

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

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*Transcript of Meeting*  
*December 6, 2021*

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ZONING BOARD  
CITY OF CAMDEN

- - - -

Monday, December 6, 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 5:43 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
- DARRYL HANCE, VICE-CHAIRMAN
- ISAIAS MARTINEZ
- TERESA ATWOOD
- KAREN MERRICKS
- CHARLES COOPER

- - - -

- KYLE F. EINGORN, ESQUIRE
- ATTORNEY FOR THE BOARD
- EVITA MUHAMMAD, ZONING BOARD SECRETARY

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1                   CHAIRMAN HAMILTON: Good evening  
2 everyone. Welcome to the Zoning Board, City of  
3 Camden.

4                   MS. MUHAMMAD: In conformance with the  
5 Sunshine Law of the State of New Jersey, the notice  
6 of this meeting was posted in the Municipal Clerk's  
7 office on December 1st, 2021.

8                   MR. EINGORN: Furthermore, by direction  
9 of the Zoning Board of Adjustment Board Chairman  
10 Robert H. Hamilton, Jr., The City of Camden meeting  
11 tonight will be held virtually due to a Declaration  
12 of Health Emergency related to the COVID-19 virus and  
13 the closure of City Hall related thereto. Again,  
14 this is being conducted by ZOOM as you are all aware.  
15 And for the record, instructions to access this  
16 meeting were posted on the City of Camden's website.

17                   We'll have a roll call. Chairman  
18 Hamilton.

19                   CHAIRMAN HAMILTON: Here.

20                   MR. EINGORN: Vice-chairman Hance.

21                   VICE-CHAIRMAN HANCE: Here.

22                   MR. EINGORN: Reverend Martinez.

23 Reverend Martinez, can you hear us?

24                   MS. MUHAMMAD: He's here for the record.  
25 He's still muted.

1 MR. EINGORN: We see him. We just want  
2 to make sure he's technologically available.

3 MS. MUHAMMAD: I don't see him.

4 MR. EINGORN: Ms. Washington. Not here.  
5 Ms. Atwood.

6 MS. ATWOOD: Here.

7 MR. EINGORN: Ms. Merricks.

8 MS. MERRICKS: Here.

9 MR. EINGORN: Mr. Cooper. Not present.

10 Now that that's been taken care of, we  
11 have a couple of quick housekeeping items. It looks  
12 like we have two reorganizational motions that need  
13 to be taken care of on the agenda. The first would  
14 be recommendation of appointment of a Board  
15 Attorney. That's my firm, Dembo, Brown & Burns, LLP.  
16 We have a recommendation to the appointment of my  
17 firm. I can see Reverend Martinez talking but we  
18 can't hear him.

19 MS. ATWOOD: Recommended. Maybe somebody  
20 else can second.

21 VICE-CHAIRMAN HANCE: I second.

22 MR. EINGORN: Motion to appoint Board  
23 Attorney Dembo, Brown & Burns.

24 MS. ATWOOD: Motion to appoint.

25 MR. EINGORN: We need a second.

1 VICE-CHAIRMAN HANCE: I second that  
2 motion.

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

5 VICE-CHAIRMAN HANCE: He's muted.

6 MR. EINGORN: Yes, he is. You're muted  
7 Chairman Hamilton.

8 CHAIRMAN HAMILTON: Am I still muted?

9 MR. EINGORN: No, sir. We can hear you.

10 CHAIRMAN HAMILTON: Okay.

11 MR. EINGORN: There's a motion pending to  
12 appoint my firm as the Board Attorney for next year  
13 and your vote is required.

14 CHAIRMAN HAMILTON: What do I do, make a  
15 motion?

16 MR. EINGORN: The motion was made and it  
17 was seconded. We're voting now, a roll-call vote.  
18 So it's your vote.

19 CHAIRMAN HAMILTON: Yeah.

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

22 VICE-CHAIRMAN HANCE: Yes.

23 MR. EINGORN: Reverend Martinez. Do we  
24 still have him?

25 MS. MUHAMMAD: We have him but he's

1 having trouble with his audio.

2 MR. EINGORN: Ms. Atwood.

3 MS. ATWOOD: Yes.

4 MR. EINGORN: Ms. Merricks.

5 MS. MERRICKS: Yes.

6 MR. EINGORN: Mr. Martinez, are you  
7 available? We still can't hear you. Ms. Merricks,  
8 can you hear me?

9 MS. MERRICKS: Yes.

10 MR. EINGORN: There was a motion and a  
11 second on the reappointment of my firm for 2022 and  
12 the vote's for you. Do you vote in favor or --

13 MS. MERRICKS: Yes. I voted yes. I'm  
14 sorry.

15 MR. EINGORN: Thank you.

16 Let the record reflect that Mr. Cooper is  
17 present and available. Mr. Cooper, there's been a  
18 motion to reappoint my firm and a second. Would you  
19 vote in favor or against that motion? You're muted,  
20 sir.

21 MR. COOPER: Can you repeat that, again,  
22 Kyle?

23 MR. EINGORN: Yes. There's been a motion  
24 to reappoint my firm as the Board Attorney for 2022.  
25 We're in the middle of a vote. Are you in favor or

1 against the motion?

2 MR. COOPER: In favor.

3 MR. EINGORN: And I think we're just  
4 waiting to hear from Reverend Martinez. Is his audio  
5 working now?

6 MS. MUHAMMAD: His audio is still not on.  
7 We have five without him, Kyle.

8 MR. EINGORN: The next matter would be  
9 recommendation of appointment of Conflicts Attorney  
10 which should be CGO Law, Professional Corporation.  
11 Do we have a recommendation to appoint them as  
12 Conflicts attorney?

13 VICE-CHAIRMAN HANCE: I make a motion.

14 MR. EINGORN: Do we have a second?

15 MR. COOPER: Second.

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

18 CHAIRMAN HAMILTON: Yes.

19 MR. EINGORN: Vice-Chairman Hance.

20 VICE-CHAIRMAN HANCE: Yes.

21 MR. EINGORN: Reverend Martinez. He's  
22 muted. Ms. Atwood.

23 MS. ATWOOD: Yes.

24 MR. EINGORN: Ms. Merricks.

25 MS. MERRICKS: Yes.



1 MR. EINGORN: Mr. Cooper.

2 MR. COOPER: Yes.

3 MR. EINGORN: Are we unable to resolve  
4 Reverend Martinez's audio issues?

5 MS. MUHAMMAD: I'm not sure right now.  
6 I'll have to call him.

7 MR. EINGORN: We're going to need him.  
8 In the interim, do we have a motion to approve the  
9 minutes from the meeting of November 2021?

10 VICE-CHAIRMAN HANCE: Motion to approve.

11 MS. ATWOOD: Second.

12 MR. EINGORN: We have a motion and a  
13 second. I'll take a roll-call vote. Chairman  
14 Hamilton. I'm sorry, sir. You're muted.

15 CHAIRMAN HAMILTON: Yes.

16 MR. EINGORN: Thank you. Vice-Chairman  
17 Hance.

18 VICE-CHAIRMAN HANCE: Yes.

19 MR. EINGORN: Reverend Martinez. Is he  
20 cleared up? Doesn't sound like it.

21 MR. EINGORN: Ms. Atwood.

22 MS. ATWOOD: Yes.

23 MR. EINGORN: Ms. Merricks.

24 MS. MERRICKS: Yes.

25 MR. EINGORN: Mr. Cooper.

1 MR. COOPER: Yes.

2 MR. EINGORN: Thank you.

3 All right. We have two matters of Old  
4 Business and three matters of New Business tonight.  
5 I will read the list. Let me know if you're here.

6 The first matter is Regino Brito, 1079  
7 Carl Miller Boulevard.

8 MR. IZZO: We are going to be ready on  
9 that.

10 MR. EINGORN: You are ready, Mr. Izzo?

11 MR. IZZO: Yes.

12 MR. EINGORN: And then Ricardo J.  
13 Valerio, 1525 Collings Road.

14 MR. VALERIO: Yes, present. Yes.

15 MR. EINGORN: Very good. Thank you.

16 New Business: Antonio Beatriz DeFrank.

17 MR. IZZO: Charles Izzo, attorney for the  
18 applicant. Ready.

19 MR. EINGORN: Very good.

20 Janice Walden, Southeast Corner of 10th &  
21 Thurman Street. Is anybody here tonight for that  
22 matter?

23 MS. MUHAMMAD: She's here.

24 MR. EINGORN: I see you Ms. Walden.  
25 You're muted. I couldn't hear you.

1 Sandra Maldonado, 417 Hillside  
2 Avenue.

3 MS. MALDONADO: Here.

4 MR. EINGORN: Very good.

5 And if you're here tonight for 3022 North  
6 Constitution, please note that the notice was  
7 deficient and will not be heard tonight. That will  
8 have to be renoticed for a meeting at a later date.  
9 If you are here for that matter, you're free to stay;  
10 you're free to go. That's totally up to you. But  
11 that matter will not be heard tonight.

12 There was also a matter that was  
13 previously noticed for 1700 Admiral Wilson Boulevard.  
14 That was suppose to be heard tonight. Pursuant to  
15 the noticing, that applicant has requested  
16 adjournment to the January 3, 2022 meeting of this  
17 Board. That matter will be adjourned without further  
18 notice. If you're here for that tonight, you should  
19 appear again on January 3rd. Otherwise, if you're  
20 not here tonight and you don't care about the  
21 matter. So there will be no further notice of that.  
22 It will be heard January 3rd.

23 Note for the record, our adoption of  
24 Resolutions, ALPHA BETA Camden, LLC is listed as  
25 being at 2752 N. Collings. It should be listed as

1 2752 Congress. That is properly reflected in the  
2 Resolution. The agenda also says Lot 3. It's  
3 actually Lot 12. Again, that's also in the  
4 Resolution as proposed to the Board for this meeting.

5 The first matter which is a continued  
6 matter will be Regino Brito. Mr. Izzo, are you  
7 available?

8 MR. IZZO: Yes.

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

10 MR. IZZO: I am here and my client is on  
11 the screen. It says Virginia Fermin under his  
12 square. That's Regino Brito there.

13 MR. EINGORN: I see it. Okay.

14 As the Board will recall, this was an  
15 application seeking to convert a property that was  
16 first floor commercial; second floor residential; to  
17 convert the first floor to residential. The Board  
18 had requested some pictures. I believe those  
19 pictures were provided. Does the Board have  
20 questions regarding the pictures; regarding anything  
21 we heard at last month's meeting?

22 MR. COOPER: I had a chance to go by and  
23 check that property out. And it seems like they have  
24 adequate parking.

25 REVEREND MARTINEZ: Can anybody hear

1 me?

2 MR. EINGORN: Yes.

3 REVEREND MARTINEZ: Okay. Cool. I'm  
4 here.

5 MR. EINGORN: Very good. We're glad to  
6 have you.

7 REVEREND MARTINEZ: Audio was going  
8 crazy.

9 MR. EINGORN: Does anybody else want to  
10 weigh in on this application from the Board;  
11 questions, comments? All right. Hearing none, we  
12 should open to the public on this application.  
13 Unless the applicant has any additional testimony and  
14 wants to provide about the application?

15 MR. IZZO: Well, Mr. Brito took the  
16 picture himself. It shows that it's adjoining lot to  
17 the corner store that is out of business and he wants  
18 to convert into a living --

19 VICE-CHAIRMAN HANCE: Also -- (Mr.  
20 Hance's screen and audio froze)

21 THE REPORTER: Mr. Hance's audio is  
22 breaking up.

23 MR. IZZO: What Mr. Brito brought to the  
24 Board is a photo of an extended grass lot that was in  
25 back of -- a long the measurement of his property.

1 It's an additional lot. It's not -- it's an  
2 additional lot that he owns adjacent to the property  
3 that's the subject of this application.

4 MR. COOPER: So what I had seen when I  
5 went there right behind the building, he does own  
6 that lot, correct?

7 MS. FERMIN: Yes.

8 MR. EINGORN: If the applicant wants to  
9 testify, we should swear them. Would you raise your  
10 right hand?

11 - - -

12 REGINO BRITO, having first been duly  
13 sworn/affirmed, was examined and testified as  
14 follows:

15 - - -

16 MR. EINGORN: Just your name and address  
17 for the record, please.

18 MR. BRITO: Regino Brito.

19 MS. FERMIN: Do you want the address  
20 where he lives or the address that we're talking  
21 about right now?

22 MR. EINGORN: Where he lives, please.

23 MR. BRITO: 6614 Woodland Avenue,  
24 Pennsauken, New Jersey 08110.

25 MR. EINGORN: And then Ms. Interpreter,

1 MS. FERMIN: Yes.

2 MR. EINGORN: If you could just raise  
3 your right hand as well. I apologize for this.

4 Do you swear or affirm that the  
5 interpretation that you'll provide tonight is true  
6 and accurate to the best of your ability, including  
7 those interpretations that you provided prior to the  
8 swearing in?

9 MS. FERMIN: Yes.

10 MR. EINGORN: Thank you. And you could  
11 just state your name and address as well.

12 MS. FERMIN: My name is Virginia Fermin.  
13 And my address is 1565 Merchantville Avenue,  
14 Pennsauken, New Jersey 08110.

15 MR. EINGORN: We appreciate your help  
16 tonight. Thank you very much.

17 MS. FERMIN: Of course. Thank you.

18 MR. EINGORN: So there is a lot. Mr.  
19 Cooper has confirmed that it's back there. I believe  
20 there's been pictures provided. To the extent that  
21 the property owner is required to use that lot in  
22 order to not trigger an additional variance because  
23 it's a separate lot for parking, the applicant would  
24 have to combine the lots by deed. Is the applicant  
25 willing to do that?

1           MR. IZZO: Speaking as his attorney,  
2 I have done that for other people. It's not an  
3 expensive or extensive process. It involves  
4 obtaining a lot number from the City Assessor and  
5 recording the document. And Mr. Brito understands  
6 that he would just bear that small cost of recording  
7 a new deed and he is willing to do that.

8           MR. EINGORN: So that would likely be a  
9 condition of approval to the extent that a motion is  
10 made. Is there any other additional testimony that  
11 you'd like to offer or any other argument?

12           MR. IZZO: Well, the argument is that  
13 Mr. Brito is not in the mind to maintain that store  
14 down at Carl Miller Boulevard anymore. Or at his  
15 age, he'd want to do is just get the property back in  
16 service and provide a suitable apartment for a family  
17 that could use it and just improve the neighborhood  
18 by getting rid of the boards and everything and  
19 reopening the property up for productive use.

20           MR. EINGORN: It would seem to me like  
21 the residential use would maybe less intense than a  
22 commercial use where you'd have more people coming  
23 and going from the property on a regular basis.

24           MR. IZZO: Right. It's inherently a  
25 residential area. He just happen to live close to



1 this corner store for the past years and we just want  
2 to wind that up and go back to residential.

3 MR. EINGORN: So I don't know if the  
4 Board has any further questions. It does look like  
5 this building is subject to pre-existing  
6 nonconforming conditions which would lend to the  
7 hardships that bulk variances would be necessary to  
8 address. If there's no further comment or questions  
9 from the Board, Vice-Chairman Hance had something and  
10 we couldn't hear him. Do you still have a question?

11 VICE-CHAIRMAN HANCE: Can you hear me  
12 now?

13 MR. EINGORN: Yes, sir.

14 VICE-CHAIRMAN HANCE: I also went past  
15 the property and there's adequate parking back there  
16 also.

17 MR. EINGORN: Thank you.

18 So right now we'll open this application  
19 to the public. Is there anybody in the public that  
20 would like to be heard for or against this  
21 application of Mr. Brito to convert the first floor  
22 commercial into residential? Let the record reflect  
23 that we have not heard from anybody in the public.  
24 And, therefore, the public portion will be closed.  
25 I'm just taking a note.

1           With the public portion being closed, the  
2 Board should do an analysis of the Positive and  
3 Negative Criteria regarding the requested bulk  
4 variances for lot width, lot depth, front setback,  
5 one yard side setback, minimum aggregate width, one  
6 side, maximum impervious coverage and off-street  
7 parking. Again, it was my review of this  
8 application, it does seem like there are pre-existing  
9 nonconforming conditions that create a hardship.

10           It does look like the applicant is  
11 willing mitigate the off-street parking by adding an  
12 additional lot for parking in the rear. So it does  
13 seem to be something that could be considered by the  
14 Board in making its motion and its analysis.

15           MR. COOPER: Yes, I think this is a  
16 positive for this neighborhood. This store is  
17 boarded up, the downstairs part anyway. And I think  
18 there is occupants on the top floor. Just to get the  
19 boards off and get it looking like something in the  
20 community is a positive for that area. That area  
21 needs a lot of work.

22           REVEREND MARTINEZ: I think the same  
23 thing. I think especially the area down there, it  
24 requires to be changes and the whole Camden areas.  
25 But I think this is a positive to allow it.

1 MR. EINGORN: Agreed.

2 Does the Board want to make a motion?

3 REVEREND MARTINEZ: Motion to accept.

4 MR. EINGORN: And would that be on the  
5 condition that the rear lot be used for parking and  
6 made part and parcel by deed?

7 MR. COOPER: Yes, I second.

8 MR. EINGORN: We have a motion and a  
9 second. I'll take a roll-call vote. Chairman  
10 Hamilton. Chairman Hamilton, are you there?

11 VICE-CHAIRMAN HANCE: He's muted.

12 MR. EINGORN: He's muted.

13 CHAIRMAN HAMILTON: Can you hear me?

14 MR. EINGORN: Yes, sir.

15 CHAIRMAN HAMILTON: Okay. Now, what are  
16 you saying?

17 MR. EINGORN: There's a motion to approve  
18 the application of Regino Brito with the condition  
19 that the rear lot be consolidated for parking.

20 CHAIRMAN HAMILTON: Yes.

21 MR. EINGORN: Vice-Chairman Hance.

22 VICE-CHAIRMAN HANCE: Yes.

23 MR. EINGORN: Reverend Martinez.

24 REVEREND MARTINEZ: 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: Congratulations. All in  
7 favor. Your motion has passed.

8 MS. FERMIN: Thank you.

9 MR. EINGORN: I invite you to stay or  
10 otherwise, you can leave and have a great night.

11 MS. FERMIN: Thank you. And you too.

12 The next matter is Ricardo J. Valerio,  
13 1525 Collings Road.

14 MR. VALERIO: Present.

15 MR. EINGORN: Present. Very good.

16 MR. MARTINEZ: He's next to me, to my  
17 left. I'm the translator, Jose Martinez.

18 MR. EINGORN: Great. Mr. Martinez,  
19 please raise your right hand.

20 Mr. Martinez, do you swear/affirm that  
21 the translation that you will provide tonight is true  
22 and accurate to the best of your ability?

23 MR. MARTINEZ: Yes, sir.

24 MR. EINGORN: Can you state your name and  
25 address for the record?

1                   MR. MARTINEZ: My name is Jose Martinez.  
2 My address is 3160 Pleasant Street, Camden, New  
3 Jersey 08105.

4                   MR. EINGORN: I would ask the applicant  
5 also to raise their right hand.

6                   MR. VALERIO: Okay.

7                                   - - -

8                   RICHARD J. VALERIO, having first been  
9 duly sworn/affirmed, was examined and testified as  
10 follows:

11                                   - - -

12                   MR. EINGORN: Very good. Thank you.

13                   This is also a continued application from  
14 last month. The applicant is seeking a use variance  
15 for a duplex, off-street parking, bulk variance for  
16 2.2 cars per unit. Maximum building coverage of 40  
17 percent is exceeded because it's 90 percent proposed  
18 so a bulk variance is needed. One side setback  
19 deficient; bulk variance needed. One side setback;  
20 bulk variance is needed. This is in the Fairview  
21 Redevelopment Plan as well.

22                   My recollection is this matter is that  
23 the applicant's family lives on the second floor.  
24 The applicant is seeking to live on the first floor  
25 and that this was purchased as a duplex approximately

1 three years ago. Is that true and correct?

2 MR. VALERIO: Yes, sir.

3 MR. EINGORN: Very good.

4 MR. JOSE MARTINEZ: Did you receive the  
5 photos that we sent you by the mail like what the  
6 Board had asked for, for the electrical and all that?  
7 We did mail the photos to the Zoning Board.

8 MS. MUHAMMAD: Some photos were duplicate  
9 but these are some of the photos that they had.

10 MR. JOSE MARTINEZ: Yes, those are it.

11 MR. VALERIO: Yes.

12 MR. IZZO: When you sit here, you're  
13 going to be in this square. Right now it's black but  
14 I'm going to turn it on so to see your face now.  
15 This is the attorney who is running the meeting and  
16 these are all the Board members.

17 MR. EINGORN: Mr. Izzo, if you could just  
18 mute, please, for the record. We're hearing you come  
19 through. Thank you. You want to present your  
20 pictures to the Board and tell us what we're looking  
21 at? Do you have them in front of you?

22 MR. VALERIO: I have them on my phone  
23 because I sent the -- can you make -- that's parts of  
24 the electrical part that they inquired about. Also,  
25 this is like the entrance of the parking.

1 MR. EINGORN: Okay.

2 MR. VALERIO: And these are the vehicles  
3 that were parked there. It's like three vehicles  
4 there. And then, this is in the back yard which is  
5 all cement. There's a vehicle back there also with  
6 additional parking. And the two garages that are on  
7 the property.

8 MR. EINGORN: Great. And if you could,  
9 just for the record, remind the Board how many spaces  
10 do you believe you can accommodate on the site for  
11 parking?

12 MR. VALERIO: Five vehicles.

13 MR. EINGORN: Does the Board have any  
14 questions for Mr. Valerio?

15 MR. COOPER: Yes. When you purchased  
16 this building, was it deeded as a duplex?

17 MR. VALERIO: Yes, sir.

18 MR. COOPER: It was deeded as a duplex.

19 So you re-did all the electrical work  
20 that's inside there? Because I see these meters are  
21 basically new meters. I don't see sockets on them.

22 MR. VALERIO: Yes. I did all the  
23 electrical work. I had a contractor.

24 MR. COOPER: One other question. It  
25 looks like it's the rear of the house. On the top of

1 the roof, what am I looking at here, these wires  
2 exposed? I don't know.

3 MR. JOSE MARTINEZ: Give me a second. I  
4 just want to show him. You said the wires are  
5 exposed?

6 MR. COOPER: Yes.

7 MR. VALERIO: This is a line that they  
8 ran and there's something like a meter gets connected  
9 there or something like that. The contractor did  
10 that electrical work and he put that there.

11 MR. COOPER: I don't know what that thing  
12 is.

13 MR. VALERIO: It was there additionally.  
14 The only thing they did was run the wiring. I don't  
15 know why they put that there for.

16 REVEREND MARTINEZ: That comes from the  
17 street, right?

18 MR. VALERIO: Excuse me?

19 REVEREND MARTINEZ: That comes from the  
20 street, right? It just comes straight from the  
21 street pole to the house?

22 MR. VALERIO: No. It's connected to the  
23 house. It could be something like for lighting or  
24 something like for lights. That's a connection for a  
25 meter.



1                   MR. COOPER: I don't know what that could  
2 be.

3                   MR. VALERIO: I'm thinking it's probably  
4 something for lighting or something like that.

5                   MR. EINGORN: Has the building inspector  
6 been there? Or are you waiting for that after you  
7 get your permits issued?

8                   MR. VALERIO: Yes. I'm waiting for the  
9 approval whatever from Zoning.

10                  MR. EINGORN: Because that sounds more  
11 like a code enforcement-type issue that will be dealt  
12 with upon inspections after issuance of permits if  
13 they get their variances.

14                  MR. COOPER: Going to the variances,  
15 again, he has ample parking and all. He has enough  
16 parking.

17                  MR. EINGORN: Right. So the Board can  
18 make a determination that there's ample parking and  
19 that a variance isn't necessary to the extent that  
20 the Board finds that to be appropriate.

21                  I would note for the record that there is  
22 Applicant's Attachment A. I don't see a need to read  
23 the whole letter into the application or into the  
24 record tonight. But it does contain some salient  
25 points.

1           The applicant submitted in his letter  
2 that the building is over 100 years old. They're  
3 requesting what they call a grandfathering of this  
4 property. It was purchased as a duplex in that it  
5 will be difficult and a burden due to expense to  
6 converting that into a single-family home. So that's  
7 part of the issue here is that he's facing a  
8 financial and personal harm under the current zoning  
9 area regulations.

10           It would seem based upon the current  
11 regulations, that this house, even though it could be  
12 used as a single family, it's probably also subject  
13 to pre-existing nonconforming for a single-family as  
14 well. Does the Board have any questions regarding  
15 the pictures, regarding the previous testimony that  
16 was from last month?

17           REVEREND MARTINEZ: No, not me.

18           MR. EINGORN: If there's no questions,  
19 we'll open this application to the public. Does  
20 anybody in the public here tonight want to speak for  
21 or against this application regarding 1525 Collings  
22 Road?

23           Hearing none, the record will reflect  
24 that there was no discussion from the public about  
25 this matter. We will close the public portion. It

1 is now time for the Board to make it's discussion of  
2 the application, give the reasonings for or against  
3 the motion to propose such a motion.

4 REVEREND MARTINEZ: I think -- I seen the  
5 area and I think with fixing it up -- it says it was  
6 duplex so I think you should have no problems. I  
7 mean, I agree -- it's going to be fixed it. I drive  
8 around the City every single day and I see so many  
9 bad houses. If he's willing to provide the means and  
10 get inspectors to approve it, I don't have a problem  
11 with it.

12 MR. EINGORN: Any other members of the  
13 Board want to be heard on this application?

14 MR. COOPER: You know, again, he  
15 purchased this as a duplex already. I haven't seen  
16 the deed. It's already a duplex.

17 REVEREND MARTINEZ: It is.

18 MR. COOPER: It's not like he converted a  
19 single family home himself into a duplex. He  
20 purchased this property --

21 REVEREND MARTINEZ: Exactly.

22 MR. COOPER: -- and it was already that  
23 way.

24 MR. EINGORN: Does anyone want to propose  
25 a motion?

1 REVEREND MARTINEZ: I propose a motion to  
2 accept.

3 MR. EINGORN: And does that motion  
4 include a bulk variance for parking or is there a  
5 determination that there's sufficient parking and a  
6 bulk variance is not necessary?

7 REVEREND MARTINEZ: There's sufficient  
8 parking for a tenant, yes.

9 MR. EINGORN: Do we have a second?

10 MS. ATWOOD: Second.

11 MR. EINGORN: We'll take a roll-call  
12 vote. Chairman Hamilton. You're muted, sir.

13 CHAIRMAN HAMILTON: Yes, I'm for it.

14 MR. EINGORN: Vice-Chairman Hance.

15 VICE-CHAIRMAN HANCE: Yes.

16 MR. EINGORN: Reverend Martinez.

17 REVEREND MARTINEZ: Yes.

18 MR. EINGORN: Ms. Atwood.

19 MS. ATWOOD: Yes.

20 MR. EINGORN: Ms. Merricks. We lost Ms.  
21 Merricks. How about Mr. Cooper?

22 MR. COOPER: Yes.

23 MR. EINGORN: We lost Ms. Merricks but  
24 we'll note for the record that there is five  
25 affirmative votes in favor of this application. And

1 that is enough to grant the motion. We appreciate  
2 your time. I'll prepare the Resolution next month --  
3 coming at the end of the month and then next month  
4 we'll vote on that as well.

5 MR. VALERIO: Thank you so much.

6 MR. JOSE MARTINEZ: Thank you.

7 MR. EINGORN: Have a nice night.

8 The next matter for the Board's  
9 consideration is Antonio Beatriz DeFrank, 1137 Dupont  
10 Street, Block 842, Lot 35; proposing a duplex as  
11 well. Front setback is deficient; 10 feet required;  
12 6.6 feet proposed. Bulk variance is needed. Minimum  
13 side yard setback, 10 feet required; right side is  
14 3.5 feet proposed, so a bulk variance is needed.  
15 Impervious coverage is 60 percent required where --  
16 it says something about feet but I assume that's 73  
17 percent proposed; bulk variance is needed. Maybe the  
18 applicant can clear that up for us. Is the applicant  
19 ready to proceed?

20 MR. IZZO: Charles Izzo for the  
21 applicant. They are here with me in this office to  
22 testify.

23 MR. EINGORN: Great. Can we swear in the  
24 applicant?

25 MR. IZZO: Yes.

1 MR. EINGORN: Can you raise your right  
2 hand?

3 MR. IZZO: We're going to change chairs.  
4 Sorry.

5 MR. EINGORN: That's okay.

6 - - -

7 EDUARDO ESPINAL, having first been duly  
8 sworn/affirmed, was examined and testified as  
9 follows:

10 - - -

11 MR. EINGORN: I see that the applicant  
12 has testified through an interpreter. Ma'am, can you  
13 raise your right hand, please?

14 THE INTERPRETER: Yes.

15 MR. EINGORN: Do you swear/affirm that  
16 the interpretation you'll provide to the Board  
17 tonight is true and accurate to the best of your  
18 knowledge and ability?

19 THE INTERPRETER: Yes.

20 MR. EINGORN: Can you state your name and  
21 address for the record?

22 MS. ESPINAL: Loranny Espinal.

23 MR. EINGORN: We need you to speak a  
24 little louder. We can't hear you.

25 MS. ESPINAL: My name is Loranny Espinal.

1 My address is 3835 Moore Avenue, Camden, New Jersey  
2 08105.

3 MR. EINGORN: And then if the applicant  
4 can state his name and address for the record as  
5 well, please.

6 MR. ESPINAL: Eduardo Espinal.

7 MR. IZZO: And your address?

8 MR. ESPINAL: 2822 Pierce Avenue.

9 MR. EINGORN: So Mr. Izzo, you have a  
10 duplex application requiring certain bulk variances.  
11 What can the applicant tell us about this project?

12 MR. IZZO: Mr. Espinao, what is your  
13 connection to the project?

14 MR. ESPINAL: I am not the owner of the  
15 house, the property.

16 MR. IZZO: He's going to acquire the  
17 property?

18 MS. ESPINAL: Yes.

19 MR. IZZO: From who?

20 MS. ESPINAL: He's going to apply to the  
21 bank.

22 MR. IZZO: He is proposing to build this  
23 duplex which was approved by the City Zoning Officer,  
24 but he's also making certain improvements. What are  
25 the nature of those improvements?

1           MR. ESPINAL: A duplex. I wants to --  
2 that she can live upstairs and I can live downstairs.  
3 Then we got privacy and everything.

4           MR. IZZO: Mr. Espinal, you brought in  
5 plans to the Zoning Board made up by the architect,  
6 El Donaldo F. Vid. Did you look at those plans and  
7 are you making any alterations to what the Zoning  
8 Board is looking at on your colored plans?

9           MR. ESPINAL: Yes.

10          MR. IZZO: Are you doing anything  
11 different than what's shown on these colored plans  
12 that you brought to the Board office? Are you doing  
13 anything different?

14          MR. ESPINAL: No. Everything is going to  
15 be the same.

16          MR. IZZO: These plans show your house  
17 and it shows a long driveway and a garage.

18          CHAIRMAN HAMILTON: Hello. Hello. I  
19 can't understand her.

20          MR. IZZO: Mr. Espinal, you brought in  
21 plans to the City Zoning Officer that include a  
22 duplex house, a long driveway and a garage. Are  
23 those your plans that you're going to develop there  
24 if the Board gives you the variances?

25          MR. ESPINAL: Yes.



1 THE REPORTER: Background noise. I  
2 cannot hear.

3 MR. COOPER: Hey folks, I'm having a hard  
4 time hearing; very hard time.

5 MR. ESPINAL: It's going to be the same.  
6 Nothing is going to change. What I sent you is what  
7 I'm going to do.

8 MR. COOPER: Yes, I do have it. I'm  
9 looking at it.

10 MR. IZZO: Mr. Espinal, just tell the  
11 Board how this is going to improve the neighborhood  
12 where your house is on DuPont Street? How will this  
13 improve the neighborhood?

14 MR. ESPINAL: Everything is going to be  
15 new. It's going to be good for the neighborhood.  
16 All is new. Everything is going to be new to the  
17 house.

18 MR. IZZO: If there's no other  
19 questions, the Board may inquire.

20 MR. EINGORN: Are these going to be two  
21 rental units?

22 MR. ESPINAL: Yeah.

23 MR. COOPER: So actually, you are going  
24 to be doing major construction. You're going to  
25 convert the single-family home into a duplex? This

1 is a single-family home.

2 MR. ESPINAL: Yes.

3 MR. COOPER: It's a beautiful property  
4 there.

5 MR. IZZO: Can you translate what your  
6 father just said, please?

7 MR. ESPINAL: I want the house for us to  
8 live. She's my daughter so I want to improve it. I  
9 want to fix the first floor so she can live on the  
10 second floor.

11 MR. COOPER: And you guys purchased this  
12 already, correct?

13 MR. ESPINAL: No. We are trying to get  
14 it approved so we can go to the bank and get the loan  
15 and everything.

16 MR. COOPER: So the house is empty?

17 MR. ESPINAL: Yes, sir. It's under  
18 construction.

19 REVEREND MARTINEZ: Do you have a title  
20 where it says that you're buying the house or you're  
21 trying to get a loan for it. I don't get it.

22 MR. ESPINAL: I got a permit from the  
23 owner and everything.

24 MR. IZZO: What is your relationship to  
25 the person that owns the house now?

1 MR. ESPINAL: We are friends.

2 REVEREND MARTINEZ: Kyle, are we allowed  
3 to accept an application like this?

4 MR. EINGORN: Mr. Izzo, did you submit a  
5 certification of the owner that authorizes this  
6 application?

7 MR. IZZO: Well, we didn't send it in but  
8 Mr. Espinal is testifying right now that he has such  
9 a permit from the person to proceed. And that he's  
10 spent his money to obtain these plans. He's quite  
11 far along in the understanding. And if the Board  
12 would be more comfortable, we could send in a  
13 memorandum from the title owner right now that  
14 they're committed to this project and conveying the  
15 property to Mr. Espinal.

16 REVEREND MARTINEZ: What happens if we  
17 approve this application and then what happens if the  
18 other guy decides, well, I'm not going to give you  
19 the house. So, what, we're going to waste our time  
20 on here?

21 MR. EINGORN: Well, that would be an  
22 issue for them in a breach of contract action, right?  
23 But I think right now we need to see something. Mr.  
24 Izzo, do you have something that you can share on the  
25 screen that shows that this applicant has the right

1 to be here tonight to obtain approvals for a property  
2 that he doesn't own?

3 MR. IZZO: We would have to submit that  
4 after the session here tonight.

5 MR. EINGORN: I don't know that the Board  
6 wants to go through with this exercise --

7 MR. COOPER: No.

8 MR. EINGORN: -- until it knows that it  
9 has the ability to actually to have jurisdiction over  
10 this.

11 MR. COOPER: Yes, I agree.

12 MS. MUHAMMAD: Kyle.

13 MR. EINGORN: Yes.

14 MS. MUHAMMAD: Antonia Beatriz DeFrank  
15 was the applicant for the appeal application.

16 MR. EINGORN: Okay. So the owner  
17 actually filed the appeal?

18 MS. MUHAMMAD: The appeal application.  
19 Is she present, though? Mr. Izzo, is Ms. DeFrank  
20 present?

21 MR. IZZO: Ms. DeFrank --

22 MR. EINGORN: Mr. Izzo, we can't hear  
23 you. We need you to speak into the microphone,  
24 please.

25 MR. IZZO: Ms. DeFrank is the applicant.

1 The gentleman, Mr. Espinal, is a witness because he  
2 commissioned the plans. Ms. DeFrank is the  
3 applicant.

4 MR. EINGORN: Okay. So that makes  
5 sense. So that the Board understands, the owner of  
6 the property is the applicant. Mr. Izzo is the  
7 attorney for the applicants here tonight on behalf of  
8 the applicant which is perfectly fine. He's brought  
9 witnesses in support of the application. Those  
10 witnesses are the potential purchaser of the property  
11 so that that person can describe their intent. So I  
12 don't think there's any issues with this.

13 MR. IZZO: Okay.

14 MR. EINGORN: Thank you, Mr. Izzo.  
15 Evita, thank you for the clarification.

16 MR. COOPER: I have no more questions.

17 MR. EINGORN: Any other questions for the  
18 Board about the setbacks, the yard size, the  
19 impervious coverage?

20 How about this. Are any of the lot  
21 dimensions, building size, is any of that going to  
22 change? Are you maintaining the shell of the  
23 building?

24 MR. COOPER: And clearance.

25 MR. ESPINAL: Inside is going to change.

1 But everything outside is going to be the same.

2 MR. EINGORN: Does the Board have any  
3 other questions about this proposed duplex  
4 conversion? Again, from the agenda, it doesn't  
5 appear that this is a use variance application.  
6 These are bulk variances only related to this duplex.  
7 So not as heavy of a burden. It's more about the  
8 size of the lot than as opposed to the actual usage.

9 Having no further comment from the Board,  
10 we'll open this matter to the public. Is there  
11 anybody in the public who would like to be heard for  
12 or against the application that's being heard right  
13 now, DeFrank, 1137 DuPont Street?

14 Let the record reflect that we've heard  
15 no discussion from the public about this  
16 application. We will close the public portion. At  
17 this time, the Board should perform its discussion of  
18 the Positive and Negative Criteria related to this  
19 duplex application for bulk variances and propose a  
20 motion that it feels is appropriate under that  
21 analysis.

22 VICE-CHAIRMAN HANCE: As they're going to  
23 live on the same footprint as they're already and not  
24 going to change anything on the outside, I don't see  
25 a problem. If you can hear me.

1 MR. EINGORN: We can hear you.

2 REVEREND MARTINEZ: I agree with Mr.  
3 Hance. If there's going to be no changes on the  
4 property, hey, I'm for it.

5 MR. COOPER: Again, this is -- they have  
6 all the setbacks and everything. They have ample  
7 parking.

8 VICE-CHAIRMAN HANCE: Well, again, times  
9 have changed. People are trying to, you know, move  
10 together to make their life a little easier. I think  
11 it's a smart move.

12 MR. COOPER: My only negative is, a  
13 family is moving into this house and they want to  
14 separate it so they're both can be a family. Why are  
15 you going to put all this money into making it a  
16 duplex?

17 MS. ESPINAL: The thing is, I got a  
18 husband and a son and so it's a family and we want  
19 our privacy also. That's why he wants to do the  
20 changes and everything.

21 VICE-CHAIRMAN HANCE: And they probably  
22 want some privacy. They're not little kids so they  
23 need privacy.

24 MR. COOPER: And, again, your intent is  
25 to live in this building?

1 MS. ESPINAL: Yes, sir.

2 MR. EINGORN: If there's no further  
3 discussion, do we have a motion?

4 VICE-CHAIRMAN HANCE: I make a motion  
5 that we approve the bulk variances.

6 MS. ATWOOD: Second.

7 MR. EINGORN: Very good. We'll take a  
8 roll-call vote. Chairman Hamilton. Chairman  
9 Hamilton, can you hear me?

10 CHAIRMAN HAMILTON: Yes.

11 MR. EINGORN: Vice-Chairman Hance.

12 VICE-CHAIRMAN HANCE: Yes.

13 MR. EINGORN: Reverend Martinez.

14 REVEREND MARTINEZ: Yes.

15 MR. EINGORN: Ms. Atwood.

16 MS. ATWOOD: Yes.

17 MR. EINGORN: Ms. Merricks, are you here?

18 MS. MERRICKS: Yes.

19 MR. EINGORN: Mr. Cooper.

20 MR. COOPER: No.

21 MR. EINGORN: This matter will be  
22 approved at five votes in favor and one against. We  
23 appreciate your time tonight. And I'll have the  
24 resolution ready for next month.

25 CHAIRMAN HAMILTON: I want to ask you a



1 question before we go. Is that the last one?

2 MR. EINGORN: No. We have two more.

3 CHAIRMAN HAMILTON: Oh, okay.

4 MR. EINGORN: The next matter is Janice  
5 Walden, Southeast Corner of 10th & Thurman Street,  
6 Block 434, Lot 195. The applicant proposes a 6-foot  
7 fence on the lot. The fence is going to exceed the  
8 height of 6 feet along the frontage at Thurman and  
9 10th Street. A bulk variance is needed. Storage of  
10 goods in a residential district is prohibited and a  
11 use variance is needed.

12 Ms. Walden, good evening.

13 MS. WALDEN: Good evening. Can you raise  
14 your right hand for me, please?

15 MS. WALDEN: Sure.

16 - - -

17 JANICE WALDEN, having first been duly  
18 sworn/affirmed, was examined and testified as  
19 follows:

20 - - -

21 MR. EINGORN: Can you just give your name  
22 and address for the record, please.

23 MS. WALDEN: My name is Janice Walden.  
24 And I live at 1387 West Pennsylvania Avenue in  
25 Southern Pines, North Carolina. Southern Pines is

1 two words. North Carolina. The zip code is 28387.

2 MR. EINGORN: Very good. Can you tell us  
3 what you're proposing tonight?

4 MS. WALDEN: Okay. I've owned the  
5 property since 2002 for 19 years. I've never had a  
6 problem with the zoning or variance until a gentleman  
7 squatted on my lot. I come up from time-to-time  
8 because I have family there and I always make sure  
9 that the lot is maintained. I usually maintained it  
10 myself until I got up in age and now I pay for  
11 maintenance to keep the property cleared from illegal  
12 dumping from trash on the corner store, from bottles,  
13 sodas, candy wrappers, all kind of crap that is over  
14 there.

15 And I always try to keep that lot clean  
16 for the neighborhood, you know, keeping the  
17 neighborhood in order. But we have drug trafficking  
18 on the corner. So what they do basically sometimes  
19 hide their drugs on my property. So I need to put a  
20 6-foot fence up to keep them off of my property; to  
21 keep everybody from walking on my property. I've  
22 noticed -- I've sat out there just like a lieutenant,  
23 like a Camden County lieutenant sits out there so  
24 I heard. I got eyes on that property.

25 I noticed that the people buying drugs

1 walk across my property. So I really want to stop  
2 all of that by putting up a 6-foot fence. I did have  
3 a -- I think it was like 15 years ago or something, I  
4 had like a 4-foot or 5-foot. I think it was 4-foot.  
5 It was the size of the fence that is approved without  
6 going through zoning. I did have it up there but  
7 they tore that down because they were sitting on top  
8 of the fence, playing street ball and laying all over  
9 my fence.

10 So I had to take that fence down because  
11 it became a liability because they actually tore the  
12 cyclone fence and sharp parts were sticking out when  
13 I came up there one time. And that would have been a  
14 liability if somebody would have got cut from that  
15 fence that they were sitting all over and leaning all  
16 over which was a 4-foot. So that's why I came up  
17 with the idea of a 6-foot fence.

18 Now, the storage, all the storage came  
19 into the play when this gentleman squatted on my  
20 property without my permission. When I came up  
21 there, I saw all this stuff on my property and I  
22 didn't know where it came from. Nobody in the  
23 neighborhood seemed to know. So I was up there for a  
24 week and so I happened to be sitting out there and I  
25 saw this gentleman pull up and I saw him unload like

1 stuff and put it into this house trailer there. So  
2 then I said, bingo, I got him.

3           So I walked up on my lot. Long story  
4 short, I told the gentleman, he cannot park on my  
5 lot. He didn't have permission to park his trailer  
6 house on my lot. And I do believe that he has to put  
7 that somewhere else. But come to find out, where he  
8 has his trailer parked and I think your zoning  
9 inspector should have checked that out. He's not --  
10 his trailer house is not on my lot. It's on the lot  
11 that's next to my lot where it used to be a house and  
12 garage.

13           And the City came by or whoever did it,  
14 Hardgrove, and tore the house and the garage down.  
15 And that's where his trailer house is sitting right  
16 now. And I told him because he put Eyes In The Sky  
17 on me, I want all his stuff off my lot. So he moved  
18 all his stuff. He tore down his make-shift chicken  
19 fence that was very unprofessional-looking. I didn't  
20 like that either what he put up there.

21           So I made him take all his stuff down and  
22 me moved everything over to the lot next to mine.  
23 So that's the way it went. That's why I'm at Zoning  
24 now because of this storage stuff. But there's no  
25 storage stuff that's going to be stored on my lot.

1 And I just want to put a 6-foot fence up to protect  
2 my property from illegal dumping and all that. I've  
3 paid for illegal dumping to be taken off of my lot  
4 and all the trash. I paid for that too.

5 MR. EINGORN: Is this lot vacant?

6 MS. WALDEN: Yes. I have a vacant lot  
7 sitting there. I wanted to build houses on there.  
8 At one point I did have architects come out and check  
9 it out to put like three comfortable houses  
10 side-by-side, but I have since stopped that because  
11 I'm watching the neighborhood.

12 Even though gentrification is taking  
13 place in Camden, they're still doing, excuse the  
14 expression, a piss-poor job of getting rid of the  
15 drug boys on the corner of that street right there.  
16 So I'm not investing property, building any houses  
17 there which I have talked to Ed about from Zoning.  
18 I'm not doing that right now until they clean up the  
19 streets from the drug trafficking. Can't blame me,  
20 right?

21 MR. EINGORN: Chairman Hamilton, I see  
22 you speaking but you're muted, sir.

23 CHAIRMAN HAMILTON: Okay. We had this  
24 here before us, I don't know how many times. Four  
25 foot fences, they can easy jump over that. They need

1 a 6-foot fence. That's what they need.

2 VICE-CHAIRMAN HANCE: I agree with that.  
3 That's one of my work areas coming across from the  
4 corner. It's a high-traffic area. It's a rough area  
5 and a 6-foot fence is needed.

6 MR. EINGORN: Very good. Anybody else  
7 want to chime in on this one?

8 MR. COOPER: No, I'm fine with this.

9 MR. EINGORN: Let's open this matter to  
10 the public. Does anybody in the public here, to be  
11 heard on the Janice Walden Southeast Corner of 10th &  
12 Thurman Street matter? Hearing none, we'll close the  
13 public portion.

14 The Board has heard testimony regarding  
15 the request for a 6-foot fence, although there was  
16 noted in the agenda that the applicant is looking for  
17 storage of goods for a use variance. It's noted that  
18 the applicant is not actually seeking a use variance  
19 of storage of goods. This is a vacant lot.

20 The applicant is simply seeking to  
21 protect the lot with a 6-foot high fence. It sounds  
22 like there's a few Board members who agree that a  
23 6-foot high fence especially in this vicinity is a  
24 good idea. Is there anybody else on the Board who  
25 would like to discuss this application for a bulk

1 variance for the 6-foot high fence? And if not, we  
2 can entertain a motion.

3 VICE-CHAIRMAN HANCE: I make a motion.

4 MR. COOPER: As long as she's not putting  
5 barbed wire up, a motion to accept.

6 MR. EINGORN: Let's ask that. Is there  
7 an attempt to put any wire of any kind, barbed wire?

8 MS. WALDEN: Let me tell you. Let me  
9 tell you to put you at ease right now. When you saw  
10 that barbed wire up there, I almost got a heart  
11 attack. Everybody knows me around there. And this  
12 one gentleman walked up to me and he says, I knew you  
13 didn't put up that barbed wire and that doesn't even  
14 sound like your style. I said, you got that right, I  
15 did not do that.

16 MR. EINGORN: So that the Board's aware,  
17 what kind of -- are you proposing a chain link  
18 fence?

19 MS. WALDEN: It's a cyclone fence.

20 MR. EINGORN: Okay.

21 MS. WALDEN: The regular cyclone in the  
22 City unless I could put a privacy fence up there.

23 MR. COOPER: A chain link.

24 MS. WALDEN: Yeah, I know.

25 MR. EINGORN: It sounds like we had a --

1 did we have a motion?

2 VICE-CHAIRMAN HANCE: Yes. I make a  
3 motion that we accept.

4 MR. EINGORN: Do we have a second?

5 MS. ATWOOD: Second.

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

8 CHAIRMAN HAMILTON: Can you hear me?

9 MR. EINGORN: Yes, sir.

10 CHAIRMAN HAMILTON: Yes.

11 MR. EINGORN: Vice-Chairman Hance.

12 VICE-CHAIRMAN HANCE: Yes.

13 MR. EINGORN: Reverend Martinez.

14 REVEREND MARTINEZ: Yes.

15 MR. EINGORN: Ms. Atwood.

16 MS. ATWOOD: Yes.

17 MR. EINGORN: Ms. Merricks.

18 MS. MERRICKS: Yes.

19 MR. EINGORN: Mr. Cooper.

20 MR. COOPER: Yes.

21 MR. EINGORN: All in favor.

22 Congratulations, Ms. Walden. I hope you enjoy your  
23 fence.

24 MS. WALDEN: Thank you. And I thank all  
25 the gentlemen and ladies on the Board. And you guys



1 stay safe and God Bless.

2 MR. COOPER: Thank you.

3 MR. EINGORN: The last application  
4 tonight is Sandra Maldonado, 417 Hillside Avenue,  
5 Block 1078, Lot 23. Is Ms. Maldonado available?

6 MS. SANDRA MALDONADO: Yes.

7 MR. EINGORN: Good evening. Could you  
8 raise your right hand?

9 THE INTERPRETER: I'm her translator.

10 MR. EINGORN: So let's start with you.  
11 Would you raise your right hand?

12 Do you swear or affirm that the  
13 translation that you'll provide tonight will be true  
14 and accurate to the best of your ability?

15 MS. SAMARA MALDONADO: Yes.

16 MR. EINGORN: Will you state your name  
17 and address for the record.

18 MS. SAMARA MALDONADO: Samara Maldonado,  
19 417 Hillside Avenue.

20 MR. EINGORN: Can Ms. Sandra Maldonado  
21 raise her right hand, please?

22 MS. SANDRA MALDONADO: Yes.

23 - - -

24 SANDRA MALDONADO, having first been duly  
25 sworn/affirmed, was examined and testified as

1 follows:

2 - - -

3 MR. EINGORN: The applicant is proposing  
4 a converted duplex with front-yard driveway. Rear  
5 setbacks may be deficient. Twenty (20) feet  
6 required, 14 feet proposed. So a bulk variance is  
7 needed. 2. Minimum aggregate side yard is deficient.  
8 Twenty-five (25) feet required; 10 feet proposed, so  
9 a bulk variance is needed.

10 My understanding is that the applicant  
11 installed a U-shaped driveway in the front yard. And  
12 then it was discovered that this was a duplex which  
13 then required certain bulk variances as discussed in  
14 the denial letter and on the agenda. It looks like  
15 some of the Board members are currently reviewing  
16 your application papers. Would you like to describe  
17 what the construction is; what you're proposing; and  
18 describe the property a little bit?

19 MS. SANDRA MALDONADO: I explained that  
20 the driveway was for my grandmother who every year  
21 around the wintertime, she falls and slips because of  
22 the slope. I want to park closer to the entrance  
23 door. Also, I have a sick son that I have to keep  
24 going back and forth for appointments. The house is  
25 a duplex and the U-shaped was -- yes, so the U-shaped

1 was to get closer to the front of the door.

2 MR. EINGORN: How long has this property  
3 been a duplex?

4 MS. SANDRA MALDONADO: Since I bought it.

5 MR. EINGORN: It says that the rear  
6 setbacks are deficient. Can you tell me how far the  
7 setback is from the house to the rear property line?

8 MS. SANDRA MALDONADO: I don't have the  
9 measurements. I just know that they told me that the  
10 measurements were incorrect for the City of Camden.  
11 Like it wasn't approved.

12 MR. EINGORN: Is it all grass and back  
13 yard behind the house?

14 MS. SANDRA MALDONADO: So it's half like  
15 grass and half cement.

16 MR. EINGORN: It's like a patio?

17 MS. SANDRA MALDONADO: Yes.

18 MR. EINGORN: And you believe that this  
19 deficient setback impairs the ability to use the  
20 property as a duplex?

21 MS. SANDRA MALDONADO: No. The driveway  
22 is also in front of the house.

23 MR. EINGORN: But the application is for  
24 setbacks which is the distance between the house and  
25 the property line. Right? So what's going on here

1 is that because this is a duplex as opposed to a  
2 single-family home, the bulk area requirements,  
3 meaning, the lot sizes and the positioning of the  
4 house building on the lot, are not within the  
5 parameters required by the zoning ordinance.

6 So what's been cited here is that the  
7 rear of the property, the distance between the house  
8 the property line is about 6 feet short. And then  
9 the minimum aggregate side yard is deficient. So on  
10 the sides of the house or the building, you have to  
11 have a minimum of a total 25 feet. So it could be  
12 15 on one side and 10 on the other or 12 1/2 and 12  
13 1/2. Right now there's a total of 10 feet according  
14 to the agenda where the Ordinance requires 25 feet.  
15 So that's really why we're here today. So the house  
16 encompasses -- you don't have the ability to change  
17 the side and rear setbacks, right, the distances?

18 MS. SANDRA MALDONADO: I don't  
19 understand. I'm asking if -- are you asking that I  
20 need to have more land like on the sides of her house  
21 it has to equal up to 25 feet?

22 MR. COOPER: That's something she can't  
23 do because she's landlocked right there.

24 MR. EINGORN: Right. That's what I'm  
25 trying to get for the record. Does the applicant

1 have the ability to expand the side yards or are  
2 there homes on the other side preventing that?

3 MS. SANDRA MALDONADO: The house on the  
4 side of us is empty. I can't -- like what you're  
5 saying I can't like -- there's a house restricting  
6 me. But I thought it was okay because I tested it  
7 with my car and I didn't have any problems coming in  
8 or out.

9 MR. EINGORN: The reason so -- the  
10 driveway is really not the issue here. The only  
11 issue -- the only reason you're here is because of  
12 the driveway because you built the driveway and then  
13 it was failed and then it turned out it was a duplex  
14 which triggered these two variances. But the  
15 driveway is really not why we're here. We're here  
16 because of the size of the lot and the relationship  
17 of the house on the lot. Right?

18 So what I'm trying to get at here is, you  
19 need a variance and so you need to demonstrate a  
20 hardship. So what I'm asking is, are there neighbors  
21 on each side of you which prevent you from expanding  
22 the lot to conform to the requirements?

23 MR. COOPER: Kyle, this is a duplex,  
24 right? They got two families living in there or can  
25 they make this a single-family home? It seems like

1 if they could just turn it into a single-family home,  
2 it all goes away.

3 MS. SANDRA MALDONADO: This is a  
4 single-family home.

5 MR. COOPER: How can you get listed as a  
6 duplex?

7 MS. SANDRA MALDONADO: I bought it this  
8 way.

9 MS. MUHAMMAD: How many kitchens are in  
10 the property?

11 MS. SANDRA MALDONADO: Two.

12 MR. COOPER: Two. So pretty much it is a  
13 duplex then.

14 MS. ATWOOD: I think what would simplify  
15 this is, ask her if she can make the yard bigger.  
16 And if she says no, then we understand. She doesn't  
17 understand what you're saying because what you're  
18 really asking her, can she make the yard bigger.

19 MR. COOPER: No.

20 MS. SANDRA MALDONADO: You don't  
21 understand. That's why. Not the driveway. The  
22 yard, right?

23 MS. ATWOOD: Right.

24 MR. COOPER: Yes, the yard on the side.  
25 The back yard and side yards.

1 MS. SANDRA MALDONADO: I can like make  
2 the yard bigger. Like on my property, I can make the  
3 yard bigger.

4 MS. ATWOOD: How?

5 MS. SANDRA MALDONADO: I don't  
6 understand. You guys already have the measurements,  
7 right? You guys are saying if it's less than 25?

8 MS. ATWOOD: Right.

9 MS. SANDRA MALDONADO: No, I can't make  
10 the yard bigger.

11 MS. ATWOOD: There we go.

12 MR. EINGORN: There we go. So this  
13 applicant is saying they have a hardship based upon  
14 the property, --

15 MR. COOPER: Yes.

16 MR. EINGORN: -- the size and the  
17 configuration of the lot and the building. Does  
18 anybody have any other questions about this? Is  
19 there any concerns? I don't have a packet in front  
20 of me for this one so I'm relying on you guys for the  
21 questions.

22 MR. COOPER: Like I said, they can't  
23 expand their property but they can show that they  
24 have a hardship with their son and it won't be a  
25 detriment to the community for us to allow something

1 like this to happen. It's just the front yard pretty  
2 much that they are going to reconstruct.

3 MS. SANDRA MALDONADO: Just to make it  
4 easier on our grandmother and my little son as  
5 they're having a hard time getting in and out of the  
6 car.

7 MR. EINGORN: Reverend Martinez, I see  
8 you speaking but you're muted.

9 REVEREND MARTINEZ: Can you hear me?

10 MR. EINGORN: Yes, sir.

11 REVEREND MARTINEZ: I'm listening to the  
12 conversation of both parties. The translator and the  
13 lady, some how they need to communicate what she said  
14 in Spanish and what's she understanding. She's  
15 understanding the opposite of what she's trying to  
16 explain to her. Now, what I understand here, is that  
17 they don't have the right size for the property, for  
18 the house, to make that bigger to qualify for the  
19 whole 25. So they have an issue there because they  
20 can't do it. They can't do nothing.

21 MR. EINGORN: Right. So there's no  
22 ability to expand the lot so that's why they need the  
23 variances in order to legalize their duplex here.

24 REVEREND MARTINEZ: Exactly.

25 MR. EINGORN: That's the issue. We



1 flushed out the fact that there's no ability to make  
2 the yard bigger. The issue is whether or not the  
3 Board finds this to be a pre-existing nonconforming  
4 issue or whether there's a hardship here which the  
5 Board finds is inadequate to comply or to satisfy the  
6 Positive and Negative Criteria requirements.

7 Are there any other questions or comments  
8 from the Board before we open to the public? Hearing  
9 none, let's open to the public. Is anybody here  
10 tonight with respect to this application, 417  
11 Hillside Avenue? Hearing none, we'll close the  
12 public portion.

13 This is the time for the Board to discuss  
14 the Positive and Negative Criteria regarding the bulk  
15 variances requested by the applicant which were  
16 triggered by the driveway but are not expressly  
17 related to the driveway. And then make a motion  
18 either to grant or deny the requested variances.

19 VICE-CHAIRMAN HANCE: I think she has a  
20 hardship with her son and also her mother. I think  
21 that she definitely needs that driveway. Can  
22 everybody hear me? Am I breaking up?

23 MR. COOPER: We heard you.

24 MR. EINGORN: Thank you.

25 MS. ATWOOD: I'm in agreement. Since

1 there's nothing she can do to expand the yard, I'm in  
2 agreement.

3 MR. COOPER: Yes. Like I said, it's a  
4 hardship because, you know, it's a long walk from the  
5 curb to the front door.

6 REVEREND MARTINEZ: She can't do nothing.  
7 There's no room for it.

8 MS. ATWOOD: Motion to pass.

9 MR. COOPER: I second it.

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

12 CHAIRMAN HAMILTON: Yes.

13 MR. EINGORN: Vice-Chairman Hance.

14 VICE-CHAIRMAN HANCE: Yes.

15 MR. EINGORN: Reverend Martinez.

16 REVEREND MARTINEZ: Yes.

17 MR. EINGORN: Ms. Atwood.

18 MS. ATWOOD: Yes.

19 MR. EINGORN: Ms. Merricks.

20 MS. MERRICKS: Yes.

21 MR. EINGORN: Mr. Cooper.

22 MR. COOPER: Yes.

23 MR. EINGORN: Congratulations. Your  
24 application has been approved for bulk variances, six  
25 to nothing. Have a great night.

1 MS. SAMARA MALDONADO: Thank you. Happy  
2 holidays.

3 MR. EINGORN: You too.

4 MS. SANDRA MALDONADO: Thank you.

5 MR. EINGORN: We have to adopt the  
6 Resolutions from September and November and October.  
7 I'm sorry. I'll read them into the record. We can  
8 do one vote.

9 The first Resolution is a use variance  
10 and bulk variance denial for Peralta Family  
11 Properties. That was September.

12 October was granting the use variance for  
13 Fred Mitchell. That's a three-family dwelling.  
14 Granting use variance and site variance for Eugenio  
15 Ventura Morales. That was the fruit and vegetable  
16 market.

17 Granting use variance and site plan  
18 approval for McGuire Preservation Urban Renewal, LLC  
19 which was the maintenance garage.

20 Granting a D(6) height variance for  
21 Parkside Redevelopment. That was the mixed use  
22 properties which were commercial and residential.

23 Granting amended sign variance for Cooper  
24 Lanning Square Renaissance School Facilities.

25 Granting bulk variances for Sharon Britt

1 for the elevated deck.

2 The bulk variance and use variances for  
3 Jamal Tokley. That was a single-family dwelling, new  
4 construction.

5 The bulk variance for Yreno Cedano. He  
6 had a duplex.

7 And then for November, the bulk and use  
8 variances for ALPHA BETA Camden, LLC and, again, that  
9 was 2752 N. Congress. That was a duplex.

10 Do we have a motion to adopt those  
11 Resolutions?

12 REVEREND MARTINEZ: Motion to accept.

13 MS. ATWOOD: Second.

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

16 CHAIRMAN HAMILTON: Yes.

17 MR. EINGORN: Vice-chairman Hance.

18 VICE-CHAIRMAN HANCE: Yes.

19 MR. EINGORN: Reverend Martinez.

20 REVEREND MARTINEZ: Yes.

21 MR. EINGORN: Ms. Atwood.

22 MS. ATWOOD: Yes.

23 MR. EINGORN: Ms. Merricks.

24 MS. MERRICKS: Yes.

25 MR. EINGORN: Mr. Cooper.

1 MR. COOPER: Yes.

2 MR. EINGORN: And then we need a motion  
3 to approve the Meeting Dates and adopt the Resolution  
4 for 2022. I believe those all have been supplied to  
5 the Board members. Do we have a motion to approve  
6 the dates and adopt the Resolution?

7 CHAIRMAN HAMILTON: I so move.

8 MR. EINGORN: Second?

9 VICE-CHAIRMAN HANCE: Second.

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

12 CHAIRMAN HAMILTON: Yes.

13 MR. EINGORN: Vice-Chairman Hance.

14 VICE-CHAIRMAN HANCE: Yes.

15 MR. EINGORN: Reverend Martinez.

16 REVEREND MARTINEZ: Yes.

17 MR. EINGORN: Ms. Atwood.

18 MS. ATWOOD: Yes.

19 MR. EINGORN: Ms. Merricks.

20 MS. MERRICKS: Yes.

21 MR. EINGORN: Mr. Cooper.

22 MR. COOPER: Yes.

23 MR. EINGORN: Very good. Then we need a  
24 motion to adjourn.

25 CHAIRMAN HAMILTON: Hold up. I need to

1 ask you a question.

2 MR. EINGORN: Sure.

3 CHAIRMAN HAMILTON: The Zoning Board,  
4 okay, there's no way that we can get a donation, man?  
5 I mean, we're here every month. I've been on here  
6 since 1992.

7 MR. EINGORN: That's something that has  
8 to be discussed with the City of Camden. I don't  
9 know that that's even legally allowed.

10 CHAIRMAN HAMILTON: I know some other  
11 people they get it.

12 MR. EINGORN: I can't speak for the other  
13 towns and I don't know the ability of the City to  
14 even do that. That's something that would have to be  
15 discussed with the --

16 CHAIRMAN HAMILTON: In other words, our  
17 time don't mean nothing?

18 MR. EINGORN: Well, I appreciate your  
19 time, but I'm here just like you are. I don't make  
20 those decisions. I'm just here to give you legal  
21 advice.

22 CHAIRMAN HAMILTON: You don't get paid?

23 MR. EINGORN: Yes, I do get paid, yes.  
24 But that's part of the job.

25 CHAIRMAN HAMILTON: Yeah, wish it was

1 part of our job too.

2 MR. EINGORN: I don't make those rules  
3 unfortunately. Although I don't know if I want to  
4 make those rules either.

5 CHAIRMAN HAMILTON: Who do we have to  
6 see?

7 MR. EINGORN: I guess you could discuss  
8 that with Dr. Williams or City Council.

9 MS. ATWOOD: And the Mayor.

10 MR. EINGORN: I don't make those  
11 decisions and I don't have that kind of pull.

12 CHAIRMAN HAMILTON: Okay. I don't want  
13 to go by myself. The Board, do you guys want to get  
14 paid and get something?

15 MS. ATWOOD: Well, we can draft a letter  
16 and see what they say about it. Okay?

17 MR. COOPER: Every little bit helps.

18 CHAIRMAN HAMILTON: Are you thinking of  
19 drafting a letter?

20 MS. MUHAMMAD: Chairman, we have other  
21 people that's still on that are not apart of the  
22 meeting. That's something you can take up with  
23 either City Council or the Mayor. You could talk to  
24 Dr. Williams. But to my understanding at the time of  
25 appointment, it's very well understood that this is

1 not a paid or donated duty. So we can discuss this  
2 off the record.

3 MS. ATWOOD: Okay.

4 MR. EINGORN: These are generally  
5 volunteer positions.

6 CHAIRMAN HAMILTON: Ain't nobody told me  
7 it was just volunteer.

8 MR. EINGORN: Do we have a motion to  
9 adjourn?

10 VICE-CHAIRMAN HANCE: Motion to adjourn.

11 MS. ATWOOD: Second.

12 MR. EINGORN: All in favor?

13 THE BOARD: Yays.

14 MR. EINGORN: So moved. I'll see  
15 everyone next year.

16 - -

17 (\*\*Meeting concluded at 7:09 p.m.\*\*)

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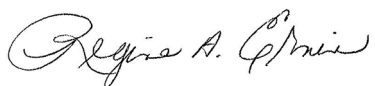
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