

In The Matter Of:
CITY OF CAMDEN
ZONING BOARD

TRANSCRIPT OF MEETING
April 4, 2022

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ZONING BOARD
CITY OF CAMDEN

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Monday, April 4, 2022

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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 :

- DARNELL HANCE, VICE-CHAIRMAN
- HENRIETTA WASHINGTON
- TERESA ATWOOD
- KAREN MERRICKS
- CHARLES COOPER

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

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1 MR. EINGORN: In conformance with the
2 Sunshine Law of the State of New Jersey, notice of
3 this meeting was posted in the Municipal Clerk's on
4 Wednesday, March 30th, 2022.

5 This meeting is being held due to the
6 COVID-19 virus and City Hall being closed, the
7 electronic platform ZOOM. Instructions for accessing
8 this virtually regularly scheduled meeting, were
9 posted and can still be found on the City of Camden's
10 website, www.ci.camden.nj.us. We'll take a roll call
11 of those Board members who are present.

12 MR. EINGORN: I'll take a roll-call vote.
13 Vice-Chairman Hance.

14 VICE-CHAIRMAN HANCE: Here.

15 MR. EINGORN: Ms. Washington.

16 MS. WASHINGTON: Here.

17 MR. EINGORN: Ms. Atwood.

18 MS. ATWOOD: Here.

19 MR. EINGORN: Ms. Merricks.

20 MS. MERRICKS: Here.

21 MR. EINGORN: Mr. Cooper.

22 MR. COOPER: Here.

23 MR. EINGORN: Good evening, everyone.
24 The first order of business is approval of the
25 minutes from March 2022. Do we have a motion?

1 MR. COOPER: Motion to accept.

2 MS. MERRICKS: Second.

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

4 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. Motion passes,
15 5-0.

16 We have three orders of business tonight.
17 First is Maytav Bus Company, 1501 Pine Street. I
18 know Mr. Mody -- is it Mr. Mody that was contacting
19 us on that one? Is there counsel for that matter?

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

21 MR. MODY: And there is counsel and
22 counsel is here.

23 MR. EINGORN: And you guys are ready to
24 proceed tonight?

25 MR. DIDUCH: Yes, we are.

1 MR. MODY: Yes, we are.

2 MR. EINGORN: The second matter is
3 Peachtree Management Company. Mr. Wilson, good
4 evening.

5 MR. WILSON: Good evening. We would ask
6 to be adjourned until next month because there's only
7 five members.

8 MR. EINGORN: And you did hear Evita say
9 that it's possible that next month, we still may only
10 have five members?

11 MR. WILSON: I understand that. We'll
12 deal with that next month if we have to.

13 MR. EINGORN: Okay. So for anybody here
14 tonight for Peachtree Management -- and Mr. Wilson,
15 your client would be willing to waive the tolling of
16 time under the statute?

17 MR. WILSON: For tonight, yes.

18 MR. EINGORN: So Peachtree Management has
19 asked for an adjournment to the next month, the first
20 Monday of the month. This is the only notice that
21 will go out because notice for tonight was proper.
22 If you're here tonight for Peachtree Management
23 Company, 1340 Kaighn Avenue, please note that this
24 will be heard at the next monthly meeting.

25 MR. WILSON: Thank you.

1 MR. EINGORN: The next matter, Hargrove
2 Property V, LLC.

3 MR. BARON: Good evening. This is Jeff
4 Baron. I represent Hargrove. We, like Mr. Wilson,
5 will request that our matter be adjourned and carried
6 at the next Board meeting, at which time, we may
7 request a further adjournment. I heard the Board's
8 secretary's comments and I appreciate that dilemma.

9 I would ask the Board to consider
10 possible special meetings on fixed dates so that we
11 would know that there would be not just a quorum but
12 the seven folks that, by law, we're entitled to have
13 on that application. We've had this issue with the
14 Planning Board which I'm sure is no surprise to
15 anyone. And they have been kind enough to
16 accommodate that request on one occasion.

17 We have a particular problem because this
18 involves a bid with the Camden County Police which is
19 coming up. And if we're not heard by the Board,
20 that'll be a problem. We would prefer to have seven
21 members. So we would request that we would be
22 continued to the next meeting without notice being
23 required and the public being advised that this is
24 their notice for us to be at the next meeting. And
25 as Mr. Wilson said, we'll deal with next month when

1 next month comes.

2 MR. EINGORN: And your clients are
3 willing to waive the tolling of time?

4 MR. BARON: Yes, we're willing to waive
5 the tolling of time or any automatic approval that
6 would result from the delay.

7 MR. EINGORN: Okay. Then pursuant to
8 your request, we'll adjourn this matter to the next
9 monthly meeting. There will be no further notice
10 required as notice for tonight was proper. Anybody
11 who is here tonight appearing for Hargrove Property
12 V, LLC, Southeast Line of Harrison Avenue between
13 17th & 18th Street, that matter will be heard next
14 month.

15 MR. BARON: Thank you, Mr. Eingorn and
16 thank you Board members.

17 MR. EINGORN: Good to see you, Mr. Baron.
18 Have a nice night.

19 MR. BARON: Nice to see you.

20 MR. EINGORN: With that said, let's hear
21 Maytav Bus Company, 1501 Pine Street, Block 1262, Lot
22 17.

23 MR. DIDUCH: Good afternoon, everyone.
24 My name is Kevin Diduch. I'm an attorney with KA Law
25 in Haddonfield, New Jersey presenting the

1 application at least being the moderator for the
2 purposes of this application. It's myself as well as
3 Mr. Samir Mody who is on the line with us as well
4 from Keller Engineers and his team. We also have
5 Jared Keller with us; Mark Remsa who is our
6 professional planner. I believe we also have Daniel
7 McGinnis who is our traffic engineer. And Ryan
8 McDermott.

9 I'll just get right into it.
10 Essentially, we have an application for a use
11 variance before the Board with respect to a property
12 located at 1501 Pine Street in the City of Camden.
13 All the parties have been properly notified within
14 the 200-foot radius. And I think we may even have
15 someone here from that radius who wants to make a
16 comment about the application. May or may not want
17 to. I don't want to speak for them.

18 The purpose of the application is to
19 allow our client, as the applicant, Maytav Bus, to
20 convert a pre-existing building presently located
21 within the City's R-2 Residential District into a bus
22 terminal, a commercial bus terminal. The intent is
23 to renovate the existing building, 2-story building,
24 to be used as an office space and to construct a
25 3-bay bus maintenance garage. A total of 91 parking

1 spaces are proposed, including 54 bus spaces, and 26
2 short bus mini-van spaces and 11 passenger vehicle
3 spaces.

4 For purposes of the testimony tonight,
5 I'm going to ask the solicitor to swear everyone in
6 as they come up, if that's possible so that their
7 testimony is sworn in and on the record. And I
8 believe the first individual we'll have present
9 tonight with the application, will be Mr. Remsa who
10 is our professional planner. He's on a little bit of
11 a tight schedule. So we'd appreciate it if the Board
12 would allow him to go first to talk about the meats
13 and bones. The use variance nature which is the
14 biggest plan in our shopping cart tonight,
15 so-to-speak.

16 So I'm going to turn it over to Mr. Remsa
17 and allow him to introduce himself; ask that he be
18 sworn in; and allow him to testify to address the
19 very extensive but also very professionally well done
20 and appreciated report of Remington & Vernick. So
21 Ms. Moore-Johnson is on call and I just want to say
22 thank you and I appreciate the City's cooperation in
23 allowing us to present tonight and everyone's
24 participation as well. So I'm going to turn it over
25 to Mr. Remsa who is going to be able to give his

1 testimony and I'll put myself on mute.

2 MR. EINGORN: Would you raise your right
3 hand? Dena, do you want to be sworn at the same
4 time?

5 MS. MOORE: Right. That's fine.

6 MR. EINGORN: Very good.

7 - - -

8 DENA MOORE JOHNSON, P.E., C.M.E.; MARK
9 REMSA, P.P., having first been duly sworn/affirmed,
10 was examined and testified as follows:

11 - - -

12 MR. EINGORN: If we can have your name
13 and address for the record?

14 MR. REMSA: Yes. My name is Mark Remsa.
15 Last name spelled R-E-M-S-A. And my address is 10
16 Dewberry Court, Mt. Laurel, New Jersey.

17 I have not had the opportunity to present
18 before this Board before so I think I should share my
19 planning qualifications with the Board.

20 The year 2020 marks my 42nd year in the
21 field of professional planning. I hold a
22 professional planning license in the State of New
23 Jersey as well as a landscape architect's license
24 also in the State of New Jersey. Both my licenses
25 are in good standing. With regard to my educational

1 attainment, I have a Bachelor of Science in
2 environmental planning and design. I have a Master
3 of City and Regional Planning. And I also have a
4 Master of Business Administration with a
5 concentration in finance. All of those degrees are
6 from Rutgers University.

7 I have been accepted in New Jersey
8 Superior Court as a professional planning witness and
9 have appeared before numerous planning boards and
10 zoning boards throughout the State of New Jersey, as
11 well as have served planning boards and zoning boards
12 in the State of New Jersey of which I am currently
13 doing so for four municipalities. Mr. Chairman,
14 those are my credentials.

15 MR. EINGORN: Thank you. The Board is
16 satisfied with your credentials and will accept you
17 as a professional planner. Thank you.

18 MR. REMSA: So the lot that we're talking
19 about tonight is Lot 17 and Block 1262. It's located
20 at the southeastern corner of the intersection of
21 Pine Street and Magnolia Avenue. It's approximately
22 1.88 acres in size. It's irregularly shaped. So the
23 current use is a former industrial use. It consists
24 of a vacant lot with an abandoned two-story brick
25 building with a third-story component on top of it.

1 The site is covered with brush, broken
2 concrete, and asphalt. The current zoning district
3 is the R-2 Residential Zoning District. So for
4 everyone's benefit, I'll take you around the
5 property in terms of what the surrounding land uses
6 are. To the north is a solar voltaic field and it's
7 part of the larger Campbell Soup complex. To the
8 east is a electric power sub-station.

9 To the south is an alley and then there
10 are residential dwellings, as well as a residential
11 dwelling with a commercial use on the corner of Park
12 and Magnolia. And then to the west there's a mix of
13 different things. Also all former vacant industrial
14 properties. Some of them have tractor trailer
15 parking on the vacant lots. And then there's one
16 particular lot that has what appears to be a towing
17 service and vehicle storage.

18 So tonight's proposal we talked about
19 just briefly, it is for a bus operation that
20 basically is a contract bus service that essentially
21 gets dispatched to schools and boards of education,
22 as well as different governmental entities.

23 So the proposal is to renovate that
24 dilapidated two-story brick and concrete building
25 into an office space. It'll have a total of about

1 5,600 square feet and then to construct a 3-bay bus
2 maintenance garage that will have 3,500 square feet.
3 And then have three-access points with driveways from
4 Pine Street and none from the alley or none from
5 Magnolia. So there will be one coming in from the
6 western part of Pine Street. And then there's a
7 ingress and egress from the eastern part of Pine
8 Street. And then in the middle there's the egress
9 from the maintenance bus, Buck's Garage.

10 And we heard that there's parking for the
11 54 buses, 26 short buses or mini-vans, 11 for
12 passenger vehicles. Just so that the Board knows,
13 that when the bus drivers arrive with their personal
14 vehicles what happens is, they pull their vehicle
15 into the space that's now being vacated by the bus.
16 So the good thing is, there's no off-street parking.
17 Everything will be on-site. And so when I did visit
18 the neighborhood, I noticed as you got closer to
19 park, there's a lot of congested parking demand
20 there. So in this case, everything will be
21 off-site -- on-site. Excuse me.

22 And then the surrounding will be an
23 enclosure with a fence, a ten-foot high chain linked
24 fence with two gates. And then there will some
25 landscaping and lighting on the property. Hours of

1 operation, Monday through Friday 6:00 a.m. to
2 6:00 p.m. And as I described to you, there are 80
3 bus drivers, two mechanics and five office workers.
4 So with that, we have sufficient on-site parking for
5 that parking demand. Any waste oil from servicing
6 the fleet of buses, will be stored within the bus
7 maintenance garage. And there is no storage of fuel
8 or tires or anything on the site.

9 So with the planning framework,
10 I always like to provide the Board a planning
11 framework to get an idea of what the basis is for my
12 findings on this use variance. This property has a
13 long history of heavy industrial use going way back
14 to 1906 when there were a number of different
15 industrial users on the property. I gained this
16 information from the Phase 1 study that was prepared
17 for this and I read through it and found that there
18 are a number of different-type chemical companies
19 that operated on this property.

20 And then also that Phase 1 study made a
21 conclusion that an additional study has to be done, a
22 Phase-2 study where testing of potential soil
23 contaminants and things like that. So to me when I
24 see a property that's going to go into a Phase-2
25 study, I generally find that such a site is better

1 suited for a non-residential use, not a residential
2 use. So also I had to look at some of your planning
3 documents and I will get into the Master Plan a
4 little bit later on.

5 But just so the Board knows, there is a
6 Redevelopment Plan that was prepared for Parkside.
7 And that Redevelopment Plan does not include the
8 property we're talking about tonight. So
9 essentially, it's all the properties that are to the
10 south of the subject property and all the former
11 industrial properties and the industrial property on
12 Pine Street, they're outside of that Redevelopment
13 Plan. So that tells me that it's more important to
14 focus on the residential neighborhood in Parkside.

15 Also, I had to take a look at the Traffic
16 Impact Report that was prepared by the applicant's
17 traffic engineer. And when I read through it, I did
18 agree with his findings that this proposed use will
19 not negatively impact the surrounding road network.
20 And you'll hear more about that a little bit later if
21 you have questions about it. When I read through it,
22 that the fact that we have on-site parking for the
23 entire parking demand and the nature of traffic
24 that's generated, will not have a negative impact on
25 the road system.

1 And also, I believe there is a question
2 raised about stormwater management. I'm not a civil
3 engineer. I did review the Stormwater Management
4 Report, however, spoke to Mr. Mody who is the civil
5 engineer for this application. After that, I found
6 that there won't be any substantial negative impact
7 in terms of stormwater runoff from the property. And
8 you will definitely hear more about that from Mr.
9 Mody and he'll go into much greater detail.

10 So there are a number of variances here
11 tonight. As indicated, the primary one is the use
12 variance. And that's the fact that the R-2 zone that
13 this property is located in permits single-family
14 detached homes, semi-detached homes, duplexes,
15 townhouses and a number of other type of municipal
16 type of buildings, parks and playgrounds. So it
17 doesn't permit the bus service facility that's being
18 proposed tonight.

19 And also, there's a maximum impervious
20 coverage variance. The ordinance allows a range.
21 Sixty percent of the property can be covered with
22 impervious surface of driveways, housing and other
23 kinds of surfaces. And it goes all the way up to 80
24 percent for townhouses. So what's being proposed
25 tonight is 88.8 percent of impervious cover. That's

1 definitely a relief to the fact that we need the
2 parking for the various buses that'll be stored on
3 the property.

4 Also, we have an accessory of buildings.
5 That's that bus garage, maintenance garage building
6 in the front yard. The ordinance doesn't allow
7 that. Again, due to the nature of the bus service
8 facility, the garage has to be located in the front
9 yard. There are two front yards, Pine Street and
10 Magnolia and it's very difficult to locate any kind
11 of bus maintenance garage without being in the front
12 yard.

13 And then the maximum height of an
14 accessory building in the R-2 zone which is really
15 geared toward residential uses, is ten feet. The bus
16 maintenance garage is 25 feet high. You also have a
17 a number of design exceptions in your ordinance,
18 Article 29. That's all of the design standards for
19 subdivision and site plans. So under that portion of
20 the ordinance, we have a number of design exceptions
21 because we're varying from the requirements.

22 And so the first one is, the visual
23 impact of parking lots from the street frontage have
24 to be screened. They have to have some landscaping.
25 In this case because of the fact that we're providing

1 the entire site with the parking and the buildings,
2 there's very little space for landscaping, although
3 some landscaping is proposed around the perimeter but
4 not to the extent that it's going to completely
5 screen the parking area.

6 Also, the parking lots are suppose to
7 have islands. This is not a typical parking lot for
8 commercial or office space. This is actually a wide
9 open pavement in order for the buses to maneuver
10 around the property. And also there's a -- if we
11 take a strict interpretation of the ordinance, we
12 have a lack of parking even though we can accommodate
13 the parking demand for all those buses, bus drivers
14 and so forth. But we have looked at that.

15 I looked at the Remington & Vernick
16 report and it said that we needed 15 spaces plus the
17 spaces for the employees in the garage so that would
18 mean a total of 17. Actually when I looked at, I
19 believe it's more like 23 spaces we're suppose to
20 have, and technically we're providing 11 parking
21 spaces for the office workers and for the maintenance
22 garage workers, as well as the few left over for the
23 bus drivers. But remember, the bus drivers are
24 actually going to be parking in the spaces vacated by
25 the buses as they go off and provide their service.

1 There's another design exception in that
2 all the parking areas need to be curbed. In this
3 case, they're not curbed and Mr. Mody can go into
4 much more detail as to why and how the collection of
5 and directing of stormwater and so forth around the
6 property can be accomplished. Also, the minimum
7 driveway separation is 200 feet. In this case, we
8 have the three driveways on Pine but they're unique.
9 There's one that only comes in and then there's one
10 that's controlled out through the garage, the
11 maintenance garage. And then we have at the far east
12 side next to the office building, we have a two-way
13 driveway entrance for the vehicles.

14 So there's another one that talks about
15 suitable landscape buffers. As I indicated, there
16 are some buffers on the property but they're very
17 minimal and they don't meet the letter of the
18 ordinance. And that's due to the fact that the shape
19 and size of the lot is such that it allows for the
20 maximizing of the parking as opposed to providing
21 extensive landscaping.

22 Another one is providing street trees 40
23 feet on center. Actually there are street trees on
24 Pine. That street had an improvement a number of
25 years back. Unfortunately, some of the trees that

1 were planted had died and those trees will have to be
2 replaced as part of this application. That's if
3 they're not in the way of a driveway. And then
4 Magnolia, there aren't any street trees. And that's
5 due to the fact that you already have a sidewalk that
6 runs along Magnolia and it doesn't provide the space
7 for the street trees like it does on Pine.

8 Also, there's a buffer to the residential
9 uses behind us. But fortunately, we have an alleyway
10 that separates this property from the residents to
11 the south and that's why I would recommend that we
12 include some additional landscaping that would grow
13 between the fence line and the alleyway.

14 There's also a requirement for the
15 parking lots to have five percent landscaped.
16 Because of the unique nature of this parking, the
17 buses, we're not going to be able to achieve that
18 five percent requirement. And then there's a final
19 one that talks about landscape islands in the parking
20 lots. It's kind of a carryover from an earlier
21 requirement. And, again, as I said, there aren't any
22 parking islands proposed.

23 So now with the summary of the different
24 variances and the design exceptions, we really have
25 to look now back at the use variance. And so we have

1 to demonstrate to you that we can meet the Positive
2 and Negative Criteria for a use variance. So the
3 Positive Criteria has two parts. First off it starts
4 with, what are the special reasons. So the special
5 reasons are, promoting the intent and purpose of the
6 Municipal Land Use Law. So this proposal actually
7 does promote a number of those in the Municipal Land
8 Use Law. And those are founded at N.J.S.A.
9 40:55.D-2. And I'm going to call out each
10 subsection.

11 So the first one is 'G' and that's to
12 provide sufficient space and appropriate locations
13 for a variety of uses, in this case, a commercial use
14 which is the proposed bus service facility. So
15 providing the bus service facility on the subject
16 property, will provide needed bus service to the
17 schools and governmental entities in the City as well
18 as in the region.

19 The property is a former industrial
20 property that could easily accommodate the proposed
21 bus service which is the office, garage, and parking.

22 It's already a wide open piece of property with a
23 deteriorated office building that will be renovated.
24 And not only that, the proposal will actually clean
25 up the property. If you visited it, you'll see it's

1 overgrown and unfortunately, there's some trash and
2 things that have accumulated along the alleyway and
3 around the perimeter of the property.

4 The next one is 'H' and that's to promote
5 the free-flow of traffic. As I've indicated to you
6 after reviewing the traffic engineer's report, it
7 concludes, and I agree with that it does not
8 negatively impact the road system for the property;
9 as well as it has the ability to accommodate all of
10 the parking demand on-site which means, it won't
11 contribute to the on-street parking demand that's
12 occurring in neighboring Parkside.

13 Also, to promote a desirable visual
14 environment, again, this proposal cleans up the
15 property. It will renovate and improve a very
16 dilapidated and deteriorated former industrial
17 building into a new modern office building. Also,
18 there is a provision in 'J' of the Municipal Land Use
19 Law and that's to prevent urban sprawl and the
20 degradation of the environment through improper use
21 of land.

22 In this case, we have a former a heavy
23 industrial-use property that needs to be cleaned up.
24 And we're reusing another -- a piece of property.
25 We're not going out and cutting down woods or forests

1 or a cornfield and putting this facility in. This is
2 an area that's already served by utilities and the
3 road system. So this certainly prevents urban
4 sprawl. Actually, it's in-fill development that
5 actually will benefit the area.

6 And then given all of those together,
7 I'm going back to Subsection A which says you need to
8 promote the public health, safety, morals and general
9 welfare. So in doing that, with all these other --
10 promoting these other purposes of the Municipal Land
11 Use Law, we will be able to also promote the first
12 purpose and intent of the Municipal Land Use Law.
13 That's the first part of the Positive Criteria.

14 The next one is site suitability. So we
15 must demonstrate that the site is particularly suited
16 for the proposed use. So in this case, the site as
17 we know it today, is covered with a deteriorated
18 building, broken concrete, asphalt and brush. And
19 being that the site is already open and almost
20 entirely paved and it has ample size for the bus
21 parking, this site can easily accommodate the
22 proposed facility.

23 Also, it has adequate frontage along
24 Pine Street because of the unique nature of how we
25 want to get the buses in and out of the property and

1 avoid doing it on Magnolia which leads to Parkside
2 which is the residential area. So it can all be
3 accommodated with substantial frontage on Pine
4 Street. And then furthermore, really the property on
5 its three sides, are surrounded by former industrial
6 or industrial uses and utilities for which the
7 proposed use will fit in and is compatible with
8 those, as well as the ability to have that alleyway
9 that separates it from the residential area. So that
10 concludes the Positive Criteria.

11 Now, we have to look at the Negative
12 Criteria. And there are two prongs of the Negative
13 Criteria and we have to look at the first one. It
14 says: Is there any substantial detriment to the
15 public good? And so we have to look, is there any
16 substantial detriment caused to the surrounding
17 properties by this proposal?

18 So I'm going to start with the properties
19 to the north. And I would say that renovating the
20 existing building, putting in the maintenance garage
21 and paving the property for the bus parking, is
22 compatible with the light industrial uses across Pine
23 Street. And that's the solar voltaic field and the
24 Campbell's Complex.

25 To the east is the power substation which

1 is surrounded with a tall fence and razor wire on the
2 top. And, of course, it's important to protect that
3 because it's an electric power substation. Certainly
4 this proposal will actually block the view of that or
5 continue to block that view. So that's a benefit to
6 the area. But I would certainly say that the
7 proposal is compatible with that power substation.

8 To the south we have the alleyway and
9 then we have the backyards of the residents and then
10 we have the townhomes that are along Park Boulevard
11 there. And then, of course, we've got the mixed use
12 at the corner of Magnolia & Park. And given the fact
13 that we're going to put the landscape buffer along
14 the alleyway and make sure that the lighting does not
15 affect the neighbors that live to the south and
16 have a relatively quiet operation here with the buses
17 just starting in the morning and then leaving for
18 most of the day, it's a quiet parking lot and an
19 office and a maintenance garage where they'll be
20 working on various buses. So I don't see any
21 substantial detriment at all from cleaning up the
22 property and using the property for a bus service
23 facility.

24 And then to the west, this proposal is
25 certainly compatible with the towing service and the

1 storage of vehicles on one of the properties. And
2 then the others are vacant properties that are
3 somewhat overgrown but also have some truck --
4 tractor trailer storage on the properties. This
5 certainly -- this proposal is certainly compatible
6 with those surrounding land uses.

7 So the last prong that we have to look at
8 is, how does this proposal reconcile with the Master
9 Plan. We have to take a look at your Master Plan.
10 And when I researched it, that's a future Camden
11 Master Plan. It does contain a number of land use
12 recommendations. And the most important one is the
13 recommendation that's reflected in your Land Use Plan
14 Map. And interestingly enough, while the zoning of
15 the property is in the R-2 Zone, the property is
16 actually in a light industrial land use designation.

17 So actually the zoning does not quite
18 match up with what the Master Plan recommends for
19 this piece of property. And so I would definitely
20 say that proposing this bus service facility, is
21 certainly in keeping with the proposed light
22 industrial plan land use designation that's in your
23 Master Plan.

24 And then the Master Plan also has some
25 other very good recommendations and goals and

1 objectives. And it talks about economic
2 development. And that is to promote the economic
3 development, promote jobs, and quite frankly taking
4 this unproductive piece of property, putting it back
5 to productivity, bringing all those jobs to the
6 property, as well as Camden City, I would say
7 certainly advances that recommendation within your
8 Master Plan.

9 And so I would say that all of the proofs
10 that are necessary for those bulk variances and
11 design exceptions, they are all subsumed into the use
12 variance because they're all unique to the
13 application. And the same proofs would apply to the
14 use variance would apply to the bulk variances and to
15 the design exceptions.

16 So, in conclusion, Mr. Chairman and Board
17 members, I would say that the use variance, the bulk
18 variances and design exceptions proposed for this bus
19 service facility can be granted. That concludes my
20 planning testimony for this application.

21 MR. DIDUCH: Thank you, Mr. Remsa. I
22 greatly appreciate that. I too have never appeared
23 before this Board. So from a procedural standpoint,
24 would you like to ask Mr. Remsa questions now or
25 would the Board like to move on and conclude the

1 testimony and then ask the questions? We can do it
2 either way.

3 MR. EINGORN: I think it's better to ask
4 the questions now while they're fresh in the Board
5 members' minds. So if the Board members have
6 questions for Mr. Remsa, we should definitely open up
7 to that.

8 MS. MOORE: Excuse me. Kyle, if we can
9 just ask questions about the use first, is it
10 possible to go ahead and just get the use, that vote
11 out of the way and then we can proceed with the
12 actual site plan portion?

13 MR. EINGORN: Yes. I think that's kind
14 of where we've been headed. Mr. Remsa did give a
15 very detailed discussion of that.

16 MS. MOORE: And we do already have the
17 testimony on record regarding the variances and
18 waivers, but I think the Board will have a clearer
19 understanding once we get through the site plan
20 portion with regards to the variances and waivers and
21 why they're being requested. I just wanted to have
22 that clarified. Thank you.

23 MR. EINGORN: Yes, absolutely. Are there
24 questions regarding the use variance request?

25 VICE-CHAIRMAN HANCE: Not at this time,

1 no.

2 MR. EINGORN: I do have a quick
3 question. We kind of glossed over the residential
4 neighborhood to the rear, I guess, we'll call it the
5 rear of the property. Doesn't it face away from the
6 entrance? How far removed is that alleyway you
7 described; what's the depth of that?

8 MR. REMSA: The alleyway, I believe, It
9 think it was about ten feet or so. Let me just so I
10 can speak to you intelligently, let me just pull up
11 what I have here. I'm looking at the -- let me just
12 enlarge it now.

13 MR. EINGORN: Can you tell us what the
14 make up is of that alleyway? Is it paved; is it
15 grass; is it gravel?

16 MR. REMSA: It's mostly a gravel
17 alleyway. Right? So I'm trying to get -- I'm
18 pulling up the survey to see. The alleyway is ten
19 feet wide to the rear of the property lines of the
20 homes that front along Park Boulevard. And then from
21 the property line, it appears that the homes which
22 are very uniformly laid out along Park Boulevard.
23 And when I did my research, many of those homes were
24 built in the 1930s, roughly that period of time. It
25 looks like they are at least 50 feet, if not more,

1 from the property line with the homes fronting along
2 Park Boulevard.

3 If you have roughly 50 feet plus the 10
4 feet, that gives you 60 feet from the property line
5 of the subject property. And then the applicant is
6 proposing a landscape strip of roughly five feet to
7 the fence line. And that's the strip where I would
8 suggest that we put the Conifers, something like an
9 Arborvitae or something that would grow into a
10 nice solid screen along that back property line. And
11 that would provide some sufficient screening to the
12 back of that.

13 And then also the way the lighting is, if
14 I remember correctly, a lot of it is LED-type
15 lighting so you can control where it goes and that
16 there's no spillage and things like that. So the
17 idea here is to control the lighting in a way that it
18 does not impact -- most site lighting is a concern
19 when it has glare. But fortunately with LED lighting
20 we can avoid that. That would be very beneficial
21 to avoid disturbing the residents to the south.

22 MR. EINGORN: Thank you.

23 MR. REMSA: You're welcome.

24 MR. EINGORN: I guess I'm the only one
25 with questions in that regard. Anybody else, Board

1 members have a question?

2 MS. WASHINGTON: This is Ms. Washington.
3 Can you hear me?

4 MR. EINGORN: Yes, ma'am.

5 MS. WASHINGTON: I'm listening to
6 everything that he has said. But me myself, I have
7 to see all of that he was talking about. Because I'm
8 listening to him over the phone and to me that's not
9 telling me nothing. I have to see the area. That's
10 all.

11 MR. EINGORN: Okay. Are there
12 photographs or anything in your package that we can
13 direct Ms. Washington to that she can kind of get an
14 idea what this area is like?

15 MR. REMSA: I would have to defer that to
16 the applicant's attorney and engineer to see if they
17 have anything like that.

18 MR. DIDUCH: Right. Along with the
19 application, our office -- I'm sorry -- Mr. Mody's
20 office did submit site plan drawings as well as all
21 of the reports that we are going to be testifying to
22 tonight as well. Sam will be able to tell us if
23 there were any other photographs provided of the site
24 as a whole and I'll defer to him on that.

25 MR. MODY: Thank you, Kevin. Yes, we did

1 recently prepare five additional packets for the
2 Board. We do have photographs in our project
3 directory that we can share, but they were not
4 included in the original packets. The site plan and
5 the various technical reports were included.

6 MR. EINGORN: Let's with this, Ms.
7 Washington --

8 MS. WASHINGTON: The packages.

9 MR. EINGORN: Ms. Washington, there's a
10 McMann Transportation Engineers and Planners
11 pamphlet. It's dated February 1, 2021 which contains
12 an aerial view on page 7 which kind of gives you --

13 MS. WASHINGTON: What I meant was, Kyle,
14 I need to -- I have no problem driving over in that
15 area and looking at it for myself. That's what I
16 mean. I don't want them showing me nothing on a
17 piece of paper. That won't help me at all. I can
18 drive over there and look around and figure out
19 everything that they just said.

20 MR. DIDUCH: Where are you at, Ms.
21 Washington? I'll get in my car now and take you
22 over.

23 MS. WASHINGTON: No, no. I'm not feeling
24 good. I'm not going out today. But any day like --
25 tomorrow probably I got to go out to the drugstore, I

1 can ride over there and look. I have no problem with
2 that.

3 MS. MUHAMMAD: So, Ms. Washington, just
4 for today's meeting because everybody is up against
5 time and the lack of members that we have, they sat
6 tonight in hopes that, you know, the information that
7 was provided will be reviewed so they can have a fair
8 chance at possibly being approved.

9 So, if possible, could we just rely on
10 the information that was mailed out to the Board
11 members and could you please go to the information
12 that you have and look at any photos that's already
13 been provided so we can get through this meeting
14 instead of having them adjourn so we can get through
15 this?

16 MS. WASHINGTON: I am not going to vote
17 because everybody else is voting. I got my
18 thoughts.

19 MS. MUHAMMAD: I didn't ask you to vote.

20 MS. WASHINGTON: And I can ride over to
21 Pine & Magnolia any time I feel like it. Like
22 I said, I want to see what he's talking about and
23 whatever. People have been in front of the Board
24 before whatever and told me one thing and did
25 another.

1 MS. MUHAMMAD: So what I'm asking you --
2 is that your phone, Ms. Washington? Can you hear me?

3 MS. WASHINGTON: Yeah. What did you say?

4 MS. MUHAMMAD: Listen. I'm not asking
5 you to vote. We didn't even get to that part yet.
6 Nobody has asked that yet. What I'm asking you to do
7 is, review the packets that you have because that's
8 how everybody gets their information is through the
9 packets.

10 MS. WASHINGTON: Yeah, I understand that.
11 But I don't know if I told you before. There's a lot
12 of times that we get the package, and Mr. Hance can
13 tell you the same thing, I drive over and look at
14 these places. I just don't go by what somebody tells
15 me.

16 MS. MUHAMMAD: No. But you mentioned --

17 MS. WASHINGTON: I might look in the
18 package and I might not understand it. But if I ride
19 over to Pine & Magnolia then I can understand what
20 he's saying, oh, yeah, yeah, I can understand it
21 better.

22 MS. MUHAMMAD: I'm just asking you, you
23 mentioned that you needed to have a visual aid. So
24 the pictures give you a visual. If you can just
25 review the photos. If that's not what you're going

1 to do, I think you should make that clear. Kyle, you
2 can take over from here.

3 MR. EINGORN: I think what we're trying
4 to ask you to do, Ms. Washington, is just take a peek
5 of this aerial before you decide you need to drive
6 out there. Because I think once you see what this
7 is, you'll feel a lot better. Across the street is
8 the Campbell's solar panel field. Right?

9 Surrounding this property is a lot of
10 industrial uses. The only residential is like
11 directly behind it. So I think once you see the
12 aerial, you're going to get a much better idea of
13 where this is and what it looks like because it's --

14 MS. WASHINGTON: That is what I'm saying.
15 If I look at it, I can get a better view of what I'm
16 looking at.

17 MR. EINGORN: Right. If you can just do
18 me a favor and just humor me for one second. There's
19 a McMahon Transportation letter/pamphlet that's dated
20 February 1, 2021. And page 7 has an aerial which
21 shows what we're looking at. So you have an idea
22 where we are and what's going on in the area.
23 Because I think this is very helpful. Do you see
24 what I'm looking at or what I'm referring to? Ms.
25 Washington, were you able to locate the photograph?

1 MS. WASHINGTON: I hear you, Kyle.

2 MR. EINGORN: I just didn't know if you
3 were able to see it yet.

4 MS. WASHINGTON: I'm here. I'm still not
5 going to take back what I just said.

6 MR. EINGORN: I'm not asking you to take
7 back what you said or change your mind.

8 MS. WASHINGTON: What is the --

9 MS. ATWOOD: Excuse me, Kyle. Aren't we
10 suppose to go look at these properties before the
11 meeting?

12 MR. EINGORN: I mean -- you're suppose --
13 Yes. If you want to do that, you should look at it
14 before the meeting so that you have an idea of what's
15 going on.

16 MS. WASHINGTON: And that's what I do a
17 lot of times, Kyle. But you know I'm sick and I
18 haven't been feeling well. I haven't been out of the
19 house for one time this month. If I was feeling
20 well, I would have been looking at these places.
21 Like I said, any time there is something close to us
22 that we can look at, I always go look at it before
23 the meeting. And I don't see nothing wrong with
24 that.

25 MR. EINGORN: No. I'm not saying there

1 is. I'm just answering Ms. Atwood's question. I'm
2 not accusing you of anything.

3 MS. MOORE: Excuse me, Kyle.

4 MR. EINGORN: Yes, Dena.

5 MS. MOORE: I don't think anything is
6 changing here. So is there any way that -- we have
7 the testimony on record right now from the planner.
8 That if it's possible that we can just go ahead with
9 the continuance at this point because, you know, I
10 don't see this going anywhere.

11 MR. DIDUCH: As the applicant's attorney,
12 I just want to say, we want to be respectful of every
13 Board member's opinion, time and consideration what
14 they feel is necessary and appropriate to make a good
15 and educated decision. Certainly would have liked to
16 have heard Ms. Washington's opinion probably about a
17 half hour ago, but that's okay. Here we are. We
18 would ask respectfully for the opportunity to
19 continue -- continuance to next month's meeting, if
20 necessary, if Ms. Washington is not willing to, based
21 on her opinion of the project, make a judgement call
22 and issue a vote tonight.

23 I would ask for the Board's permission to
24 maintain the record of what's been testified to, to
25 expediate matters and also ask Ms. Evita's permission

1 although her schedule next month is probably just as
2 jam-packed if we could perhaps be placed earlier on
3 the list and avoid some of the redundancies of having
4 to repeat our whole presentation again.

5 If we can just kind of get everybody on
6 this time and go even if we want to have Mr. Mody and
7 Mr. McGinnis present tonight and then just as a
8 contingency, allow Ms. Washington and the rest of the
9 Board whatever time they need prior to next month's
10 meeting. I'm just throwing that out there.

11 MS. WASHINGTON: No, I wouldn't state
12 that, you know, you had to repeat everything that you
13 said. I just said that I would like to see the area.
14 That's all.

15 MR. EINGORN: Yes. So don't why --
16 Evita, can we put this first on the agenda for next
17 month and we'll reserve for any questions for Ms.
18 Washington? And then we can either meet -- we'll
19 open to the public and lead it to a vote? And if
20 it's yay then we'll move forward with site plan. If
21 it's nay then we retire for the next one?

22 MS. MOORE: Well, did we -- are we going
23 to put the site plan information on record the next
24 time? Is that where we'll start just where we left
25 off here with the use variance vote?

1 MR. EINGORN: Yes. Because I don't want
2 to waste everyone's time and put in all that
3 testimony if there's a possibility this is going to
4 get denied at the use stage.

5 MS. MOORE: That's fine.

6 MR. EINGORN: Is that suitable for you?

7 MS. MOORE: That's fine for me.

8 MR. EINGORN: Okay. Great.

9 MS. MOORE: Thank you.

10 VICE-CHAIRMAN HANCE: And I will pick up
11 Ms. Washington and take her over to the site.

12 MR. EINGORN: Thank you. All right. So
13 this matter is going to be adjourned to the next
14 monthly meeting. We've already started this
15 application. Notice has been proper and its been
16 properly vetted, so there will no further notice
17 required by the applicant. If you're here tonight,
18 please appear again at the next monthly meeting. And
19 that will conclude that application just for
20 tonight. We will see you next month. We appreciate
21 your patience.

22 MR. DIDUCH: Mr. Eingorn, just to
23 confirm. Does Mr. Remsa need to be available for the
24 next hearing as well? Because his testimony is
25 concluded and I believe the question and answer is

1 concluded additionally.

2 MR. EINGORN: Right. My concern is, if
3 he doesn't come and then somebody from the public has
4 something you want to address with your planner, I'll
5 leave that up to you.

6 MR. DIDUCH: Fair enough.

7 MR. EINGORN: That's the risk you take.

8 MR. DIDUCH: We've taken so many steps so
9 far.

10 MR. EINGORN: I know.

11 MR. DIDUCH: Hopefully Ms. Moore-Johnson
12 can attest to this. To do it the right way, so we
13 take this obligation to the City very seriously. We
14 understand and recognize and appreciate it's
15 important to do it in a way that's comfortable for
16 everybody. So we don't have a problem bringing in
17 Mr. Remsa back, if necessary. It's understood.

18 MR. EINGORN: We have a couple final
19 things for tonight. First something that I should
20 have mentioned earlier. If anybody here tonight is
21 for 414 Pine Street, Camden regarding the furniture
22 and mattress use, please note that the notice for
23 that was deficient. You need to re-notice or the
24 applicant needs to re-notice that before we can hear
25 it because notice was deficient. The Board does not

1 have jurisdiction to hear this application.

2 UNIDENTIFIED SPEAKER: I'm sorry. I just
3 wanted to say something.

4 MR. EINGORN: Before we get your name,
5 can you just raise your right hand?

6 - - -

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

10 - - -

11 MS. GUL: 135 Bergen Court, Copiague, New
12 York 11726.

13 414 Pine Street is not our address. It's
14 418. I just wanted to clear that first. I'm not
15 sure if this letter is addressed to me or not. And
16 another thing was, it said that a mattress and
17 furniture was outside. But that property is totally
18 vacant. If you look at our profile, there shows two
19 dumpsters that we did get to the property. So we're
20 just throwing out junk. There's really no one living
21 there so I'm not sure where the furniture and
22 mattress. Maybe the neighbor. I did get a call
23 saying that a new neighbor was moving in. But I just
24 wanted to state that.

25 MR. EINGORN: Okay. So you're not the

1 applicant. You are just from the public and you
2 wanted to chime in on this? Did you get a letter or
3 something in the mail?

4 MS. GUL: Yes, I got a letter.

5 MR. EINGORN: Got it. Got it. Okay.
6 Their notice was deficient so they're not going to be
7 heard tonight. They're going to have to re-notice
8 and publish and all that in order to be heard by the
9 Board.

10 MS. GUL: Okay. Even though that it's
11 the wrong address, come back whenever I get a letter?

12 MR. EINGORN: Right. So you're being
13 noticed because you're on the 200-foot list. You're
14 within 200 feet of the property.

15 MS. GUL: Okay. Got it.

16 MR. EINGORN: You don't have to show up
17 if you don't want to. You're invited to.

18 MS. GUL: Okay. I'm sorry. I assumed
19 that the letter was towards us but wrong address. It
20 was just a misunderstanding. I really wasn't sure
21 what was going on.

22 MR. EINGORN: Okay. No worries. So if
23 you want to come back when you get re-noticed, you're
24 welcome; if not, stay home. Whatever best suits your
25 needs.

1 The last matter for tonight would be the
2 Adoption of Resolutions. There's three.

3 Luz DeJesus, 602 Line Street.

4 There's the Interpretation for Catalyst
5 Investment Partners.

6 And then there's the Amended Resolution.
7 This is for William Hargrove. This was an
8 Interpretation that was previously granted. It
9 turned out that there was a typographical error in
10 the prior Resolution. And so we would ask tonight
11 that you vote to adopt an Amended Resolution to
12 correct the typographical error. I can't take credit
13 for the typo but it was my prior firm so we'll put
14 that on the record.

15 That said, do we have a motion to adopt
16 the three Resolutions?

17 MR. COOPER: Kyle, what was the
18 typographical error on --

19 MR. EINGORN: Mr. Cooper, I can't hear
20 you.

21 MR. COOPER: What was the typographical
22 error that you're talking about?

23 MS. MUHAMMAD: The lot.

24 MR. EINGORN: It was the lot.

25 MS. MUHAMMAD: The block or the lot; one

1 of those.

2 MR. COOPER: Okay.

3 MR. EINGORN: Do we have a motion?

4 MR. COOPER: Motion to accept.

5 MS. MERRICKS: Second.

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

7 Vice- Chairman Hance.

8 VICE-CHAIRMAN HANCE: Yes.

9 MR. EINGORN: Ms. Washington. She's
10 muted. Ms. Atwood.

11 MS. ATWOOD: Yes.

12 MR. EINGORN: Ms. Merricks.

13 MS. MERRICKS: Yes.

14 MR. EINGORN: Mr. Cooper.

15 MR. COOPER: Yes.

16 MR. EINGORN: Did we lose Ms. Washington?

17 MS. MUHAMMAD: She's muted. She probably
18 can hear. Is her vote needed?

19 MR. EINGORN: I guess it's not
20 technically needed but it would be nice to have it
21 for the record since she's here.

22 MS. MHUMMAND: If she can hear you, she
23 has to unmute her phone. There's nothing I can do on
24 my end.

25 MR. EINGORN: Having four votes of five

1 in favor of the motion to adopt the Resolutions, the
2 motion passes. The last thing we have is a motion to
3 adjourn.

4 MS. MERRICKS: Motion to adjourn.

5 VICE-CHAIRMAN HANCE: Second.

6 MR. EINGORN: All in favor?

7 THE BOARD: Yays.

8 MR. EINGORN: So moved. We will see you
9 all next month. It was nice seeing you all.

10 - - -

11 (*Meeting concluded at 6:45 p.m.*)

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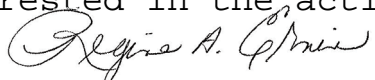
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2
3
4 I HEREBY CERTIFY that I am a Certified Court
5 Reporter and Notary Public.

6 I FURTHER CERTIFY that the witness was sworn
7 to testify to the truth.

8 I FURTHER CERTIFY that the foregoing is, to
9 the best of my ability, a true and accurate
10 transcript of the testimony taken stenographically by
11 me at the time, place, and date hereinbefore set
12 forth.

13 I FURTHER CERTIFY that I am neither a relative,
14 employee, attorney or counsel to any of the
15 parties to the action, nor a relative or employee of
16 such attorney or counsel and that I am not
17 financially interested in the action.

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