --
5 this building elevation, a 24 square foot sign would
6 be just a little blimp here. So we're proposing a
7 sign in scale with the building but not out of scale.
8 A sign that's similar to the existing sign that's set
9 back on Chestnut Street.

10 The proposed facade sign is consistent
11 with the existing gym sign and appropriate to the
12 size of the new proposed facade. Similarly, the
13 banner signs really you could argue, are less signs
14 but more part of the architecture. They fit the
15 rhythm of the elevation and they occur between
16 windows and they line up with the brick piers below.

17 So they're a part of the signage. They
18 will not really have lettering per se. They'll have
19 decorative sort of symbols or wording such as, you
20 know, spirit or KIPP, you know, things like that
21 which we haven't designed the actual fabric sign
22 banners yet. But that's what they'll represent.

23 Furthermore, the positive impact on the
24 neighborhood, KIPP School is a growing school in this
25 neighborhood that's really kind of coming back. And

1 presently, there's no one of significance across the
2 street. It's really an open lot across from us that
3 will hopefully be future development. So we think
4 that this will be a positive step in the renaissance
5 of this neighborhood. We think that the banners
6 break down the scale of the facade and add
7 character.

8 As to the Negative Criteria, why this
9 will not be a detriment to the neighborhood, and not
10 have a negative impact on the current Master Plan in
11 the City or be negative to the Master Plan or the
12 ordinance of the City, we do not think it will have a
13 negative impact on the neighborhood. In fact, we
14 think it would add to the character of the
15 neighborhood. The appropriate size of the sign fits
16 the facade and it provides a positive design feature
17 for the building.

18 MR. SHEEHAN: Any other questions of Mr.
19 Alberto? If the Board has any questions, we'd be
20 happy to respond.

21 MS. MOORE: I did have one other. The
22 length of the banner, it's 22.23 feet, correct?

23 MR. ALBERTO: Yes.

24 MS. MOORE: And 3 feet wide?

25 MR. ALBERTO: Correct.

1 MS. MOORE: Then it would be 66.7 square
2 feet each if my multiplication is correct?

3 MR. SHEEHAN: We'll defer to your map,
4 Dena.

5 MS. MOORE: Okay. I just wanted to make
6 sure because I heard 66.25 and I'm thinking that's
7 not 22.23 times 3.

8 MR. ALBERTO: 22.23 times 3, yes, you're
9 correct. Yes.

10 MS. MOORE: So 66.7. Okay.

11 And then my final comment was that a
12 signature block should be added to the plans for
13 signature from the Zoning Board Chairman, Zoning
14 Board Secretary, Zoning Board Engineer and Zoning
15 Officer/Administrative Officer. If you can add
16 those.

17 MR. SHEEHAN: Yes.

18 MS. MOORE: Okay.

19 So the only variance you are requesting
20 is the maximum sign area, correct?

21 MR. SHEEHAN: Yes.

22 MS. MOORE: I have no outside agency
23 approvals for this, so that will conclude my review
24 from the review letter.

25 MR. SHEEHAN: And we have no additional

1 testimony.

2 MR. EINGORN: Thank you. So the Board
3 has heard some testimony regarding the sign
4 application for the property at 740 Chestnut Street.
5 Is there any questions for Mr. Alberto or counsel or
6 Dena? Not hearing any. In that case, is anybody in
7 the public here to speak for or against this
8 application? Hearing no public comment, we'll close
9 the public portion.

10 At this time, the Board should discuss
11 the Positive and Negative Criteria related to the
12 variance requested for the proposed signage, the
13 substantial amount of signage as discussed. So if
14 you have a discussion whatsoever and then a motion
15 to approve or deny the application.

16 MR. COOPER: It think the sign, it's a
17 good thing there to let people know where they're at
18 in the City as far as the schools and everything.

19 MR. EINGORN: Anyone else? Hearing no
20 further discussion, do we have a motion on this
21 application?

22 VICE-CHAIRMAN HANCE: I make a motion
23 that we accept for the one sign and the several
24 banners.

25 CHAIRMAN HAMILTON: I second that.

1 MR. EINGORN: We'll take a roll-call
2 vote. Chairman Hamilton.

3 CHAIRMAN HAMILTON: Yes.

4 MR. EINGORN: Vice-Chairman Hance.

5 VICE-CHAIRMAN HANCE: Yes.

6 MR. EINGORN: Ms. Washington.

7 MS. WASHINGTON: Yes.

8 MR. EINGORN: Ms. Atwood.

9 MS. ATWOOD: Yes.

10 MR. EINGORN: Ms. Merricks.

11 MS. MERRICKS: Yes.

12 MR. EINGORN: Mr. Cooper.

13 MR. COOPER: Yes.

14 MR. EINGORN: So moved.

15 MR. SHEEHAN: Thank you.

16 MR. EINGORN: The next matter on the list
17 Ms. Sharon Britt. This is regarding 1592 Park
18 Boulevard. The applicant proposes an elevated deck
19 which appears to beyond 6 feet from the ground. The
20 applicant is requesting a bulk variance. Side yard,
21 10 feet. Minimum 25 feet required aggregate. And
22 rear yard setback is deficient so bulk variances are
23 needed. Ms. Britt, are you here tonight?

24 MS. BRITT: Yes.

25 MR. EINGORN: Good evening. Thanks for

1 coming.

2 MS. BRITT: Hi.

3 MR. EINGORN: Can you raise your right
4 hand.

5 - - -

6 SHARON BRITT, having first been duly
7 sworn/affirmed, was examined and testified as
8 follows:

9 - - -

10 MR. EINGORN: Can you tell us about the
11 deck you want to build?

12 MS. BRITT: It's 12 by 18 feet on the
13 rear of the house by 6 feet; 12 by 18 by 6 on the
14 rear of the house. We also use it for entry and
15 exit.

16 MR. EINGORN: Is there somebody else
17 there with you that would like to testify as well?
18 I heard a voice.

19 MS. BRITT: Yes. My husband is sitting
20 here.

21 MR. EINGORN: Is he camera-shy?

22 MS. BRITT: No. Here he is.

23 MR. EINGORN: Can you raise your hand as
24 well? We'll swear you in.

25 - - -

1 KRYSS BRITT, having first been duly
2 sworn/affirmed, was examined and testified as
3 follows:

4 - - -

5 MR. EINGORN: Can you state your name for
6 the record?

7 MR. BRITT: Kryss Britt.

8 MR. EINGORN: Is that Chris?

9 MR. BRITT: That's Kryss, K-R-Y-S-S.

10 MR. EINGORN: K-R-Y-S-S. My apologies.
11 So you're going to access the house from this deck at
12 the rear of the building?

13 MR. BRITT: Yes.

14 MR. EINGORN: Is this deck pre-existing
15 or are you going to replace the one that's there?

16 MS. BRITT: We're replacing it.

17 MR. EINGORN: Is it going to be the same
18 size deck or are you going to increase the size?

19 MR. BRITT: No. It's the same exact
20 size.

21 MR. EINGORN: Same exact size. Do you
22 know when the previous deck was built?

23 MS. BRITT: 2003; July 2003.

24 MR. EINGORN: Do you know if approvals
25 were obtained at that time?

1 MS. BRITT: I'm not aware.

2 MR. EINGORN: Do you have any further
3 testimony that you'd like to provide regarding the
4 shape or size of the lot, the height of the deck?

5 MS. BRITT: No.

6 MR. EINGORN: Are there any doors that
7 are under the deck?

8 MS. BRITT: There's a door under the deck
9 leading into a laundry area. And there's also a
10 garage door.

11 MR. EINGORN: So the deck needs to be a
12 certain height to clear the doors; is that what
13 you're saying?

14 MS. BRITT: It does clear the door. It
15 clears all doors under the deck.

16 MR. EINGORN: In order to maintain the
17 deck, you would have to be this height because
18 otherwise, it would block the door; is that correct?

19 MS. BRITT: Yes.

20 MR. EINGORN: Okay. Very good. So I'm
21 just trying to help pad your application here so
22 that, you know, we have something to base a decision
23 upon. I really appreciate it.

24 Does the Board have questions regarding
25 the deck?

1 MR. COOPER: Now, this deck was
2 pre-existing and they're just trying to upgrade it, I
3 guess slightly. They're just upgrading the deck.

4 MR. BRITT: Correct.

5 MR. EINGORN: Are you going to build the
6 deck yourself?

7 MR. BRITT: No.

8 MR. EINGORN: Does anybody else from the
9 Board have questions regarding the deck?

10 VICE-CHAIRMAN HANCE: Are you going to
11 have someone professional build the deck with you?

12 MR. BRITT: Yes.

13 VICE-CHAIRMAN: Who would that be?

14 MR. BRITT: The contractor works for
15 Britto, LLC.

16 VICE-CHAIRMAN HANCE: Thank you.

17 MR. EINGORN: Any further questions from
18 the Board?

19 MS. MOORE: I think Ms. Washington is
20 talking but she's muted.

21 MS. WASHINGTON: Can you hear me, Kyle?

22 MR. EINGORN: Yes, ma'am.

23 MS. WASHINGTON: There's things on the
24 paper saying that they were denied for. Was those
25 things taken care of? And I see that they have some

1 incorrect measurements.

2 MR. EINGORN: Right. So the applicant
3 has a deck currently. It exceeds 6 feet from the
4 ground because it's above the height of the doors.
5 And then because of the deck, there are -- I'm sorry.
6 There's pre-existing conditions for side yard and
7 rear yard deficiencies. Those aren't related to the
8 deck, are they?

9 MS. WASHINGTON: Excuse me?

10 MR. EINGORN: I was asking the applicant,
11 the side yard deficiency, that's not related to the
12 deck, correct? That's a pre-existing --

13 MR. BRITT: Yes. The side yard is
14 deficient for the setback areas from my property
15 lines.

16 MR. EINGORN: Right. And this is a --

17 MR. BRITT: We're seeking a bulk variance
18 to exempt us.

19 MR. EINGORN; And the side yards are
20 deficient because this is attached to another house;
21 is that correct?

22 MR. BRITT: Correct.

23 MR. EINGORN: Very good. And the rear
24 yard, that hasn't changed, right?

25 MR. BRITT: No, it hasn't.

1 MR. EINGORN: It's been existing since
2 the house was built?

3 MR. BRITT: Correct.

4 MR. EINGORN: Okay. Very good.

5 So Ms. Washington, to answer your
6 questions, the deck -- the really only issue with the
7 deck is that the height of it is more than 6 feet
8 from the ground which is required to clear the door
9 that's in the back yard or the front yard?

10 MS. BRITT: Back yard.

11 MR. EINGORN: Back yard, right. Then the
12 variances for the side and rear yards, they're
13 pre-existing non-conforming conditions based upon the
14 fact that the lot is what it is and the house is
15 attached to another house. So all the applicant is
16 seeking to do is replace their pre-existing deck.
17 Does that sound good?

18 MS. WASHINGTON: Okay.

19 MR. EINGORN: Any questions related to
20 the deck?

21 CHAIRMAN HAMILTON: No.

22 MR. EINGORN: Let's open it to the
23 public. Is anybody here from the public that would
24 like to speak for or against the application for Mr.
25 & Mrs. Britt's deck? Hearing none, we'll close the

1 public portion. Discussion of Positive & Negative
2 Criteria and a vote -- a motion and a vote.

3 VICE-CHAIRMAN HANCE: Yeah. I think that
4 since there's no changes --

5 MR. EINGORN: Mr. Hance's screen froze.
6 You froze up on us, Vice-Chairman Hance. Can you
7 repeat what you said?

8 DR. WILLIAMS: Mr. Hance, this is Dr.
9 Williams. Can you hear our Board Counsel?

10 VICE-CHAIRMAN HANCE: I can hear you.

11 DR. WILLIAMS: Okay. Can you restate
12 what you put on the record? You were talking but you
13 were frozen.

14 VICE-CHAIRMAN HANCE: I'm stating that
15 since there's no change in the deck and they're just
16 replacing the deck, I think we should pass the deck
17 plus the bulk variances.

18 MR. BRITT: Thank you.

19 MR. EINGORN: Thank you very much. Thank
20 you, Dr. Williams. Any other comment, discussion?
21 Motion?

22 MR. COOPER: Motion pass. Accept.

23 MS. ATWOOD: Second.

24 MR. EINGORN: I'll take a roll-call vote.
25 Chairman Hamilton.

1 CHAIRMAN HAMILTON: Yes.

2 MR. EINGORN: Vice-Chairman Hance.

3 VICE-CHAIRMAN HANCE: Yes.

4 MR. EINGORN: Ms. Washington.

5 MS. WASHINGTON: Yes.

6 MR. EINGORN: Ms. Atwood.

7 MS. ATWOOD: Yes.

8 MR. EINGORN: Ms. Merricks.

9 MS. MERRICKS: Yes.

10 MR. EINGORN: Mr. Cooper.

11 MR. COOPER: Yes.

12 MR. EINGORN: Enjoy your new deck. Your
13 motion has been passed.

14 MS. BRITT: Thank you.

15 MR. BRITT: Thank you.

16 MR. EINGORN: I did receive some
17 information regarding potential tax issues. If you
18 haven't paid your real estate taxes, you will have to
19 do so before you're granted your variance. I don't
20 know if you escrow your taxes or whatever but --

21 MR. BRITT: It was taken care of.

22 MR. EINGORN: Very good. Have a good
23 night.

24 MS. BRITT: Thank you.

25 MS. MOORE: Excuse me, Kyle. Before you

1 get to the next application, I just wanted to say
2 good night. You're finished with me.

3 MR. EINGORN: Very good. Good night.
4 Mr. Tokley, are you available?

5 MR. TOKLEY: Yes.

6 MR. EINGORN: This matter is Jamal
7 Tokley, 419 Liberty Street, Block 334, Lot 59,
8 proposing to construct a single-family dwelling.
9 Residential use is not permitted in the LI-1 Zone, so
10 the applicant requires a use variance. And there's
11 nonresidential requirements for minimum lot size, lot
12 width, front yard, rear yard, lot coverage and
13 impervious coverage. So the applicant requires a
14 bevy of bulk variances required to those issues.

15 Can you guys raise your right hand and be
16 sworn?

17 - - -

18 JAMAL TOKLEY, FRANCESCA ABED, having
19 first been duly sworn/affirmed, was examined and
20 testified as follows:

21 - - -

22 MR. EINGORN: If you could just state
23 your names and addresses for the record.

24 MR. TOKLEY: Jamal Tokley, 424 Liberty
25 Street.

1 MS. ABED: Franchesca Abed, 401 Kaighn
2 Avenue, Camden, New Jersey 08103. I'm here as a
3 contractor to Mr. Jamal Tokley.

4 MR. EINGORN: Very good. So Mr. Tokley,
5 do you want to tell us a little about the proposed
6 construction?

7 MR. TOKLEY: Yeah. I want to build a
8 home on a block that I was raised on. I've been
9 there since '87. I seen several houses torn down and
10 not never put back so I purchased some of those
11 properties and I just want to start building my
12 community back up.

13 MR. EINGORN: Do you intend to live in
14 this house yourself?

15 MR. TOKLEY: I actually live on that
16 block myself. I have a home here right now.

17 MS. ABED: That particular construction
18 that he is doing is not for his primary residence.
19 He lives right across the street.

20 Kyle, can I share my screen just so I can
21 give the Board members a better view of where we're
22 at?

23 MR. EINGORN: That would be extremely
24 helpful.

25 MS. ABED: Thank you.

1 So this is the lot that we're speaking
2 of. This property right here, 421, he owns and will
3 rehab that property. And then right across the
4 street, this property right here, 424 is where he
5 currently lives and he also rehabbed that. Mr.
6 Tokley is a mason by trade. So he does most of the
7 concrete work himself. We do the structures and all
8 the mechanicals for him.

9 The issue for the first one, the use not
10 permitted for an LI-1 Zone, I do think it's an old
11 zoning in this area. There was some light industrial
12 but if you look down this block, there is a quite a
13 few. There is one commercial building on this way.
14 And there is quite a few residential buildings. He
15 owns a big portion of the lots down this way. And he
16 does plan on developing them one-by-one as he can as
17 funds become available.

18 The lot that we're speaking of is
19 actually adjacent to this one. And this is the one
20 we're talking about. He shows on his application the
21 denial was because of the nonresidential requirements
22 for the minimum lot. So I feel like if the use
23 variance is granted and it is a residential -- it's
24 considered a residential, a lot of these things would
25 not be an issue.

1 But regardless, he is continuing with the
2 esthetics as the area does have which are rowhomes or
3 homes closely together if you come back down this
4 way. Most of these homes are all close together just
5 the same way. So that's what he wants to do is
6 building these homes on these lots that he's
7 purchased one-by-one. But right now, the one that
8 we're talking about is 419 which is the current one
9 right here.

10 MR. EINGORN: Will that attach to the
11 pre-existing building?

12 MS. ABED: So it's going to have -- do
13 you see the small walkway? It's about -- it's a
14 26-inch walkway.

15 MR. EINGORN: Yes.

16 MS. ABED: That's the 26-inch walkway in
17 between.

18 MR. EINGORN: So the lot is pre-existing
19 and you're going to build a matching house on a lot
20 that's similar in size to that building?

21 MS. ABED: Correct. It's going to match.
22 That's exactly what we wanted to do. We wanted to
23 create that look and it'll have that stucco finish or
24 the finished brick like he has across the street. We
25 kind of want to color-coordinate it. You see that

1 it's gray stucco and here's gray brick.

2 MR. EINGORN: So it sounds like your --

3 MS. ABED: And then a -- I'm sorry. Go
4 ahead.

5 MR. EINGORN: It sounds like the
6 applicant is proposing in-fill housing in a style
7 similar to that which is pre-existing in an area of
8 the City although it's LI-1, it appears to be mainly
9 residential in nature. And the applicant seeks to
10 maintain the character of the neighborhood; is that
11 correct?

12 MS. ABED: Correct. And then just for
13 reference just so the Board knows exactly where it's
14 situated at, we're talking about this lot right here
15 which is 334 which lies in between 4th Street and
16 Broadway. That's the Liberty Street block that we're
17 talking about.

18 And the plans that were submitted to the
19 Board are these. It's basically the break down of
20 how it's going to be. They are a single-family home.
21 It's not like we're trying to shove one-bedroom
22 apartments.

23 MR. COOPER: Or a duplex.

24 MS. ABED: This is a residential house.
25 These are single-family homes. There's plenty of

1 on-street parking. You know, coinciding with what
2 everybody existing there has. Everybody has
3 on-street parking. So it's basically that exact same
4 model and theory that we have going on.

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

7 VICE-CHAIRMAN HANCE: Yes. What used to
8 be on that lot? Was there a house there before?

9 MS. ABED: There was a house back early
10 on and it was demolished a long time ago. They've
11 been demolished one-by-one over the years.

12 VICE-CHAIRMAN HANCE: I think it's a good
13 idea. The neighborhood looks like it needs some
14 light brought back into it and that will do it.

15 MS. ABED: Absolutely. I agree.

16 MS. ATWOOD: I have a question. I didn't
17 quite understand whether or not there was going to be
18 a small space between the two houses.

19 MS. ABED: Yes. There's going to be
20 about a 26-inch walkway between the two houses.

21 MS. ATWOOD: Thank you.

22 DR. WILLIAMS: Mr. Chair. You're muted,
23 sir.

24 CHAIRMAN HAMILTON: Okay.

25 DR. WILLIAMS: Through the Chair,

1 Vice-Chair, I had an opportunity a couple of months
2 ago to go down to Liberty Street. I wasn't planning
3 to go there but I did a drive-by and did a walk-thru
4 in some of the area. The work that this applicant
5 has done to his current house is par excellence.
6 The masonry work and some of the things that he has
7 done down there to improve that block, Liberty
8 Street, has been phenomenal.

9 I think he is a stabilizing force in that
10 area. Just to be open and transparent. I lived in
11 that neighborhood on Mechanic Street a block over for
12 about 20 years so I know the area well; I know what
13 it was; I know what it was reduced to; and I know
14 what this young man is trying to do so spruce up the
15 area. So just as an observer and as a zoning
16 officer, he's done a great job in trying to stabilize
17 the neighborhood down there. We call it foggy bottom
18 in Whitman Square. You know about that, Mr. Cooper.

19 MR. COOPER: Yeah.

20 MR. EINGORN: How far is this from the
21 courthouse, the state courthouse?

22 MR. COOPER: A few blocks.

23 MR. EINGORN: A few blocks, right?

24 MS. ABED: Yes.

25 MR. EINGORN: There's a house that looks

1 just like this right behind the parking lot of the
2 courthouse, a brick one.

3 DR. WILLIAMS: Again through the Chair.
4 The masonry work that you've seen on one of the
5 houses on the screen, was his handy work so the
6 expert masonry work par excellence. Because he's
7 produced this kind of example of excellent work, this
8 is the kind of work we want to see down there.

9 MR. EINGORN: Any further questions from
10 the Board for the applicant?

11 VICE-CHAIRMAN HANCE: Is the house going
12 to be for sale or for rent?

13 MS. ABED: Mr. Tokley keeps all of his
14 properties. He doesn't flip them. Most of them
15 he -- I don't think you've ever sold them, right?
16 No. He keeps them. He wants -- his goal in a
17 perfect world, will be to revitalize the block and
18 all of it be nice. So it is going to be for rent.
19 But mostly it's family. So he has family living
20 across the street and most likely it's going to be
21 family going into the house.

22 VICE-CHAIRMAN HANCE: Thank you.

23 MR. EINGORN: Anyone else?

24 Hearing none, is there anybody in the
25 public that would like to be heard on this

1 application either for or against? Hearing no one
2 from the public, I will close the public portion.

3 At this time, the Board should consider
4 the testimony of the applicant as well as our Board
5 professional, Dr. Williams, in his capacity as a
6 professional planner. We appreciate his testimony.
7 Do a discussion of the Positive and Negative
8 Criteria. This does require a use variance because
9 it's residential in a light industrial zone. And
10 then make a motion.

11 CHAIRMAN HAMILTON: I make a motion.

12 MR. EINGORN: A motion to accept?

13 CHAIRMAN HAMILTON: Accept, yeah.

14 MR. EINGORN: Do we have a second?

15 VICE-CHAIRMAN HANCE: I want to say this
16 first. I think it's good that someone from the
17 neighborhood is bringing his neighborhood back so I'm
18 going to second that motion.

19 MR. EINGORN: Very good. Any comment
20 before we take a roll-call vote? Hearing none.
21 Chairman Hamilton.

22 CHAIRMAN HAMILTON: Yes.

23 MR. EINGORN: Vice-Chairman Hance.

24 VICE-CHAIRMAN HANCE: Yes.

25 MR. EINGORN: Ms. Washington.

1 MS. WASHINGTON: Yes.

2 MR. EINGORN: Ms. Atwood.

3 MS. ATWOOD: Yes.

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

5 MR. COOPER: Yes.

6 MR. EINGORN: Ms. Merricks you're muted.

7 MS. MERRICKS: Yes.

8 MR. EINGORN: Very good. Thank you so
9 much. Having six in favor and none opposed, the
10 motion carries to approve the use variance and bulk
11 variances that were requested. Have a good night.

12 MS. ABED: Thank you. I appreciate it.
13 Thank you very much.

14 MR. EINGORN: Good to see you.

15 CHAIRMAN HAMILTON: How many more we
16 got?

17 MR. EINGORN: The last one is the matter
18 of Yreno Cedano, 21 North 34th Street, Block 1038,
19 Lot 27. Proposes a duplex. Minimum lot depth is 100
20 feet. Bulk variance needed. Minimum front setback
21 is 10 feet. Bulk variance needed. Minimum aggregate
22 side yard is 25 feet. 21.6 is proposed so a bulk
23 variance is needed. Minimum one side setback is 10
24 feet. Proposed left side is 18.6. Right is 3 feet.
25 Bulk variance is also needed. This property is

1 located in an R-2 Zoning District. And the applicant
2 proposes an interior renovation and roof improvement
3 for two three-bedroom apartments. Exterior
4 improvements including repaving the existing
5 driveway.

6 Who is here tonight to testify on this
7 application?

8 MR. COMAS: My name is Kevin Comas. I'm
9 the nephew of Yreno Cedano. He's right next to me.
10 And also El Donaldo Vid,Al will be assisting with
11 questions regarding the application.

12 MR. EINGORN: If everybody could raise
13 their right hand.

14

- - -

15 YRENO CEDANO, KEVIN COMAS, EL DONALDO
16 VID,AL, AIA-NJ, having first been duly
17 sworn/affirmed, was examined and testified as
18 follows:

19

- - -

20 MR. EINGORN: Who is going to start the
21 application?

22 MR. COMAS: Mr. El Donaldo Vid,Al will
23 start the application.

24 MR. EINGORN: Okay. Very good.

25 Mr. Vid,Al, are you appearing in your

1 capacity as an architect?

2 MR. VID,AL: Yes. I was commissioned for
3 this renovation, this project for Mr. Cedano. I have
4 to add some highlights about why the bulk variance.
5 We see on the map, on the tax map that block, the
6 width of the block is 180. So normally it's 200 so
7 you have 100 and 100. But the block is subdivided
8 into two houses which is 90 feet. That's the reason
9 why that the lot is that way. That's for that
10 purpose.

11 There's nothing we can do because 100
12 years ago, over 100 years ago which is the age of the
13 property, I think 1914, the lot was subdivided that
14 way. The rest of the variances are on the same
15 condition. The placement of the building has three
16 feet to the right and I think 21 something to the
17 left. And the same for the front yard setback which
18 is 5.5. These are pre-existing conditions. So
19 basically all the variances we're asking are a
20 pre-existing condition of the property.

21 MR. EINGORN: This property was purchased
22 as a duplex. It looks like it's side-by-side; is
23 that correct?

24 MR. VID,AL: Yes. They found a duplex.
25 It was in bad shape but what Mr. Cedano is doing is

1 considering the interior design, renovate the whole
2 thing and improving the whole property including the
3 driveway.

4 MR. EINGORN: So it's the applicant's
5 testimony that all of the requested bulk variances
6 are pre-existing nonconforming conditions that
7 predate the ownership of Mr. Cedano?

8 MR. VID,AL: That is correct. We're not
9 adding anything to the footprint of the building.
10 Basically the building remains -- the footprint of
11 the building remains the same. It's just exterior
12 improvements. Access to both properties. They have
13 different doors right at the front.

14 MR. EINGORN: Before we go further, let
15 the record reflect that Mr. Vid, Al has been accepted
16 by this Board in the past as a professional architect
17 and he will be accepted tonight for that purpose as
18 well. I'm just making that out of the way.

19 Any questions from the Board regarding
20 this duplex application? It is an allowed use so
21 there is no use variance tonight. The applicant is
22 just here for bulk variances which appear to be
23 pre-existing nonconforming. It's clear that the
24 applicant is trying to take what is somewhat run-down
25 building and improve it, including to rehab the

1 parking. Any questions?

2 MR. COOPER: No. It's already been a
3 duplex and they just rehabbing the inside of it
4 basically.

5 MR. EINGORN: Are you planning to change
6 the outside at all, the siding, the windows?

7 MR. VID,AL: Yes. The siding used to be
8 in bad shape, siding, windows. It was some type of
9 door and it was really outdated and dangerous. So
10 Mr. Cedano is changing all the siding all the way
11 around the property and the windows and doors.
12 Basically all the elements except the shape. The
13 area remains the same but all the elements of the
14 building, improvements outside is being changed
15 including the access for the old steps in the front
16 and the back.

17 MR. EINGORN: Let the record reflect that
18 the applicant has shared his screen and is showing
19 the interior apartment renovation and exterior
20 improvement zoning plans which were submitted with
21 the application.

22 MR. VID,AL: This is the front and the
23 back and the way it looks from the driveway.

24 MR. COOPER: So in the front they're
25 going to use the common steps?

1 MR. VID,AL: Yes. The steps are really
2 in bad shape so it needs to be replaced in kind --
3 not in kind but it has to. It's not in good shape.
4 It needs to be replaced completely. But it's going
5 to be the same location, the same placement of the
6 steps.

7 MR. COOPER: Now, in the back of the
8 house there, is that -- it looks like you got steps
9 or something going down to the basement and a little
10 out-cove there?

11 MR. VID,AL: Yes. There's some existing
12 access from the back to the basement. What's going
13 to happen is, there's no difference in the basement
14 for the tenants. That's for maintenance for the
15 owner because all the utilities are going to be
16 inside each unit. So we're removing everything from
17 the basement as necessary. So it's going to be high
18 efficiency heating and air conditioning so it's going
19 to be a really nice setting.

20 MR. EINGORN: Any other questions?
21 Mr. Vid,Al, can you unshare your screen for us,
22 please?

23 MR. VID,AL: Oh sure.

24 MR. EINGORN: Thank you.

25 MS. ATWOOD: Kyle, I have a question.

1 Does high efficiency mean that there's going to be
2 central air and central heat? Is that what that
3 means?

4 MR. VID,AL: Yes. In those apartments,
5 basically what we do is, we put the whole thing into
6 what is called a mechanical closet to feed, to serve
7 each unit. So they don't need to go to the
8 basement. It's a pretty compact. These new units,
9 they just need like a 3 by 5 and then has the heating
10 unit and a tankless water heater as well. So
11 everything is going to be like the latest technology
12 inside the apartments.

13 MR. EINGORN: Hearing no further
14 questions from the Board, we'll open this application
15 to the public. Does anybody in the public want to
16 support or oppose the application of the applicant
17 for bulk variance approvals? Ms. Martinez, you're
18 muted.

19 MS. MARTINEZ: We support the --

20 MR. EINGORN: Can you just raise your
21 right hand real fast?

22 MS. MARTINEZ: Sure.

23 - - -

24 ELIANNY MARTINEZ, having first been duly
25 sworn/affirmed, was examined and testified as

1 follows:

2 - - -

3 MR. EINGORN: Can you state your name for
4 the record and address?

5 MS. MARTINEZ: Yes. My name is Elianny
6 Martinez. My address is 800 Park Avenue, Apt. 2307,
7 Fort Lee, New Jersey 07024.

8 MR. EINGORN: And you support the
9 application?

10 MS. MARTINEZ: Yes.

11 MR. EINGORN: Okay. Thank you. Anybody
12 else in the public for or against? Hearing none,
13 we'll close the public portion. At this time again,
14 where the Board should do its discussion of the
15 Positive and Negative Criteria related to the
16 requested bulk variances, and then propose a motion
17 to either approve or deny the application. It seems
18 like the applicant is going to do his best to --
19 oh, Vice-Chairman Hance is muted again.

20 VICE-CHAIRMAN HANCE: I think it's a good
21 idea. It's being built on the same footprints. Any
22 time they're going to give Camden some beauty back,
23 is a good thing. I'm definitely for it.

24 MR. EINGORN: As the Board Solicitor, it
25 does appear that these are pre-existing nonconforming

1 conditions. So if that sways the Boards at all.

2 Anybody else? A motion?

3 VICE-CHAIRMAN HANCE: I make a motion
4 that we accept but also the bulk variances as needed.

5 MR. EINGORN: Do we have a second,
6 please?

7 MR. COOPER: I second.

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

10 CHAIRMAN HAMILTON: Yes.

11 MR. EINGORN: Vice-Chairman Hance.

12 VICE-CHAIRMAN HANCE: Yes.

13 MR. EINGORN: Ms. Washington.

14 MS. WASHINGTON: Yes.

15 MR. EINGORN: Ms. Atwood.

16 MS. ATWOOD: Yes.

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

18 MR. COOPER: Yes.

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

21 MS. MERRICKS: Yes.

22 MR. EINGORN: Having six votes in favor
23 and none opposed, the motion passes and your
24 application has been granted. We appreciate your
25 time tonight and your patience. Good luck with your

1 project.

2 MR. COMAS: Thank you.

3 MR. VID,AL: Thank you.

4 MS. MUHAMMAD: Kyle and the Board
5 Members, are we going to stay for the closed session
6 or are we going to hold off?

7 MR. EINGORN: Yes. If everybody who is
8 not a Board member or related to the Board, could
9 please sign off. The Board needs to enter closed
10 session due to -- regarding proposed or potential
11 litigation.

12 - - -

13 (Proceedings are off the record.)

14 (Proceedings are back on the record.)

15 - - -

16 MR. EINGORN: We need a motion to
17 adjourn.

18 MS. ATWOOD: Motion to adjourn.

19 CHAIRMAN HAMILTON: Second.

20 MR. EINGORN: All in favor?

21 THE BOARD: Yays.

22 - - -

23 - - (**Meeting adjourned at 9:33 p.m.**)

24

25

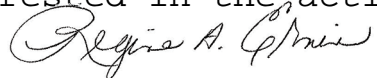
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