

In The Matter Of:
CITY OF CAMDEN
ZONING BOARD

TRANSCRIPT OF MEETING
May 2, 2022

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ZONING BOARD
CITY OF CAMDEN

- - - -

Monday, May 2, 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 5:37 p.m.

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

- DARRYL HANCE, CHAIRMAN
- CHARLES COOPER, VICE-CHAIRMAN
- ISAIAS MARTINEZ
- HENRIETTA WASHINGTON
- TERESA ATWOOD
- MARITZA ALSTON

- - - -

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: Good evening ladies and
2 gentlemen. Welcome to the Camden City Zoning Board
3 meeting. In conformance with the Sunshine Law of New
4 Jersey, notice of the meeting was posted in the
5 Municipal Clerk's Office on April 26, 2022.

6 The meeting is scheduled tonight at 5:30
7 and now it's 5:37. Because the City of Camden
8 remains under a Declaration of Health emergency
9 related to COVID-19, City Hall remains closed,
10 therefore, this regularly scheduled meeting is being
11 conducted as a virtual meeting via the remote
12 conferencing platform ZOOM. Instructions to access
13 this virtual regularly scheduled meeting were post on
14 the City of Camden's website at www.ci.camden.nj.us.
15 We will take a-roll call.

16 MR. EINGORN: I'll take a roll-call vote.
17 Darnell Hance.

18 VICE-CHAIRMAN HANCE: Here.

19 MR. EINGORN: Charles Cooper.

20 MR. COOPER: Here.

21 MR. EINGORN: Reverend Martinez. I see
22 Reverend Martinez but he's muted.

23 REVEREND MARTINEZ: Can you hear me?

24 MR. EINGORN: Yes, sir.

25 REVEREND MARTINEZ: Okay.

1 MR. EINGORN: Henrietta Washington

2 MS. WASHINGTON: Here.

3 MR. EINGORN: Good evening. Teresa
4 Atwood.

5 MS. ATWOOD: Here.

6 MR. EINGORN: Karen Merricks. Is there a
7 response from Ms. Merricks?

8 MS. ATWOOD: She's in the hospital.

9 MR. EINGORN: I guess I'll mark her
10 absent. I hope she feels better fast.

11 MR. EINGORN: And Maritza Alston.

12 MS. ALSTON: Present.

13 MR. EINGORN: Very good. And welcome to
14 Ms. Alston. She's our new member tonight.

15 UNIDENTIFIED SPEAKER: Did you say Diaz?

16 MR. EINGORN: No. Hang tight. We
17 haven't called the list yet.

18 The first order of business tonight will
19 be little bit or Reorganization. Chairman Hamilton
20 was not reappointed and, therefore, we need an
21 appointment of a temporary chair. I would note that
22 Vice-Chairman Hance will be an appropriate
23 appointment at this time. Do we have a
24 nomination?

25 MS. ATWOOD: I nominate Mr. Hance.

1 MS. WASHINGTON: I second.

2 MR. EINGORN: And then a roll-call vote
3 to temporarily appoint Vice-Chairman Hance as
4 Chairman.

5 MR. EINGORN: We'll take a roll call.
6 Mr. Cooper.

7 MR. COOPER: Yes.

8 MR. EINGORN: Reverend Martinez.

9 REVEREND MARTINEZ: Yes.

10 MR. EINGORN: Ms. Washington.

11 MS. WASHINGTON: Yes.

12 MR. EINGORN: Ms. Atwood.

13 MS. ATWOOD: Yes.

14 MR. EINGORN: Ms. Alston

15 MS. ALSTON: Yes.

16 MR. EINGORN: So moved.

17 If I could solicit a nomination of Mr.
18 Hance as not just temporary chairman but Chairman of
19 the Zoning Board?

20 MR. HANCE: Thank you.

21 MR. COOPER: I so move.

22 MR. EINGORN: And then we'll take a vote
23 on the election of Mr. Hance as Chairman.

24 MR. EINGORN: Mr. Cooper

25 MR. EINGORN: Vice-Chairman Cooper.

1 MR. COOPER: Yes.

2 MR. EINGORN: Reverend Martinez.

3 REVEREND MARTINEZ: Yes.

4 MR. EINGORN: Ms. Washington.

5 MS. WASHINGTON: Yes.

6 MR. EINGORN: Ms. Atwood.

7 MS. ATWOOD: Yes.

8 MR. EINGORN: Ms. Alston.

9 MS. ALSTON: Yes.

10 MR. EINGORN: So moved.

11 And then we need to nominate and elect a
12 Vice-Chairman. I believe at this time it would be
13 appropriate to nominate and elect Mr. Cooper.

14 MS. WASHINGTON: I second.

15 MR. EINGORN: I need a motion first.

16 MS. WASHINGTON: I make a motion that we
17 nominate Mr. Cooper.

18 MS. ATWOOD: Second.

19 MR. EINGORN: I'll take a roll-call vote.
20 Chairman Hance.

21 CHAIRMAN HANCE: Yes.

22 MR. EINGORN: Reverend Martinez.

23 REVEREND MARTINEZ: Yes.

24 MR. EINGORN: Ms. Washington.

25 MS. WASHINGTON: Yes.

1 MR. EINGORN: Ms. Atwood.

2 MS. ATWOOD: Yes.

3 MR. EINGORN: Ms. Alston.

4 MS. ALSTON: Yes.

5 MR. EINGORN: So moved.

6 And then we need a motion to adopt the
7 minutes from March 2022.

8 MR. COOPER: So moved.

9 CHAIRMAN HANCE: Second.

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

12 CHAIRMAN HANCE: Yes.

13 MR. EINGORN: Vice-Chairman Cooper.

14 VICE-CHAIRMAN COOPER: Yes.

15 MR. EINGORN: Reverend Martinez.

16 Reverend Martinez is muted.

17 REVEREND MARTINEZ: Yes.

18 MR. EINGORN: Ms. Washington.

19 MS. WASHINGTON: Yes.

20 MR. EINGORN: Ms. Atwood.

21 MS. ATWOOD: Yes.

22 MR. EINGORN: Ms. Alston.

23 MS. ALSTON: Yes.

24 MR. EINGORN: So moved.

25 All right. We have quite a number of

1 applications tonight before the Board. Some of them
2 are -- at least one of them is a continuation from
3 last month. The first matter -- if I announce your
4 matter, let me know you're here and ready to proceed.
5 The first matter is Maytav Bus Company, 1501 Pine
6 Street.

7 MR. DIDUCH: We're ready to proceed.

8 MR. EINGORN: Hargrove Property V, LLC.
9 I see Mr. Baron. He's muted, though.

10 UNIDENTIFIED SPEAKER: MR. Baron and
11 Hargrove is here.

12 MR. EINGORN: Very good.

13 MR. BARON: We're ready. I'm sorry.

14 MR. EINGORN: No worries. Thank you.
15 QOZ Self Storage, LLC.

16 MR. BARANOWSKI: We are present and
17 ready.

18 MR. EINGORN: Thank you, Counsel.
19 Peachtree Management Company?

20 MR. WILSON: We're present and ready.

21 MR. EINGORN: Very good. Good evening,
22 Counsel.

23 Capital Systems Property Management, 1146
24 Kaighn Avenue.

25 MR. WILSON: Capital Systems is here and

1 ready. For Peachtree, will you have seven members
2 because that's a use variance?

3 MR. EINGORN: We have six members
4 tonight. We would not proceed with only six -- my
5 instructions are seven members or ask for an
6 adjournment.

7 MR. EINGORN: As you know, we can't ever
8 guarantee that we'll have a full Board but if the
9 applicant is willing to waive the tolling of time,
10 we'll agree to the adjournment for Peachtree.

11 MR. WILSON: No, they're not willing to
12 waive. They demand a full Board.

13 MR. EINGORN: Well, Ms. Merricks is in
14 the hospital so I can't give you somebody who can't
15 be here.

16 VICE-CHAIRMAN COOPER: So they want to
17 adjourn?

18 MR. WILSON: Yes.

19 MR. EINGORN: Evita, do we know how many
20 days this one has been on?

21 MS. MUHAMMAD: Do we know how many
22 what?

23 MR. EINGORN: How many days has this one
24 has been incomplete and on the agenda?

25 MS. MUHAMMAD: How many months?

1 MR. EINGORN: Yes.

2 MS. MUHAMMAD: I'm not sure.

3 MS. MOORE: Kyle. I'm sorry, Evita. I
4 prepared the letter for the March -- initially for
5 the March Zoning Board meeting. And from what the
6 applicant said, there seem to have been an issue of
7 them coming online in March. And then we went to
8 April and now we're at May and it seems as though
9 they're asking for a June at this point.

10 MR. WILSON: In March we would not count
11 that because there was an electronic problem either
12 the Board's transmission didn't get to me, or there
13 was some other problem. We were not able to log on
14 in March.

15 MS. MUHAMMAD: In March -- every month
16 the agenda and the Zoom information is uploaded to
17 the City's website. So it's accessible even if I
18 don't give it out. It's on the website. And we had
19 a full meeting in March with everybody present.

20 MR. EINGORN: Plus you're never
21 guaranteed a full membership of the Board of who is
22 going to appear. It's just how it is. I would ask
23 that the applicant either proceed tonight or agree to
24 waiver the tolling of time.

25 MR. WILSON: While you're going through

1 the rest of the list, I will discuss that with them.

2 MR. EINGORN: Thank you.

3 The next matter, Keystone Outdoor
4 Advertising, 1700 Admiral Wilson Blvd.

5 MR. BRAUN: Good evening. This is
6 Kristopher Berr here for Keystone. We are here and
7 ready to proceed.

8 MR. EINGORN: Good evening, Counsel.

9 I'm going to butcher your name and
10 apologize. Dajua Fussell, 1573 Mt. Ephraim Avenue.

11 MS. FUSSELL: Dajua Fussel, present and
12 ready.

13 MR. EINGORN: Thank you.

14 Lorenzo Hernandez, 506 to 510 North 27th,
15 Street.

16 MS. PERALTA: Present and ready.

17 MR. EINGORN: We're waiting to hear from
18 Mr. Wilson. And while he figures out what's going on
19 there, we'll recall Maytav Bus Company, 1501 Pine
20 Street. This is a continued meeting from
21 last month. Counsel, if you're ready to proceed.

22 MR. DIDUCH: Certainly. I appreciate
23 that and we'll get the show on the road.

24 Good evening Ladies And gentlemen of the
25 Board. My name is Kevin DiDuch. I'm the owner and

1 principal attorney of KD Law and the applicant is
2 present and owner of 1501 Pine Street in Camden.
3 If you recall, we met last month virtually and
4 presented a large portion of our application
5 primarily around the testimony of Mr. Mark Remsa who
6 is our professional planner.

7 The Board has been provided with copies
8 of our application and plans. We also have Mr.
9 Daniel McGinnis who is our traffic engineer. And Mr.
10 Samir Mody is able to present and willing to present
11 on the plans of stormwater management for this
12 project. And Mr. Remsa is also available to address
13 any questions that the Board may have with respect to
14 his testimony from last month.

15 Mr. Solicitor, I'm sure of your
16 preferences for us to repeat the whole kit and
17 caboodle. Mr. Remsa gave a beautiful speech last
18 time. And I would hate for him to have to repeat
19 that but I'm sure -- Mr. Cooper is shaking his head.
20 I take it it's already ingrained in his mind and I
21 don't want to have to repeat it here. So we'll just
22 move on with the rest of the show.

23 MR. EINGORN: The only issue is that we
24 do have members that didn't hear it and may not have
25 had access due to their newness to the Board to the

1 minutes prior. And so maybe we can at least get some
2 sort of brief recitation of the facts and the showing
3 of where the property is just so that we can get our
4 new member up to speed. I don't mean to belabor this
5 application and you guys --

6 MR. DIDUCH: No.

7 MR. EINGORN: I want to make sure that
8 we've complied with all statutory requirements so
9 that you can obtain a vote in either direction that
10 is sustainable at law. So in order to cover those
11 basis, I would just at least ask that we can bring
12 the Board up to speed as to what, you know -- a brief
13 synopsis and an idea of where we are; where the
14 property is.

15 MR. DIDUCH: Certainly. Certainly. So
16 this property is located on the southwestern corner
17 of the intersection of Pine Street and Magnolia
18 Avenue in the City of Camden. It's approximately 1.8
19 acres in size. It's located and identified on the
20 tax map of the City of Camden as Block 1262, Lot 17.
21 The property address is 1501 Pine Street in the City
22 of Camden. It's currently zoned in the City's R-2
23 residential district.

24 And tonight's application is based upon a
25 request for a use variance to allow for Maytav Bus to

1 convert the facility into a commercial busing
2 terminal that will include three individualized --
3 the word is escaping me and I apologize for that --
4 three individual carports per se for which the
5 facility will be used for commercial busing.

6 I do have Mr. Remsa here. He's available
7 if the Board would like to hear some of his
8 additional testimony. But I do believe that
9 summarizes where this property is located.

10 MR. EINGORN: So if the Board will
11 recall, the applicant is looking to establish a new
12 busing facility at the property. This property is
13 located in the R-2 Residential Zoning District where
14 this is not a permitted use. And so the applicant is
15 seeking right now -- I believe we were still at the
16 use variance portion of this application -- a use
17 variance to allow the applicant to use this property
18 for a use that is not permitted in the zone.

19 MS. MOORE: Excuse me. Can I just get
20 sworn in?

21 MR. EINGORN: Of course.

22 - - -

23 DENA MOORE JOHNSON, P.E., C.M.E., having
24 first been duly sworn/affirmed, was examined and
25 testified as follows:

1 that. But I can give you a quick synopsis while he's
2 pulling that up.

3 MR. EINGORN: That would be great.

4 MS. MOORE: Yes, please.

5 MR. REMSA: So for all the Board members'
6 benefit, this is located on the edge of a residential
7 zone and an industrial zone. So to the north is the
8 Campbell Soup complex with a solar voltaic field
9 where they have the solar field generating
10 electricity. To the east is an electric power
11 substation. To the south is a residential
12 development. And to the west is a former industrial
13 property that's vacant and that's occupied with
14 tractor trailers and things of that nature.

15 And we heard the proposal so in essence,
16 this promotes a number of Municipal Land Use
17 Law purposes and it -- just very quickly, what it
18 does is, it improves the visual quality of the site.
19 It cleans up a blighted piece of property. It
20 provides sufficient space for this bus use. And just
21 be clear, the bus use is, is for like school buses.
22 This is to serve Boards of Education and local
23 government. There we go. So thank you, Sam.

24 So you can see the property in the gray
25 area. And then you can see to the south, some of the

1 rowhomes that are developed many years ago.

2 MR. MODY: I was trying to expand it for
3 everybody. I think I lost it. There we go.

4 MR. REMSA: There we go. That's perfect.
5 And you can see to the south where you have like it's
6 an arching curve. That's where the rowhomes are. To
7 the east where the north arrow is, that's where the
8 power substation is. Across Pine Street, that's
9 where the Campbell Soup complex is. And then you can
10 see to the west, opposite Magnolia, you've got what
11 looks to me, a towing service that stores vehicles
12 sort of where the arrow is right now. And then up
13 toward the intersection is an empty lot. And that's
14 where there's tractor trailers and things like that
15 being stored.

16 There's an existing building located in
17 the northeast corner. And that's going to be
18 rehabilitated and redeveloped for the office
19 purposes. And then now you can see in the center,
20 that's where the maintenance facility will be where
21 the mechanics would be located. And then
22 surrounding the property inside between the garage
23 building and the existing building, that's where
24 there will be some parking for the office workers and
25 the mechanics. And then the rest of that you could

1 see parking for the buses.

2 And as a bus leaves, we bring an employee
3 in and they park in the same spot where the bus was.
4 So that employee will be in the bus throughout the
5 course of the day picking up the children and
6 delivering the children until they come back in the
7 afternoon. And then they just swap out. The
8 employee's car is driven out and then the bus is
9 located in there. So the good thing here is, there
10 is no pressure on the on-street parking. And when I
11 visited the neighborhood, I could see that there was
12 a lot of on-street parking especially in the
13 residential area. So this proposal is avoiding any
14 kind of pressure on the need for on-street parking.

15 MR. EINGORN: My recollection if you
16 could just confirm from the last meeting is that the
17 alleyway between the residential neighborhood and the
18 subject property, is about ten feet wide and that
19 there would be approximately 50 feet from that point
20 to the back of the home; is that still correct?

21 MR. REMSA: That is correct, sir. You've
22 remembered perfectly. And there is going to be some
23 landscaping there. Also, I would recommend some kind
24 of screening that can be hung on the fence. Very
25 similar to what is on the substation. It helps block

1 any view from the residential homes into the site.
2 And so that way, we would have an enhanced screen so
3 it would not be obtrusive to the residents to the
4 south.

5 VICE-CHAIRMAN COOPER: So do any of these
6 residents park in the back of their house where it
7 would be a problem for them to get out?

8 MR. REMSA: No. There's no cars parking
9 in the alleyway. All the cars are parked on the
10 public streets on the sides and out front. So really
11 the alleyway was a service alleyway, probably when
12 they designed and built that back in the 1930's.
13 That's how probably trash was picked up and things
14 like that. There are no vehicles using that alleyway
15 in the back.

16 MR. EINGORN: I appreciate the recap. I
17 think last time we were at the portion where the
18 Board was asking any questions before we opened to
19 the public on the use variance portion of this
20 application. So if there are any questions or any
21 need for clarification from the Board members at this
22 time, now is the time to ask. If we could maybe
23 discontinue the screen sharing, that might be
24 helpful.

25 MR. REMSA: Sam, can you deactivate the

1 screen share? There we go. Thank you.

2 VICE-CHAIRMAN COOPER: On that back side
3 by those homes, it looks like you're planting trees
4 or something along that fence line. Is that trees or
5 what I'm looking at there?

6 MR. REMSA: Yes. The proposal from what
7 I'm looking at, it's going to be, the narrow-growing
8 evergreen-type of trees.

9 MR. EINGORN: Are there any other
10 questions from the Board; need for clarification?
11 I'm not seeing any. So at this time, why don't we
12 open to the public. As it relates to the use
13 variance portion of this application, is there
14 anybody in the public that would like to be hear for
15 or against this application? I'm not hearing or
16 seeing anybody in the public. So at this time, we'll
17 close the public portion.

18 Now is the time for the Board to discuss
19 the Positive and Negative Criterias related to use
20 variance applications. As the Board will recall, the
21 applicant has the burden of demonstrating "Special
22 Reasons" for granting of the variance. And as well
23 as the Negative Criteria where the applicant must
24 demonstrate that the requested relief does not impair
25 the intent and purpose of the Zone Plan and the

1 Ordinance. And after we hear discussion, we can
2 entertain a vote as to the use variance portion, at
3 which time the applicant can bring forward its site
4 plan application, if applicable.

5 VICE-CHAIRMAN COOPER: I think this is a
6 positive in that area. They're going to clean up
7 some of the blight back there and utilize some of the
8 abandoned buildings that's on that property. I think
9 it's a good thing. Across the street there is a
10 solar field. I don't think it's a detriment to the
11 community in any way.

12 CHAIRMAN HANCE: How many buses will be
13 parked in that lot?

14 MR. MODY: It will be 54 full-sized
15 buses, 24 minivans/short buses, and 11 vehicles.

16 MS. MOORE: Sam, is the number for the 40
17 short bus, minivan buses, is that 24 due to a
18 reconfiguration?

19 MR. MODY: That's from the
20 reconfiguration and removal of the two tantum spots
21 that were shown on the original plan. Those are new
22 numbers.

23 MS. MOORE: Thank you.

24 MR. MODY: Sure.

25 CHAIRMAN HANCE: So it's going to be 89

1 buses?

2 MR. MODY: The 89 total vehicles that
3 includes 11 cars. So the buses would be 54 and 24.
4 Fifty-four of the long buses which are 40 -- the
5 spaces are 40 by 13. Forty long by 13 wide.

6 CHAIRMAN HANCE: Would there be a --
7 (Inaudible; screen is freezing.)

8 MR. MODY: I'm sorry, sir. I didn't hear
9 you.

10 CHAIRMAN HANCE: Would there be some type
11 of 6-foot fence put in there so the neighbors
12 wouldn't see the buses in there?

13 MR. MODY: I don't know.

14 MR. EINGORN: I don't mean to cut off the
15 questioning. We're kind of dipping into the site
16 plan portion of this which Dena is going to address
17 possibly shortly.

18 MR. REMSA: So very quickly. There will
19 be some landscaping and then on the fence, there can
20 be like a fabric that's attached very similar to
21 what's on the neighboring property. So that would
22 help screen out the buses from the residents.

23 MR. EINGORN: And to the extent we get
24 the site plan, the Board can condition as it needs to
25 related to buffering the residential area. But right

1 now we're trying to focus on the use variance
2 portion.

3 MS. MOORE: And I just wanted to add, I
4 know we're doing the use. It's a 10-foot tall fence.

5 CHAIRMAN HANCE: Thank you.

6 MR. EINGORN: Are there any additional
7 discussion or a motion?

8 VICE-CHAIRMAN COOPER: I move to accept.

9 MR. EINGORN: So a motion to grant the
10 applicant a use variance subject to site plan
11 approval.

12 MS. ATWOOD: Second.

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

15 CHAIRMAN HANCE: Yes.

16 MR. EINGORN: Vice-Chairman Cooper.

17 VICE-CHAIRMAN COOPER: Yes.

18 MR. EINGORN: Reverend Martinez.

19 REVEREND MARTINEZ: Yes.

20 MR. EINGORN: Ms. Washington. Ms.
21 Washington, you're muted.

22 MS. WASHINGTON: Yes.

23 MR. EINGORN: Ms. Atwood.

24 MS. ATWOOD: Yes.

25 MR. EINGORN: Ms. Alston.

1 MS. ALSTON: Yes.

2 MR. EINGORN: Now, we're just waiting for
3 Ms. Washington. I see her phone up. It looks like
4 she's muted. We're going to chalk her up to
5 technical difficulties. Having five votes in favor,
6 that motion passes for granting of the use variance
7 application portion of this application. So how
8 about we --

9 MR. WILLSON: Kyle, Peachtree will
10 proceed.

11 MR. EINGORN: Will proceed. Thank you,
12 Mr. Wilson.

13 MS. MOORE: I can jump right into the
14 letter since we heard quite a bit of testimony
15 already. So I'll proceed with the letter. Okay?

16 MR. EINGORN: Okay.

17 MS. MOORE: And I've spoken to the
18 applicant about the project and our review so I am
19 aware of some of their responses but I just need to
20 get some of it on record. And I will go through the
21 letter as quickly as possible.

22 MR. EINGORN: If that works for Chairman
23 and the Board, I'm fine with that.

24 VICE-CHAIRMAN COOPER: Yes.

25 MS. MOORE: Mr. Chairman, I'm referring

1 to Remington & Vernick's letter dated March 2, 2022.

2 MR. EINGORN: That's this letter here for
3 the Board's --

4 MS. MOORE: Do I need to wait?

5 VICE-CHAIRMAN COOPER: Yeah. Give me one
6 second, please.

7 MR. EINGORN: Just so the Board can
8 follow up.

9 MS. MOORE: That's fine.

10 MR. MODY: Dena, would you like me sworn
11 in first?

12 MS. MOORE: Oh, yes. Sorry. I guess
13 everyone who would be testifying with your group, if
14 you can get sworn in at once and then state your name
15 individually.

16 MR. EINGORN: That would be great. Does
17 everyone have their right hands raised?

18 - - -

19 SAMIR D. MODY, P.E.; JOSEPH KELLER, P.E.;
20 DANIEL M. MCGINNIS, P.E., PTOE, having first been
21 duly sworn/affirmed, was examined and testified as
22 follows:

23 - - -

24 MR. MODY: Sam Mody, president of Keller
25 Engineers of New Jersey.

1 MR. KELLER: Joe Keller, Keller Engineers
2 in Hollidaysburg, Pennsylvania.

3 MR. MCGINNIS: Daniel McGinnis with
4 McMahon Associates.

5 MS. MOORE: You're fine, Mr. Cooper?

6 VICE-CHAIRMAN COOPER: I'm going to have
7 to take notes. You go ahead.

8 MS. MOORE: All right. I'm looking at
9 our letter dated March 2nd, 2022 starting on page 3.
10 From our area and bulk requirements, I wanted to
11 point out, we have quite a few pre-existing
12 conditions. And then items that a variance would be
13 required and other items are a waiver would be
14 required.

15 So the lot area of -- the maximum lot
16 area, what's required is 8,000 square feet. What's
17 proposed is 79,104 square feet. That's a
18 pre-existing condition. The impervious coverage,
19 required is 60 percent; proposed is 88.77 percent.
20 A variance would be required. The maximum building
21 height is three stories or 35 feet. What's proposed
22 would be three stories and 40.42 feet which is a
23 pre-existing condition.

24 The principal building setback for a
25 front yard from Pine Street is 10 feet. What's

1 proposed is 2.27 feet. That's a pre-existing
2 condition. One side yard, building setback, required
3 is 10 feet. What's proposed is 0.13 feet and that's
4 pre-existing condition. Accessory building setbacks,
5 for the front yard it's prohibited.

6 We are proposing -- the applicant is
7 proposing an accessory building. A variance would be
8 required. The building height for the accessory
9 building, 10 feet is required -- probably maximum
10 building height 10 feet. What's proposed is 25 feet.

11 A variance would be required.

12 The buffers, 25 feet are required. Five
13 feet would be proposed. Waiver required and
14 off-street parking, 15 spaces and spaces for garage
15 employees. Eleven spaces are provided and a variance
16 would be required for that. We'll go through. We'll
17 hear testimony regarding those items later.

18 If a street opening is necessary, this
19 application will be subject to the Street Opening
20 Permit Ordinance of the City. The City Engineer
21 should be contacted concerning the application and
22 fees involved. You acknowledge that statement?

23 MR. MODY: Yes, we do. Electric vehicle
24 charging facilities should be provided in accordance
25 with the Municipal Land Use Law requirements and the

1 DCA Model Ordinance requirements. You will review
2 that make adjustments accordingly?

3 MR. MODY: Yes. Keller engineers will
4 work with Remington & Vernick and the City to
5 establish the proper course of action.

6 MS. MOORE: As we heard from previous
7 testimony, we have a total of 89 parking spaces that
8 are proposed, including 54 bike spaces, 24 of the
9 short bus/minivans spaces and 11 passenger vehicle
10 spaces. Testimony should be provided regarding the
11 number of employees which we received that.

12 Per Section 870-230.F, office space
13 require one parking space for every 300 square feet
14 of floor area. If the three-story building is
15 approximately 4,400 square feet, 15 parking spaces
16 are required and a variance would be necessary. You
17 acknowledge that?

18 MR. MODY: Yes, I do.

19 MS. MOORE: Okay. And if the requested
20 parking variance is granted, the applicant shall then
21 make a cash contribution to the City for each
22 required space not provided per Section 870-230.R.
23 The contribution shall be in an amount equal to the
24 cost of providing the required minimum of parking
25 spaces, to be calculated by the City Engineer. And

1 this evening you're asking for a parking variance for
2 4 parking spaces, correct?

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

4 MS. MOORE: And the contribution, Kyle,
5 did you want to make any statement regarding the
6 contribution for that or no?

7 MR. EINGORN: I don't know what the fee
8 is currently.

9 MS. MOORE: It's approximately
10 \$6,000 per space.

11 MR. EINGORN: Yes, it used to be
12 \$6,000 per space and, I guess, it still is.

13 MS. MOORE: The applicant proposes 2
14 tandem parking spaces, which will block in users.
15 Plans should be revised to eliminate those tandem
16 spaces which I heard they have been, correct?

17 MR. MODY: That is correct.

18 MS. MOORE: Per Section 870-231.A(3) or
19 A3, all parking areas shall be curbed or a variance
20 requested. Are you requesting that variance?

21 MR. MODY: Yes. We're requesting a
22 variance to eliminate the need for curbing in the
23 parking area in order to allow stormwater flow into
24 the landscape areas which will provide added benefits
25 on site.

1 MS. MOORE: Okay. Per Section
2 870-231.B(1)(a), parallel parking spaces must be
3 longer to accommodate the parking maneuvers. The
4 applicant should revise plans with respect to the 9
5 parallel parking spaces.

6 MR. MODY: Yes. And our plans now show
7 20-foot by 11-foot parking dimensions which are added
8 to the site plan for compliance by our architect to
9 your office.

10 MS. MOORE: So you would not require a
11 variance for that item, correct?

12 MR. MODY: No. That is correct.

13 MS. MOORE: Per Section 870 -- I'm trying
14 to get through each item in which you would be
15 requesting a waiver. Anything design-related, we can
16 work through between the two offices. So I will go
17 down to No. 8.

18 In accordance with Section 870-231.B(3),
19 parking spaces that abut a fixed object, such as a
20 wall or a column must be wider. Plans should be
21 revised to widen the 2 parking spaces next to the
22 buildings.

23 MR. MODY: Yes. And we acknowledge that
24 Sheet 3 will be revised to add the parking dimension
25 next to the building is required. The space

1 dimensions are adequate.

2 MS. MOORE: Per Section 870-235.A(3),
3 there shall be adequate provision for ingress and
4 egress to all parking spaces.

5 MR. MODY: Again, with the removal of the
6 two tandem parking spaces that were noted above, the
7 need for a variance to comply with Section
8 870-235.A(3) was eliminated.

9 MS. MOORE: Okay. You'll provide the
10 sight triangles on future plans?

11 MR. MODY: Yes, we will.

12 MS. MOORE: Per Section 870-235.A(10),
13 where access is provided by more than one driveway
14 from the same street, the driveways shall be located
15 at least 200 feet apart. Plans should be revised or
16 a variance requested.

17 MR. MODY: And we are requesting a
18 variance to construct 3 driveways for this project.
19 The direct access from the bus garage to Pine Street
20 is a much better alternative than eliminating the
21 driveway for safety purposes.

22 MS. MOORE: Testimony should be provided
23 as to where loading will take place. It appears that
24 no loading zone is proposed.

25 MR. MODY: And there is no designated

1 loading zone. The hours of operation as previously
2 testified is 6:00 a.m. to 6:00 p.m. And all
3 deliveries will be done by either a van or a small
4 vehicle a few times per week.

5 MS. MOORE: Bicycle parking is required
6 per Section 870-234. Plans should be revised or a
7 waiver requested.

8 MR. MODY: Yes. And we acknowledge this
9 request. One bike rack and details will be added to
10 the site plans. The bike rack will be located next
11 to the maintenance building.

12 MS. MOORE: So I will eliminate that. We
13 have that noted under variance so I will eliminate
14 that. You will add a bicycle parking.

15 The applicant shall replace the concrete
16 curb and sidewalk along the property frontage on each
17 roadway. The existing driveway aprons along Magnolia
18 Avenue must be removed and the depressed curb
19 replaced with vertical curb. You acknowledge those?

20 MR. MODY: Yes, we do.

21 MS. MOORE: And ADA ramps meeting current
22 ADA standards must be installed at the Pine Street
23 and Magnolia Avenue intersection?

24 MR. MODY: Yes. We acknowledge that and
25 we'd like to work with the City and Remington &

1 Vernick to accept.

2 MR. EINGORN: So that the Board is aware,
3 we're not at the top of page 7 of 16.

4 MS. MOORE: Yes.

5 So the stormwater collection and
6 management system, do you have any issues with my
7 review comments here?

8 MR. MODY: No, we do not.

9 MS. MOORE: The grading, do you have any
10 issues with the grading comments? Because I don't
11 have any waivers or variances in these sections.

12 MR. MODY: That's correct. We
13 acknowledge all your comments.

14 MS. MOORE: And you can work with our
15 office if there are any issues.

16 MR. MODY: Yes.

17 MS. MOORE: Same with utilities?

18 MR. MODY: Same with utilities.

19 MS. MOORE: I'll put on record that the
20 project must be approved by both the City Engineer
21 and the City Fire Chief with written verification
22 provided to our office prior to final signatures on
23 the plans.

24 MR. MODY: Yes.

25 MS. MOORE: And I will note above that

1 with Utilities No. 3: All developers and applicants
2 should note that due to a City Ordinance, a Capacity
3 Fee may be applicable to the proposed development.
4 The applicant shall contact the City Engineer for all
5 costs related to the same. You acknowledge?

6 MR. MODY: Acknowledged. Yes.

7 MS. MOORE: And any questions regarding
8 the construction details?

9 MR. MODY: Construction details?

10 MS. MOORE: Yes.

11 MR. MODY: No comments.

12 MS. MOORE: Well, let's go to the
13 Planting Design. That's page 9 of 16? Because here
14 is where we usually have waivers that are requested.
15 I'll go to the first one. Let me go through these.

16 The streetscape along Pine Street, should
17 be should be restored such that any dead street trees
18 would be replaced and new tree planters provided to
19 maintain the pattern on the opposite side of the
20 street. Trees should be specified to accommodate the
21 overhead wires at maturity. Brick and paver
22 resetting may be necessary. Do you acknowledge that?

23 MR. MODY: Yes, we acknowledge that and
24 will quantify the number of dead trees and note them
25 on our site plan.

1 MS. MOORE: Per Section 870-244.(A), a
2 5-foot wide landscaped buffer is required between
3 residential and nonresidential uses. A 5-foot buffer
4 is depicted on the site plan. It is bisected by a
5 chain link fence, which will prohibit the planting of
6 the landscaping shown on Sheet 5. The plans should
7 be revised to move the fence further from the
8 property line.

9 MR. MODY: Yes, that is acknowledged and
10 the landscape will be installed outside the fence.

11 MS. MOORE: Per Section 870-224.B(1)e,
12 the visual impact of large surface parking lots
13 located along street frontages, shall be minimized
14 with landscaping. Additional evergreen landscaping
15 should be provided or a waiver requested.

16 MR. MODY: Yes, we are requesting a
17 waiver for added visibility and safety of the
18 property.

19 MS. MOORE: Okay.

20 MR. MODY: And we'll work with your
21 office and the City Engineer.

22 MS. MOORE: All right. I need to add
23 this one. Sorry about that.

24 Based on the landscape plan, it appears
25 that the two larger striped areas at the south end of

1 the parking lot, will be landscaped. Our office
2 recommends that landscaped islands be provided in
3 accordance with Section 870-224.B(5)(c).

4 MR. MODY: We acknowledge that
5 requirement.

6 MS. MOORE: Per Section 870-244.D, street
7 trees are required along both frontages and shall be
8 spaced every 40 feet. Plans should be revised or a
9 waiver requested.

10 MR. MODY: We're requesting a waiver for
11 that requirement.

12 MS. MOORE: I'm on page 10.

13 Per Section 870-244.E(3)(a), where
14 residential and nonresidential uses abut, a
15 landscaped strip of at least 25 feet is required.
16 Plant material shall be planted in such a fashion
17 that a year-round screen at least 8 feet in height
18 shall be produced within three growing seasons.

19 MR. MODY: We're requesting a waiver for
20 that requirement.

21 MR. EINGORN: This seems to be one of the
22 issues that was raised by the Board previously and
23 they seem to be concerned with: What part of this
24 are you seeking a waiver for, the growing time, the
25 height?

1 MR. MODY: We don't have a problem with
2 the growing period. We're concerned about the strip
3 being at least 25 feet.

4 MR. EINGORN: What strip are you --
5 how -- I'm assuming this is a depth as opposed to a
6 length so what are you proposing, the applicant?

7 MR. MODY: Can we come back to that item?
8 I don't have my notes for that item in front of me.
9 Let me look into that item.

10 MS. MOORE: The width?

11 MR. MODY: I believe it's the width.
12 Because of the size limitations we have there, the
13 existing conditions we have.

14 MS. MOORE: Okay. Because we know that a
15 five-foot buffer is on the site plan.

16 MR. MODY: Correct.

17 MS. MOORE: Did you want to go back to
18 that, Kyle?

19 MR. EINGORN: Can you at least
20 describe -- I think that the previous testimony was
21 that there was going to be some sort of evergreen
22 buffer. So just maybe for the Board's edification,
23 how quickly do you expect that to grow in; how tall
24 do you think the trees will grow? I didn't mean to
25 put you on the spot, but this was something that was

1 raised so I want to make sure it's on the record.

2 MR. MODY: I'm looking at the landscape
3 plan and the shrubbery that's proposed in that area,
4 they vary between two foot and 4-foot in height at
5 planting with the provisions of growing and creating
6 that screening-type barrier there.

7 MS. MOORE: That's what's typically
8 requested in the City. That's the requirement.

9 MR. EINGORN: Thanks.

10 MS. MOORE: Okay.

11 MR. EINGORN: Thanks.

12 MS. MOORE: The next one. Per Section
13 870-244.F.(1), there should be no more than 10
14 parking spaces in a row without a landscape island.
15 A waiver is necessary.

16 MR. MODY: Yes. We are requesting a
17 waiver within the parking perimeter of the landscape
18 island.

19 MS. MOORE: Per Section 870-244.F(2),
20 parking lots exposed to view, shall have a minimum
21 planted buffer of four feet in width on all perimeter
22 areas abutting lot lines or street rights-of-way.
23 This buffer shall include a continuous visual screen
24 which is five feet in height at the time of planting
25 and is 50 percent evergreen plant material.

1 Additional landscaping should be provided or a waiver
2 requested.

3 MR. MODY: And we are requesting a waiver
4 with the installation of the black vinyl clad
5 fencing. Additional evergreen plantings will inhibit
6 the ability to see in the property. And that was
7 something that was important during the last call.
8 For security purposes.

9 MS. MOORE: Per Section 870-244.F(3), at
10 least five percent of the interior parking area shall
11 be landscaped and at least two trees for each 10
12 parking spaces shall be installed within the
13 landscaped islands. Plans should be revised or a
14 waiver requested.

15 MR. MODY: Yes, we are requesting a
16 waiver. We're trying to maximize the operation for
17 the bus company and our landscaping is proposed
18 around the perimeter of this site. Not within the
19 site.

20 MS. MOORE: Not within the interior?

21 MR. MODY: Interior. Yes.

22 MS. MOORE: Per Section 870-244.F(4),
23 curb islands with the minimum radius of three feet
24 shall be located at the end of each parking row and
25 at an interval of every 10 spaces. These islands

1 should contain one shade tree, minimum three inches
2 in caliper and 14 feet to 16 feet in height, and
3 shrubs not to exceed 24 inches in heights. Plans
4 should be revised or a waiver requested.

5 MR. MODY: We are requesting a waiver
6 for this requirement.

7 MS. MOORE: And the reasoning for this
8 too?

9 MR. MODY: Again, within the perimeter of
10 the site, we're trying to eliminate any landscaping
11 and maximize the operations of the bus company.

12 MS. MOORE: Okay.

13 Now, noting that most of the landscaping
14 would be involved with our waivers, I have noted in
15 the back, a landscaping buffer Section 87-244.A. But
16 your testimony, you would not need a landscape buffer
17 from what's depicted on the site plan, the five-foot
18 landscape buffer, correct?

19 MR. MODY: That's correct.

20 MS. MOORE: And then I have two that are
21 noted up in the variances, parking lot perimeter,
22 landscaping which you requested. And then actual
23 parking lot islands which would be comment No. 4,
24 landscaped islands. Did you request a waiver from
25 that?

1 MR. MODY: Yes.

2 MS. MOORE: We have that also. Let's
3 move on to lighting.

4 Plans should be revised to reduce
5 proposed lighting levels to comply with Section
6 870-243.D(2) or a variance requested. The minimum
7 lighting level, what's permitted is .25 footcandles.
8 You're proposing .30 footcandles. The average
9 lighting level is between .5 and 2 footcandles.

10 You're proposing 1.9 footcandles which is
11 fine. And the maximum lighting level permitted is
12 3 footcandles, unless you're directly under a
13 fixture. And then 5 footcandles is permitted. And
14 you are proposing 5.2 footcandles. So you are
15 requesting a variance?

16 MR. MODY: We're not requesting any
17 variances for the lighting design. We'll comply with
18 the City Ordinance in all cases.

19 MS. MOORE: Okay. So I will eliminate
20 each of those. You know definitely that you're able
21 to meet those?

22 MR. MODY: Yes. We've spoken internally
23 and we can achieve the requirements of the
24 Ordinance.

25 MS. MOORE: Okay. I'll eliminate the

1 three that I have noted in the letter. That was for
2 maximum lighting levels; lighting levels at a
3 property line; and light fixture height?

4 MR. MODY: Correct.

5 MS. MOORE: Okay. I will move on.

6 The last comment. Per Section
7 870-243.H, all outdoor lighting not essential for
8 safety and security purposes, shall be activated by
9 automatic control devices and turned off during
10 non-operating hours. If you can please add that note
11 to the plan.

12 MR. MODY: Yes, we will. It's already
13 added on to page six.

14 MS. MOORE: The Traffic Report.

15 There are no variances and waivers
16 involved with the traffic report. So, Dan, is there
17 anything that we need to discuss now or are we able
18 to work through everything?

19 MR. MODY: Everything has been addressed.
20 We've spoken to Dan. We responded to each of the
21 comments. Auto-turn templates have been provided to
22 maximize the circulation within the site. We've
23 identified the build gear. Sight triangles have been
24 added. The parking spaces have been reconfigured
25 based on previous testimony. And I don't see

1 anything that requires additional testimony but I'll
2 defer to Dan to see if he would want to expound on
3 anything.

4 MS. MOORE: I am asking for testimony on
5 a couple of these comments. Dan, if you just want to
6 respond to each of the ones where I ask for the
7 testimony. I'll just go through. The first one, the
8 applicant's traffic engineer should provide testimony
9 as to the trip generation anticipated in support of
10 the volumes provided.

11 MR. MCGINNIS: Sure. So we based our
12 analysis of the projected site traffic on the
13 capacity of the site, the number of vehicles, buses,
14 short buses, minivans, cars that the site can hold.
15 So given that the size of the development reflects a
16 little growth in the applicant's current operations,
17 it's conservative for the opening year.

18 MS. MOORE: The applicant's traffic
19 engineer should provide testimony regarding the
20 frequency and time frame for anticipated entering
21 traffic volumes for the buses and minivans that will
22 be returning to the facility during off-peak hours as
23 indicated in the report.

24 MR. MCGINNIS: Right. So we analyzed the
25 buses and minivans leaving during the morning and

1 afternoon peak hours. Basically the drivers come,
2 the employees come. All the buses leave during the
3 morning peak hour and the same happens during the
4 afternoon peak hour. And Ms. Johnson's comment was
5 requesting was, information on how those vehicles
6 return to the site, I believe. And I understand that
7 happens over a period of several hours. So it's
8 much -- but they trickle back in much slower.

9 MS. MOORE: Okay.

10 MR. MCGINNIS: Is there's more detail
11 required maybe the applicant might be able to provide
12 that. Hopefully that answers the question.

13 MS. MOORE: That's fine.

14 The traffic impact assessment should
15 indicate anticipated queuing within the proposed
16 facility driveways during the bus/minivan departure
17 and arrival times to ensure that it will properly
18 accommodate the anticipated number of the buses and
19 minivans during peak times without impacting the
20 adjacent road network and on-site circulation. So
21 if you can adjust that, please, in the report.

22 MR. MCGINNIS: Certainly.

23 MS. MOORE: The applicant should provide
24 testimony regarding the number of employees which we
25 had previously. And you also provided testimony

1 regarding the types of deliveries.

2 We mentioned that the plans should be
3 revised to indicate the vehicle path through the site
4 to insure that delivery and emergency vehicles can
5 properly circulate the site without conflict while a
6 vehicle may be parked on site. Would you able to
7 provide that, Sam?

8 MR. MODY: Yes, that's acknowledged.

9 MS. MOORE: And the applicant's traffic
10 engineer should provide testimony regarding overall
11 on-site circulation and specifically access to the
12 three-bay garage as there is tight spacing and
13 parallel parking adjacent to the proposed 25-foot
14 two-way access aisle to the garage area.

15 MR. MCGINNIS: That would be something
16 best addressed with those auto-turn templates.

17 MR. MODY: We've run the auto-turn
18 template throughout the entire site in all cases.

19 MS. MOORE: Okay. And you'll provide
20 that information?

21 MR. MODY: Yes.

22 MS. MOORE: It should be noted that the
23 conclusion in the report indicates a 2022 build year
24 which should be corrected to match the 2024 build
25 year stated throughout the report.

1 MR. MCGINNIS: At the time we wrote in
2 2021, we were looking at 2022. But there's one
3 instance of 2024, but we'll revise it. It think 2023
4 is the current proposed build year.

5 MR. MODY: Yes.

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

10 MR. MODY: Yes. We've provided the sight
11 triangles from all access points on the plan.

12 MS. MOORE: Okay.

13 Environmental Impacts. I'll note the
14 comments on record regarding environmental.

15 According to the report, EEI, Earth
16 Engineering Incorporated, EEI, stated that based on
17 the results of the Phase I ESA completed by EEI, the
18 following three (3) RECs which are recognized
19 environmental conditions, were identified in
20 connection with the referenced project site which is
21 1. Historic Fill; 2. Former Industrial Uses; and 3.
22 The Presence of Potential Petroleum Release
23 Identified in the Test Pit.

24 So Phase I review was -- a Phase I report
25 was submitted. Our office concurs with EEI's

1 findings and recommendations listed above regarding
2 the potential areas of environmental concern or RECs
3 in connection with the referenced project site. So
4 they noted the Historic Fill map published by the New
5 Jersey Geological Survey, depicts an area within the
6 northeast portion of the site as containing historic
7 fill or is suspected to contain historic fill. The
8 potential presence of historical fill is a recognized
9 environmental condition. And further evaluation is
10 recommended and should be based on the protocol
11 outlined within the NJDEP Historic Fill Material
12 Technical Guidance document.

13 Secondly, according to the report, the
14 former industrial use of the site would be
15 considered a recognized environmental condition. It
16 is recommended that a subsurface evaluation be
17 conducted to determine whether there are any
18 potential subsurface impacts associated with the
19 previous uses. Data should be compared to the
20 currently existing NJDEP Remediation Standards.

21 The third one noted the presence of a
22 potential petroleum release identified in a test pit
23 that was conducted as part of EEI's Geotechnical
24 Investigation, is considered a recognized
25 environmental condition. This area should be further

1 evaluated with sampling and analysis. Data should be
2 compared to the currently existing DEP Remediation
3 Standards.

4 So our office agreed with all of that
5 which included additional investigation. So was a
6 Phase II conducted at this site?

7 MR. MODY: Phase II has not yet been
8 conducted. We have secured a proposal from EEI as
9 well as two other environmental professionals. We've
10 evaluated the three proposals. The completeness of
11 EEI's proposal and the competitive nature of their
12 fee, leads us to a recommendation for them to pursue
13 this work. And their proposal will address the
14 historic fill, the industrial use of the existing
15 property, and the potential petroleum release noted
16 in the Phase I. So we are going to proceed with a
17 notice to them shortly after this meeting and they'll
18 begin their testing.

19 MS. MOORE: If you can please forward
20 that Phase II to our office for our records also for
21 us to review.

22 MR. MODY: The Phase II proposal?

23 MS. MOORE: Well, not the proposal, no.
24 The actual --

25 MR. MODY: The report?

1 MS. MOORE: -- results. The report.
2 And I'll note, prior to any site development
3 activities, the applicant should provide testimony
4 which you're providing the testimony, regarding the
5 outcome and results of any additional Environmental
6 Investigations and/or Remedial Actions including, but
7 not limited to soil and groundwater investigations,
8 the geophysical investigations, and any subsequent
9 LSRP findings or DEP review comments and/or
10 recommendations at the time of completion for the
11 above-mentioned Recognized Environmental Conditions
12 identified by EEI in connection with the referenced
13 project site.

14 So all of that -- we say all of that to
15 say, please keep us informed with the Phase II and
16 any other approvals that you may receive regarding
17 the site. And that should be done before any site
18 development occurs.

19 MR. MODY: Yes.

20 MS. MOORE: It appears that no trash
21 enclosure is proposed. The applicant should provide
22 testimony regarding the storage and hauling of trash
23 and recycling.

24 MR. MODY: We have identified the
25 location for the trash enclosure on-site.

1 MS. MOORE: Okay. And then that trash
2 enclosure will be in accordance with the City
3 regulations regarding trash enclosures because
4 nothing was on the plan and we wouldn't be able to
5 grant any type of variance or waiver without knowing
6 that.

7 MR. MODY: Yes.

8 MS. MOORE: With regard to material and
9 location.

10 MR. MODY: Yes.

11 MS. MOORE: Signage. It appears that no
12 freestanding or facade signage is proposed. So
13 testimony should be provided. Is that correct?

14 MR. MODY: That is correct. We did
15 coordinate with the project architect. And the
16 applicant and the signing that is going to be
17 provided, will promote the bus company, as well as
18 recruitment of school bus drivers.

19 MS. MOORE: So that's going to be
20 submitted under a separate application to the City?

21 MR. MODY: We will have provisions on our
22 plans and the architect's plans for the signage, the
23 details and the verbiage that would go on the signs,
24 that will be included in our updated site plan
25 submission.

1 MS. MOORE: So once, again, this is
2 something that we did not review.

3 MR. MODY: Right.

4 MS. MOORE: We typically like to see this
5 signage. So that would have to be a separate
6 application if it's not submitted at this time for
7 approval by the Board. That would be submitted
8 separately and approved by the zoning office.
9 Assuming that you, once again, would not need a
10 variance regarding the signage.

11 MR. MODY: No. We don't have any type of
12 variance.

13 MS. MOORE: That would be a separate
14 application then.

15 MR. MODY: Separate application.

16 MS. MOORE: Yes. If it's not submitted
17 for us to review at this time.

18 MR. MODY: Okay. Could you just clarify
19 that? I know that as we address these comments, we
20 had agreed that we would address these comments once
21 after the Zoning Board meeting based on the testimony
22 and any questions from the Board. These details
23 would be included in our updated site plan package.

24 MS. MOORE: The Board doesn't see it.

25 MR. MODY: Okay.

1 MS. MOORE: The Board won't see this
2 again. My office will see it and Dr. Williams'
3 office will see it. The Board just trusts that I
4 make sure that you do everything in compliance with
5 what you would be approved, you know, should this be
6 approved, that you're in compliance with
7 everything. They don't look at the plans again for
8 review.

9 MR. EINGORN: Unless the applicant wants
10 to seek simply preliminary approval and come back for
11 final. But right now the applications is for
12 preliminary and final. So if you want final tonight,
13 we got to know what's going on, otherwise, you got to
14 come back with a sign application.

15 MR. MODY: I see. Okay.

16 MS. MOORE: And certain items, like I can
17 say the trash enclosure, I don't mind taking a look
18 at the trash enclosure, as long as it's going to be
19 built in accordance with the regulations. But
20 something such as signage in which people have
21 opinions on and typically there are variances that
22 are involved with the signage, that needs to be a
23 separate application.

24 MR. MODY: Okay.

25 MS. MOORE: And if you're waiting, I

1 mean, if there's no variance necessary, that would
2 just stay with Dr. Williams' office. If there's a
3 variance, the Board will see that again.

4 MR. MODY: Got you. Thank you for that
5 clarification.

6 MS. MOORE: You're welcome.

7 The applicant should clarify if one-way
8 signage will be denoted at the site.

9 MR. MODY: Yes. No right turn sign will
10 be added to the site plan as discussed with your
11 office.

12 MR. EINGORN: And that will comply with
13 City Ordinance in size and location?

14 MR. MODY: I'm sorry?

15 MR. EINGORN: And that sign will comply
16 with the size and location requirements of the
17 ordinance?

18 MR. MODY: Yes. Absolutely.

19 MR. EINGORN: Okay

20 MS. MOORE: The fencing. There was a
21 question previously by the Board member. The
22 applicant proposes a 10-foot tall galvanized chain
23 link fence around the perimeter of the property with
24 automatic gates. Per Section 870-197.G, fence height
25 is limited to six feet except for junk yards, open

1 lots and motor vehicle storage yards. Given the
2 proximity of the residential uses, our office
3 recommends that the fence and all components shall be
4 clad in black vinyl at a minimum and privacy fencing
5 should be considered.

6 MR. MODY: Yes, we acknowledge the
7 requirements. The black vinyl clad will be added to
8 the chain link fence and we'll work with your office
9 and the City Engineer on the esthetics of the fence.

10 MS. MOORE: Miscellaneous comments, we
11 already received testimony regarding the hours of
12 operation. And can we get testimony regarding any
13 potential noise or odor impacts on the adjacent
14 residential uses?

15 MR. MODY: Yes. There should be no odor
16 or noise emanating from this facility. The distances
17 from the office and maintenance building to the
18 residential area is 170 to 200 feet respectfully.
19 Respectfully, no tires or gas will be stored on site.
20 Flammable waste materials will be disposed of in
21 accordance with the applicable laws.

22 MS. MOORE: Okay. That was my next
23 question.

24 The plans should note that the applicant
25 will comply with the City's "Ordinance Establishing

1 Standards for the Submission of Maps and other
2 Documents in a Digital Format."

3 MR. MODY: Yes, that's acknowledged.
4 We've added that note on our plans.

5 MS. MOORE: And the applicant and owner
6 are reminded that site safety is your responsibility.
7 The site safety note indicated on the Grading/Utility
8 Plan should be labeled as the Site Safety Note and
9 not Utility Notes.

10 MR. MODY: That's acknowledged and that
11 label was revised.

12 MS. MOORE: And the Municipal
13 Certification and Certificate of Ownership should be
14 removed from the Title Sheet.

15 MR. MODY: Yes. They are acknowledged
16 and that has already been removed.

17 MS. MOORE: Okay.

18 And through the approval of the use
19 variance, I'll note that the items that I included, I
20 think they're automatically approved with the use,
21 the impervious coverage, the accessory building and
22 front yard, accessory building height. Correct?
23 Did you want to provide testimony regarding those?
24 Because I can tell you that the variance, the use was
25 already approved. The variances I have noted if

1 you're looking in the back on page 14.

2 MR. MODY: Yes.

3 MS. MOORE: With the use already taken
4 care of, we have impervious coverage, accessory
5 building in front yard, accessory building height.
6 The next two are actual waivers. And then, number of
7 parking spaces, curbed parking area. And then we
8 skip down to driveway separation. Those are the only
9 variances we're keeping as a part of this, correct?

10 MR. MODY: Correct.

11 MR. EINGORN: We eliminated adequate
12 provision for ingress and egress?

13 MS. MOORE: Yes, they did. They
14 eliminated -- I can go through the ones they
15 eliminated: The length of parallel spaces, wider
16 parking space next to fixed object, bicycle
17 parking --

18 MR. EINGORN: Right. I have that
19 one.

20 MS. MOORE: Adequate provision for
21 ingress and egress of parking.

22 MR. EINGORN: And then the last three.

23 MS. MOORE: And then the last three.

24 MR. EINGORN: Okay. Great.

25 MR. MODY: Yes.

1 MS. MOORE: Keeping in mind those two
2 parking lot perimeter, landscaping and parking lot
3 islands are actual waivers --

4 MR. EINGORN: Waivers, yes.

5 MS. MOORE: -- which I'll move.

6 MR. MODY: Yes.

7 MS. MOORE: So going down to waivers we
8 have, street -- we eliminated landscape buffer.

9 MR. MODY: Correct.

10 MS. MOORE: We have street trees, buffer
11 to residential use, parking lot islands, parking lot
12 perimeter screening, five percent of parking lot
13 landscape, curbed landscaped parking lot islands.
14 And then the two that are in the wrong location,
15 parking lot perimeter landscaping and parking lot
16 islands as the waivers.

17 MR. EINGORN: Didn't we also add
18 landscape along frontage, 224.B(1)(e)?

19 MS. MOORE: That is one of the ones
20 that's up in variance.

21 MR. EINGORN: I had it named something
22 else.

23 MS. MOORE: So we're on the same page
24 with the variances and waivers?

25 MR. MODY: That is correct. yes. I have

1 the same list as you do.

2 MS. MOORE: And you're aware of the
3 approval process on as listed on page 15? If you
4 have any questions, you can contact my office with
5 the approval process.

6 MR. MODY: No questions at this time.

7 MS. MOORE: And outside agency approvals,
8 I have Camden County Planning Board and Camden County
9 Soil Conservation District.

10 MR. MODY: Yes.

11 MS. MOORE: Are there any others that may
12 be necessary?

13 MR. MODY: Just some internal
14 coordination, the Fire Marshall, we'll coordinate
15 with them. Other than these, we've already had
16 discussion with the Planning Board, the Soil
17 Conservation District. We've already got their
18 permit letter.

19 MS. MOORE: Okay. Well, then, Mr.
20 Chairman, that concludes our review of the project --
21 the letter.

22 MR. EINGORN: Does the applicant have
23 any -- does the Board have any questions for the
24 applicant related to the site plan portion of this
25 application? Again, the applicant is seeking

1 preliminary and final site plan, as well as the
2 variances and waivers that were just discussed. If
3 you have questions, now is the time to raise them.

4 MR. EINGORN: Chairman Hance, you're
5 speaking. I can see you but you're muted. I'm
6 sorry.

7 CHAIRMAN HANCE: Question on cameras for
8 your security. I heard about the lighting and the
9 fencing. Will you have any cameras?

10 MR. MODY: I haven't -- well, the cameras
11 would be -- the lighting is controlled by remote but
12 we don't have any cameras -- provisions for cameras
13 on the project. You're talking about security
14 cameras?

15 CHAIRMAN HANCE: Yes.

16 MR. MODY: That's something we'll work
17 with the applicant on the building and the architect
18 to establish whether we have security cameras or
19 something they want to include on this project.
20 I would suspect with the nature of the site, that
21 there would be security cameras. We just don't have
22 that detail at this point.

23 CHAIRMAN HANCE: My second question is
24 about the -- (Mr. Hance's screen froze).

25 MR. MODY: I'm sorry. I did not --

1 MR. EINGORN: We lost you.

2 CHAIRMAN HANCE: You're saying six
3 o'clock in the morning, all the buses will be going
4 out at the same time?

5 MR. MODY: Yes. I see that applicant is
6 on the call. Chana would like to jump in here with
7 any site-specific issues.

8 MS. MOORE: I think the peak time was
9 more of an eight to nine.

10 MR. EINGORN: I will swear you in.

11 - - -

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

15 - - -

16 MS. GOLDSTEIN: Chana Goldstein, 1512
17 Griffith Street, Philadelphia, PA 19111.

18 We currently do have security cameras.
19 I imagine we will also in the future lot.

20 CHAIRMAN HANCE: I'm just concerned with
21 the buses leaving early in the morning. That
22 shouldn't be very congested at that time. I heard
23 that it trickles back like in the afternoon when
24 they're coming back. The peak time will be early in
25 the morning, correct?

1 MS. GOLDSTEIN: The peak time is during
2 route time which is when schools start and when
3 schools let out. So our peak time for leaving is
4 between six to seven, I would say; maybe after 7:30.
5 You have four buses leaving at 6:00 a.m.; more buses
6 leaving by 6:30 and returning to the yard, you now,
7 between eight to nine depending on the route,
8 depending how many routes and the start of the school
9 time. And the buses leave again in the afternoon for
10 dismissal.

11 Now, Wednesdays in Camden, is an early
12 dismissal day for a lot of the schools. So
13 Wednesdays, there is a good amount of possibility
14 they'll leave mid-day for early dismissal. Other
15 days, buses roll out in the twos; come back usually
16 by four or four-thirty. There are some late routes
17 that have been returning in the fives. And that's
18 about the schedule.

19 CHAIRMAN HANCE: Do you know what exit
20 they are using to leave like going towards the
21 housing or are they going away from the housing?
22 Like when the buses leave the parking lot.

23 MS. GOLDSTEIN: I have to look at the
24 schematics again. Its been a while since I looked at
25 which entrance is the entrance and which was the

1 exit. Does someone else on the team have an answer
2 to that?

3 MR. MCGINNIS: They'll all be heading to
4 and from the west. They're not going on Pine Street
5 that ends at the school in that direction so they'll
6 all be heading the other way.

7 CHAIRMAN HANCE: Thank you.

8 MS. GOLDSTEIN: I think in my experience,
9 the general morning, it's not -- besides the starting
10 of buses, buses are inherently loud to a degree.
11 It's not a very loud project that goes on.

12 CHAIRMAN HANCE: That makes sense. And
13 you're going to have a black type of skirt going
14 around this and you mentioned the visibility of
15 that?

16 MR. MODY: Yes, we're going to replicate
17 what you have out there fronting the lot.

18 VICE-CHAIRMAN COOPER: I have a couple of
19 questions. This whole lot is going to be blacktop?

20 MR. MODY: The pavement, yes.

21 VICE-CHAIRMAN COOPER: Not stones where
22 we're going to pick up dust or anything of that
23 nature?

24 MR. MODY: It'll all be the hot-mix
25 asphalt pavement.

1 VICE-CHAIRMAN COOPER: The office space,
2 it's -- you got four parking spots for employers,
3 right?

4 MS. GOLDSTEIN: Yes. In general drivers
5 pull out of their spot and put their vehicles in
6 their spot where their bus was.

7 VICE-CHAIRMAN COOPER: Visitors come in,
8 like I said where the office is, I think you guys
9 want a variance there for four parking spaces where
10 you're required to have more?

11 MS. MOORE: They're required to have 15.
12 They're providing 11.

13 MR. MODY: We do have 24 stored buses and
14 minivan spaces that could be interchangeable.
15 They're about the same with what is 20 by 10, that's
16 for the cars. And the minivan and bus spaces,
17 little -- small buses are 20 by 11. They're just
18 about the same.

19 MS. GOLDSTEIN: It's not an overly -- the
20 office is not an overly-used office for public people
21 to just come in. It's really staff and employees
22 come in either drive during the day. It's not a
23 store where people are just coming. It's not heavily
24 used for people coming here and there. You know, we
25 have a meeting and one person comes in. But it's not

1 like you have 15 people who -- new people coming in
2 for something. It's just not the nature of the
3 business.

4 CHAIRMAN HANCE: Okay. You said that
5 when -- (Chairman Hance's screen froze.)

6 MR. EINGORN: Chairman Hance, we missed
7 your question. It was glitched.

8 CHAIRMAN HANCE: Can everybody hear
9 me?

10 MR. EINGORN: Now, we can hear you.

11 CHAIRMAN HANCE: Okay. You stated that
12 when your drivers are unmanned, they pull the bus out
13 and they park their vehicles there. So that would
14 eliminate that parking spot, correct? Am I breaking
15 up?

16 MR. EINGORN: I heard the question.

17 MS. MOORE: That was their testimony.

18 CHAIRMAN HANCE: Yes. So they can't use
19 that as a parking spot for the extra four. She was
20 saying that --

21 MR. EINGORN: Those spots will be always
22 filled so they can't be used for the office.

23 MR. MODY: That's correct.

24 CHAIRMAN HANCE: Anyone else from the
25 Board?

1 VICE-CHAIRMAN COOPER: One other thing,
2 they're asking for waivers for the tree planting, 40
3 foot apart. They're asking for a waiver for that.

4 MS. MOORE: Yes.

5 CHAIRMAN HANCE: And the reason for that
6 waiver is? It's not enough space or what's going on
7 there?

8 MR. MODY: The big problem there is the
9 width. We have the length. We have plenty of length
10 along the perimeter of the site but we don't have the
11 width there.

12 VICE-CHAIRMAN COOPER: From the curve to
13 the street? Can you elaborate a little bit?

14 MR. MODY: Let me pull up the -- let me
15 see if I can share this site plan again.

16 MS. MOORE: Mr. Cooper, I'll also have to
17 note, they generally will ask for that waiver if they
18 can't meet that definitely in every location.

19 VICE-CHAIRMAN COOPER: Huh-huh.

20 MR. MODY: Can you see the site plan
21 now?

22 VICE-CHAIRMAN COOPER: Yes, I can, sir.

23 MR. MODY: So you can see the landscape
24 buffer that we've provided along the perimeter here.

25 VICE-CHAIRMAN COOPER: Okay.

1 MS. MOORE: So the street tree
2 requirement is 40 feet on center --

3 MR. MODY: On center.

4 VICE-CHAIRMAN COOPER: Gotcha you.

5 MS. MOORE: -- at the entire location. So
6 if they can't meet one of them, I will say, you know,
7 ask for the waiver.

8 VICE-CHAIRMAN COOPER: Waiver, right.

9 MS. MOOR: They're --

10 VICE-CHAIRMAN COOPER: And they will fill
11 it in -- they are going to fill it in with something.
12 It's just not the 40-foot part or whatever, correct?

13 MS. MOORE: It's not the definite letter
14 of the law there.

15 VICE-CHAIRMAN COOPER: But something will
16 go there?

17 MS. MOORE: Definitely. They're going to
18 meet it to the full extent that they can.

19 VICE-CHAIRMAN COOPER: Okay. I'm fine
20 with it.

21 MR. MODY: You may have ground cover; you
22 may have other types of shrubbery but everything
23 won't be that tall evergreen-type or arborvitae-type
24 shrubs.

25 CHAIRMAN HANCE: Thank you.

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

3 CHAIRMAN HANCE: These buses -- I got one
4 more question. Pollution-wise for the neighbors, are
5 those buses running on gas or? Did we test that?
6 You got 89 vehicles.

7 MR. MODY: These are gas buses. I didn't
8 hear the full extent of your question, Chairman. But
9 these are gas buses. But the only provisions that
10 we'll work with the City as far as electric
11 vehicles, we don't have any fuel islands on site.
12 The bus drivers have a credit card. They go off site
13 to gas up. We took the fuel islands out to maximize
14 the capacity of the parking lot, parking area.

15 MR. EINGORN: Hearing no further
16 questions, how about we open the site plan portion of
17 this application to the public. Is there anybody who
18 appeared tonight for the application of Maytav Bus
19 Company, Incorporated would like to be heard either
20 for or against the application for site plan,
21 preliminary and final site plan approval? Hearing
22 and seeing no hands, raised we will close the public
23 portion.

24 It's time for the Board members to
25 discuss the site plan, the request for preliminary

1 and final site plan, as well as the waivers and
2 variances that are requested by the applicant.
3 To the extent that the Board finds that this
4 application is acceptable, I would like to make a
5 motion. That motion should be subject to the terms
6 and conditions set forth in the Remington & Vernick
7 Engineers' letter dated March 2nd, 2022 with all
8 agreements and conditions, waivers and variances set
9 forth therein.

10 VICE-CHAIRMAN COOPER: Again, I think
11 it's a good thing here. As long as they comply with
12 all our recommendations from Remington & Vernick, I
13 think it's a good idea here. A good go. And if
14 there's no else to say anything, I move to accept.

15 MS. ATWOOD: Second.

16 MR. EINGORN: That motion is subject to
17 the conditions set forth in the March 2nd, 2022
18 letter with all variances and waivers?

19 VICE-CHAIRMAN COOPER: Yes.

20 MR. EINGORN: So we'll take a roll-call
21 vote. Chairman Hance.

22 CHAIRMAN HANCE: Yes.

23 MR. EINGORN: Vice-Chairman Cooper.

24 VICE-CHAIRMAN COOPER: Yes.

25 MR. EINGORN: Reverend Martinez.

1 REVEREND MARTINEZ: Yes.

2 MR. EINGORN: Ms. Washington. Do we have
3 her? Ms. Atwood.

4 MS. ATWOOD: Yes.

5 MR. EINGORN: Ms. Alston.

6 MS. ALSTON: Yes.

7 MR. EINGORN: And coming back to Ms.
8 Washington, were we able to get her back?

9 MS. MUHAMMAD: I did see her on. You're
10 muted.

11 MR. EINGORN: Is she on now? What
12 happened?

13 MS. MUHAMMAD: I don't see her on, Kyle.

14 MR. EINGORN: I did see her for about a
15 half a second there. With five votes in favor and
16 none opposed, congratulations, your motion has passed
17 and we appreciate your time tonight. I'll work on
18 the Resolution for next month.

19 MR. DIDUCH: Thank you very much.

20 MS. MOORE: Thank you.

21 MR. EINGORN: The next matter on the
22 agenda is Hargrove Property, V, LLC. I apologize but
23 I need to run to the restroom. I won't be more than
24 two minutes. I will be right back.

25 - - -

1 willing to waive the tolling of time?

2 MR. BARON: Yes.

3 MS. MUHAMMAD: Kyle.

4 MR. EINGORN: Yes.

5 MS. MUHAMMAD: I just called Ms.

6 Henrietta. She can hear everything. I don't see her
7 on here but she is on. She is still on.

8 MR. EINGORN: I see her, at least on my
9 screen, at the bottom lefthand corner. But we can't
10 hear her. So every time we try to ask for her to
11 weigh in, we're not getting anything.

12 MS. MUHAMMAD: I don't even see her on my
13 end.

14 MR. EINGORN: She's Galaxy Tab 87lite.

15 MS. MUHAMMAD: Okay. Because I renamed
16 her earlier. I didn't know it. She must have called
17 back in.

18 MR. EINGORN: Yes, she's peeking in at
19 us. I see her.

20 Mr. Baron, we're willing to adjourn this
21 on the waiver of tolling of time. We'll see you next
22 month.

23 MR. BARON: We'll be here. We appreciate
24 the Board's consideration and congratulations to
25 Chairman Hance and to Vice-Chairman Cooper.

1 MR. EINGORN: I didn't see a letter for
2 Hargrove. Are you here for that one tonight?

3 MS. MOORE: I'm not.

4 MR. EINGORN: That makes sense then.

5 Then we will take the next matter, QOZ
6 Self-Storage. I believe that's Mr. Baranowski's
7 client. How are you this evening?

8 MR. BARANOWSKI: Yes, sir. I'm doing
9 well. I hope you're doing well also and hope
10 everyone else is well and good to see everybody.

11 MR. EINGORN: Good to see you as well.

12 MR. BARANOWSKI: After shifting gears,
13 I can tell you this is an application for a property
14 located at 1501 Admiral Wilson Blvd. We're here
15 seeking site plan approval. We previously had
16 received a use variance approval at the August 2,
17 2021 meeting which was memorialized by Resolution
18 dated September 13th, 2021. We're seeking site plan
19 approval tonight for a three-story 157,000 square
20 foot self-storage building.

21 One variance we need pertains to parking
22 where we are seeking approval of 16 spaces rather
23 than the technically-required 32. And we'll give you
24 testimony in support of that request, along with
25 various waiver requests that are set forth in the

1 review letter we have from Ms. Dena Johnson, the
2 Board's engineer, dated April 14, 2022.

3 I have with us tonight, our engineer and
4 planner, Mr. Joe Mancini. He'll walk the Board
5 through the site plan. We also have Mr. Steven
6 Zmuda, our architect. He'll walk the Board through
7 the renderings. He's with Jarmel Kizel Architects
8 and you can see him and his colleague on the Zoom.
9 We also have Mr. Dan McGinnis, our traffic engineer.
10 He will walk the Board through his traffic report.

11 We also have with us for operational
12 testimony and to respond to any questions as needed.
13 Mr. Ed Gore our regional construction manager and Mr.
14 Shannon Dodge, our senior vice-president, both with
15 Devon Storage. If it would be the preference of
16 Chairman Hance to have everyone sworn in. We could
17 do so before getting started.

18 MR. EINGORN: That works for us. I
19 believe when the applicant came before the Board for
20 the use variance, there might have been a different
21 name.

22 MR. BARANOWSKI: That is correct. Thank
23 you, Counselor. The prior name of the applicant when
24 we were in for use variance approval, was Inland Real
25 Estate Acquisitions, LLC. There has been a change in

1 the name of the applicant to Pennsauken QOZ Self
2 Storage, LLC.

3 MR. EINGORN: The only reason I ask for
4 that, it may jog the memories of the Board members
5 that were there. So if we can have everybody who is
6 going to testify as a witness, please raise their
7 right hand.

8 - - -

9 JOSEPH MANCINI, P.E., P.P.; DANIEL
10 MCGINNIS, P.E., PTOE; STEVEN ZMUDA, R.A.; SHANNON
11 DODGE, having first been duly sworn/affirmed, was
12 examined and testified as follows:

13 - - -

14 MR. EINGORN: Mr. McGinnis was already
15 sworn but he went for it a second time. Thank you.
16 I guess we'll take the names and addresses as people
17 testify. We can voir dire at that time if you'd
18 like.

19 MR. BARNOWSKI: We will do that, Mr.
20 Eingorn and thank you very much. I know the Board
21 has a pretty full plate and we want to be respectful
22 of your time. So I'll ask Mr. Joe Mancini to put our
23 plan up and try to give as concise of a summary as we
24 can. And we'll do pretty much the same with the rest
25 of our witnesses as we go through so we have time to

1 go through Ms. Johnson's letter so that the Board and
2 the public can ask any questions as may arise.

3 So Mr. Mancini as we promised, when I
4 turn it over to you, could you please start out with
5 your name, your professional designation and your
6 business address.

7 MR. MANCINI: Sure. Joe Mancini with
8 Tri-State Engineering and Surveying. We're at 900
9 Route 168, Blackwood, New Jersey 08012.

10 Just so as a reminder, I'm a licensed
11 professional engineer and professional planner in New
12 Jersey and I've testified before the Planning and
13 Zoning Board in Camden City many times.

14 MR. EINGORN: Mr. Mancini has been a
15 regular here and we're willing to except him a
16 professional engineer.

17 MR. MANCINI: Thank you very much.

18 Can you all see the aerial photo on your
19 screen?

20 Excellent. The existing site, Admiral
21 Wilson Blvd., is to the west of the plan. Mickle
22 Street is to the right of the plan. It's an existing
23 2.9 acres site located roughly between 15th & 16th
24 Street on Admiral Wilson Blvd. The site is in the
25 DOT transit-oriented zone district. There's the

1 existing one-story warehouse. As you can see here,
2 that's about 80,000 square feet. The site, as you
3 can see, is almost 100 percent impervious cover
4 in the existing conditions. To the west of the site
5 which is the top of the plan, the former ABC site.

6 And to the east of the site is a similar
7 warehouse. To the north across Mickle Street is some
8 vacant asphalt areas, obviously Admiral Wilson Blvd.
9 to the south side of the property. So this is the
10 existing conditions. The proposed plan is going to
11 utilize a portion of that existing building. But the
12 western side of the building is going to be raised
13 and then a new three-story building is going to be
14 constructed on that portion of the site.

15 The likes of that building is shorter
16 from front to back than the previous building which
17 allows us to open up some green space at the front of
18 the site on Admiral Wilson to add some landscaping.
19 We're also looking to reduce a lot of the
20 unproductive impervious cover. So you'll see some
21 more green space on this site around the parking area
22 at the front of the site and along Mickle Street here
23 as well. We're proposing some sidewalk, new sidewalk
24 there as well, new sidewalk and curb along Mickle
25 Street.

1 As Bob said, this is an approximately
2 157,000 square foot facility with approximately 1,088
3 storage units. Part of it is one-story and part of
4 it is three-story. The existing parking area on the
5 south side of the building here which has a two-way
6 access from Admiral Wilson, will remain but we're
7 going to obviously approve that with updated
8 striping, ADA accessible parking spaces and so forth.

9 So there's two-way circulation in and out
10 of that. There's a sliding gate partially through
11 that parking area. And then a one-way drive south to
12 north through this building with an exit onto to
13 Mickle Street. There's also a one-way ingress-only
14 from this part of Admiral Wilson Blvd. on the west
15 side. That goes straight through with an exit onto
16 Mickle Street as well.

17 That west side of the building has
18 overhead doors, exterior overhead doors. The
19 remainder of the building is all interior units.
20 All the existing paved areas that will remain, are
21 going to be prepared or replaced throughout the site.
22 As I said, we're going to remove areas that have
23 unproductive pavement. The plan proposes six signs
24 in total which is we'll show you a little bit more on
25 that. But there's a pylon sign near the entrance on

1 Route 30 that has a changeable copy sign below it.
2 There's a facade sign on the west side. And the
3 remaining signs are more directional signs which is a
4 sign over the office and then a sign at the entrance
5 for that drive-thru and the exit of the drive-thru
6 at the Mickle Street.

7 I know that was very brief. If there was
8 anything that was not clear, let me know. But that's
9 essentially the same plan that was presented at the
10 use variance hearing in September. There's really no
11 substantial changes there other than doing some
12 dressing up with regards to new sidewalk and
13 landscaping and clarifying the site circulation.

14 MR. BARANOWSKI: Does anybody have any
15 questions for Mr. Mancini at this time? Okay. If I
16 may have Mr. Zmuda, our architect, testify next.
17 Joe, if you wouldn't mind passing the torch to
18 Steven. Mr. Zmuda, if you could put up your plans on
19 the screen, please, and we could take the Board
20 through those once you have an opportunity. And
21 before you start testifying, also, please advise the
22 Board of your full name, business address and your
23 qualifications.

24 MR. ZMUDA: Good evening, Steven Zmuda,
25 42 Okner Parkway, Livingston, New Jersey 07039. What

1 you're looking at now if everyone can see, this is
2 the first-floor plan. Towards the upper portion, it
3 is a pass-through from the right through to left.
4 That will allow the customers to drive through and
5 put their belongings in and retrieve them.

6 MR. BARANOWSKI: Steven, your volume is a
7 little light. Do you have a way to get closer to the
8 microphone?

9 MR. ZMUDA: Is that better?

10 MR. BARANOWSKI: Yes.

11 MR. ZMUDA: So what you're looking at is
12 the first-floor plan. And the upper portion is where
13 the existing building is currently. The lower
14 portion is the new engineered building that would be
15 constructed. And here is the horizontal passage from
16 the right to the left and that is where the customers
17 would come in and drop off their items and pick them
18 up as you go out the exit. We have a storage
19 facility with elevators. We have restrooms, a retail
20 office, and we have mechanical rooms as well

21 The second and third floor, we have
22 elevator and stairway access. And these are for the
23 various sized storage units. And we've maximized the
24 space but everything is handicapped accessible. The
25 third floor would be the same. We will take a look

1 at the elevations. The entrance would be marked with
2 a signage above. That would be the entrance above
3 the overhead doors which will allow one car in at a
4 time.

5 To the left is the management office, as
6 well some visible storage units which will be glass
7 above. We're using a combination suggested of
8 Split-Face concrete block. We would also have metal
9 panels wrapping the building. So it's a variation of
10 materials in getting entrance into the building,
11 which otherwise would be a plain facility.

12 The backside of the building you could
13 see the existing pilasters and those are part of the
14 existing building which would be painted here. You
15 could see the row of the pilasters. That's part of
16 the existing phase. We're designing it in a way so
17 that it's esthetically pleasing.

18 The signage would be located after the
19 size of the building. This is full elements but it
20 does identify the building. That is essentially the
21 architectural details of the building. A lot of this
22 facade would be individual roll-up storage container
23 access for the customers. And in that area we have
24 parking drive up to the side where they can safely
25 pull up to access the facility.

1 MR. BARANOWSKI: And, Steven, the
2 building would be a conforming height for the zoning
3 district, correct?

4 MR. ZMUDA: Yes. Correct.

5 MR. BARANOWSKI: Do we have any idea of
6 what the coloring of the building would be like?

7 MR. ZMUDA: It would be in the light gray
8 and shades of grey. There would be some banding of
9 it that matches the colors, red, orange hue and clear
10 glass. And through the glass doors, you would be
11 able to see the actual roll-up doors.

12 MS. MOORE: Do you have a color rendering
13 for the Board to see?

14 MR. ZMUDA: This is what we have. It's a
15 concept. It's the color scheme that we use, the
16 varying gray and the red colors, orange, gray.

17 MS. MOORE: This is it right here, this
18 is the colored rendering?

19 MR. ZMUDA: That is, yes.

20 MS. MOORE: Maybe I'm not seeing it.
21 It's gray?

22 MR. ZMUDA: It's shades of gray. The
23 exterior is metal paneling as well as the metal --
24 the facade will be composed of insulated metal
25 paneling that is two shades of gray. We're varying

1 the panels between a flat base as well as different
2 panels. We also have around the floating dock bays,
3 we have those Split-Face block.

4 MS. MOORE: So then basically the only
5 color that we'll see is the Devon Self Storage?

6 MR. ZMUDA: You would be seeing the
7 cornice opening. You would be seeing the storage
8 units with the glass on the second floor, second and
9 third floor.

10 MS. MOORE: Right. But I mean, color.
11 Because I'm assuming that the sign, the sign is that
12 range so the doors aren't orange?

13 MR. DODGE: If I may, I have color
14 renderings available if that could at least help for
15 these conversations.

16 MR. EINGORN: Who is speaking?

17 MR. BANANOWSKI: Shannon, before you
18 speak, please just put your name, business address
19 and your corporate title and affiliation on the
20 record.

21 MR. DODGE: My name is Shannon Dodge. I
22 am the senior vice-president construction for Devon
23 Self Storage.

24 MR. BARANOWSKI: Steven, can you swap
25 screen sharing with Shannon. If you could put yours

1 on pause and let Shannon bring it up.

2 MR. DODGE: If this helps, so generally
3 our components are Ray of Nature so even the
4 Split-Face block it would be preference of being one
5 of the variations of gray. We use light gray, dark
6 gray in both of our architectural metal panels, our
7 corrugated metal panels and at times, our Split-Face
8 block. So all colors are primarily proposed to be
9 the multiple variations of gray accented in red
10 trim.

11 Or the red doors that you're seeing,
12 those are actual customer units that are available so
13 those will be exposed through the windows but those
14 doors would be red in nature. And all other canopies
15 all the way to our overhead doors, are all similar
16 red trim. Windows being aluminum, staying with our
17 gray, our gray themes. And the only accents that
18 you'll see color-wise would be predominately red.

19 MS. MOORE: So that's the view right
20 there from Admiral Wilson Boulevard?

21 MR. DODGE: Yes, it is.

22 MS. MOORE: Okay.

23 MR. DODGE: There may be slight
24 variations. I just want to at least acknowledge
25 that. There's some slight variations. These were

1 early conceptual renderings that I have. What Mr.
2 Kizel's outfit, they've fine-tuned it since then.
3 But the key elements have stayed the same.

4 MS. MOORE: Okay. Was there anymore
5 testimony that you wanted to put on the record or can
6 we go right to the letter?

7 MR. BARANOWSKI: We can address traffic
8 briefly if you'd like, Ms. Johnson. I could have Mr.
9 McGinnis give a quick walk-through, kind of a recap
10 of his traffic report that he did, might be helpful
11 for any of the newer Board members to hear that
12 quickly and then we can dive into the letter; if
13 that's okay.

14 MS. MOORE: Okay. Dan, if you can
15 address, I guess, the comments that would be in my
16 letter. That'll have us be able to skip that portion
17 then.

18 MR. MCGINNIS: Sure. I'll do it briefly.
19 If there's anything I missed when we get through your
20 letter, you'll let me know I'm sure.

21 MS. MOORE: Okay.

22 MR. MCGINNIS: I'll just summarize it
23 briefly. So we prepared a Traffic Impact Study for
24 the site. We obtained traffic data along Admiral
25 Wilson Boulevard from a 2018 pre-pandemic count. We

1 increased that to reflect the background traffic
2 since then as well as the proposed Admiral Wilson
3 Plaza warehouse development to the east.

4 We projected traffic for the site based
5 on the Institute of Transportation Engineers' data
6 for similar self-storage facilities throughout the
7 country, adjusted for the size of this site. They
8 gave us traffic volumes of about 31 vehicles total of
9 in and out, 31 vehicles in and out, for each peak
10 hour, morning and afternoon, 16 in, 15 out plus or
11 minus. About one vehicle every two minutes.

12 We used that data to analyze the driveway
13 operations and they operate acceptably levels of
14 service C & D up to a 30-second wave on the egress.
15 But I should emphasize that this is very conservative
16 because we assumed that half the traffic would come
17 back out the Admiral Wilson Boulevard, the two-way
18 primary access. But, of course, most traffic seeking
19 access to units, will just continue through one of
20 those two drive aisles as Mr. Mancini had indicated.

21 So we would expect vehicle queues of no
22 more than one or two vehicles. Again, with that
23 conservative analyzes. The driveways will operate
24 acceptably and we don't see this development have any
25 significant impact on the roadway network.

1 MS. MOORE: And there's adequate site
2 distance in accordance with AASHTO policies? If that
3 exists at all existing and proposed intersections, if
4 we can add sight triangles on the plan too should you
5 receive approval with resolution compliance plans
6 please?

7 MR. MCGINNIS: Certainly.

8 MS. MOORE: And just for the record, the
9 number of employees?

10 MR. MCGINNIS: Shannon, could you address
11 that for us?

12 MR. DODGE: Absolutely. We typically
13 have two employees. We'll have a general manager and
14 a site manager.

15 MS. MOORE: Okay. And the anticipated
16 types of deliveries to the site? Do you have any
17 deliveries to the site?

18 MR. DODGE: For operational reasons,
19 there are none. There are times that we may have
20 customers that will, whether they are commercial
21 customers and have shipments there and we store their
22 belongings, but for our use, there is none.

23 MS. MOORE: And then the hours of
24 operation. When are you actually open?

25 MR. DODGE: Our facility -- I wrote that

1 down because I always seem to forget. Our facility
2 is available to our customers from six in the morning
3 to, I believe, it is ten. We have managers on site
4 from 9:30 to 6:00.

5 MS. MOORE: So the two employees are from
6 9:30 to 6:00?

7 MR. DODGE: Correct.

8 MS. MOORE: Okay. Are we ready to go
9 right to the letter?

10 MR. BARANOWSKI: Yes, Ms. Johnson, Thank
11 you.

12 MS. MOORE: Mr. Chairman, I'm referring
13 to Remington & Vernick's letter dated April 14, 2022.
14 And I would like to note before I go through. I'll
15 be starting on page three. One thing I -- a big
16 mistake on my part for the Summary of Variances
17 & Waivers, usually with Camden and the way that the
18 Ordinance is written, your waivers are typically just
19 landscaping. Your parking, anything dealing with
20 parking and fence and signage, all of those are
21 variances. So when we go through, I'll make that
22 adjustment. But they're variances. They're actually
23 referenced in that portion of the Ordinance in which
24 they would a variance as opposed to a waiver.

25 So referring to the letter written April

1 14, 2022 starting on page three, Streets: A street
2 opening permit from the City of Camden in accordance
3 with the Street Opening Permit Ordinance of the City,
4 would be required for a street opening on Mickle
5 Street. The City Engineer should be contacted
6 concerning the application and fees involved. You
7 acknowledge that?

8 MR. MANCINI: Yes.

9 MS. MOORE: A road opening permit from
10 the New Jersey Department of Transportation would be
11 required for a road opening on Admiral Wilson
12 Boulevard. You acknowledge that also?

13 MR. MANCINI: Yes.

14 MS. MOORE: And the property appears to
15 be include a portion of 15th Street that has been
16 vacated. Documentation of this vacation should be
17 provided for our records. Would you be able to
18 obtain that and provide us a copy?

19 MR. MANCINI: We'll do our best on that.
20 I don't know that we have access to the original
21 vacation ordinance. I haven't been able to come up
22 with it yet but I have some maps that reflect around
23 the time period that was vacated in the absence of
24 that. The tax map for the City doesn't reflect that
25 right-of-way anymore as well.

1 MS. MOORE: Okay. Well, you can
2 coordinate with our office for that. We just need
3 some type of documentation for our files to make
4 sure.

5 MR. MANCINI: We can provide that.

6 MS. MOORE: Okay.

7 Per Section 870-230.F, storage areas
8 require one parking space for every 5,000 square fee
9 of gross floor area. If the self-storage facility is
10 157,000 square fee in size, 32 parking spaces are
11 required, whereas 16 are proposed. The applicant
12 requests a variance for 16 parking spaces. That's
13 correct?

14 MR. MANCINI: That's correct, yes. I
15 think this comes up commonly on self-storage
16 facilities because of the nature of the facility.
17 Almost none of the folks are going to use parking.
18 They're going to pull right into or up to the
19 outdoor or into the building to access their interior
20 units. The parking is really just for the two
21 employees that we have and folks who are going there
22 for the first time to sign a lease.

23 So 16 parking spaces is really well in
24 access of what we anticipate would be necessary.
25 Except if the Board wants to exercise their ability

1 to modify that parking requirement for this
2 particular use, we would accept that as well. In
3 lieu of that, we would ask for the variance because
4 we think it's appropriate here.

5 MS. MOORE: We'll go with the variance
6 request.

7 And if the requested parking variance is
8 granted, the applicant shall then make a cash
9 contribution to the City for each required parking
10 space not provided per Section 870-230.R. The
11 contribution shall be in an amount equal to the cost
12 of providing the required minimum number of parking
13 spaces, to be calculated by the City Engineer.

14 So right now your variance is for 16
15 parking spaces. And you acknowledge that statement?

16 MR. MANCINI: Yes.

17 MS. MOORE: Sight triangles should be
18 provided on the site plan for all exits in accordance
19 with Section 870-235.A.

20 MR. MANCINI: Yes, we will comply.

21 MS. MOORE: Per Section 870.235.A(7), no
22 driveway shall be located within 10 feet of any side
23 yard, whereas less than 10 feet is proposed.
24 Driveway setbacks should be dimensioned. The plans
25 should be revised or a variance requested.

1 MR. MANCINI: We'll provide those
2 dimensions. We are requesting a waiver. That's to
3 provide the one-way ingress at the west side of the
4 site in order to access the exterior units there.
5 We're really just adjacent to more the parking lot at
6 the old ABC facility. There is nothing for us to
7 buffer to there.

8 MS. MOORE: That would be a variance and
9 I will adjust that in the back of the letter.

10 MR. MANCINI: Thank you for that
11 correction. Yes.

12 MS. MOORE: No problem.

13 Per Section 870.235.A(10), any
14 development fronting on a street shall be provided
15 with a single access to the street, whereas two
16 access points are proposed on each street frontage.
17 Where access is provided by more than one driveway
18 from the same street, the driveways shall be located
19 at least 200 feet apart, whereas less than 100 feet
20 is proposed. So you would be requesting a variance
21 for the distance between driveways, correct?

22 MR. MANCINI: That's correct, yes. Those
23 are existing driveways. I will note that there's
24 less chance of a conflict here just like the
25 proximity of those access points. One of them is for

1 ingress only in order to access the exterior units
2 there but we are requesting that variance.

3 MS. MOORE: And the applicant should
4 provide testimony regarding the anticipated loading
5 activities at the site which you did already.

6 Pedestrian Circulation:

7 Sidewalk and curb along the property's
8 frontage at Admiral Wilson Boulevard should be
9 replaced. A walkway should also be provided from the
10 street to the building entrance.

11 MR. MANCINI: We'll comply with that.
12 We'll, of course, provide the connection for the
13 sidewalk to our sidewalk and we just want to review
14 with the City Engineer and DOT to see if any other
15 improvements are appropriate in a given DOT
16 jurisdiction along that state highway, but we'll
17 comply.

18 MS. MOORE: Okay.

19 The applicant proposes a 10-foot wide
20 sidewalk along Mickle Street, whereas only a
21 five-foot wide sidewalk is required per Section
22 870-241.C. Testimony should be provided as to why a
23 wider sidewalk is necessary.

24 MR. MANCINI: I don't believe it is.
25 That's just a mistake on my part so we'll make it a

1 five-foot sidewalk.

2 MS. MOORE: Okay.

3 Per Section 870-234, bicycle parking is
4 required. Plans should be revised or a variance
5 requested.

6 MR. MANCINI: We can revise the plans to
7 provide a location for that.

8 MS. MOORE: Okay. I will remove that
9 comment from the list. And I will state, you will
10 provide.

11 Stormwater Collection and Management
12 System, do you have any questions or any issues with
13 my comments?

14 MR. MANCINI: Not at all. We'll comply
15 with all six of those comments.

16 MS. MOORE: Same with grading. Any
17 issues with grading? I'm just trying to go through
18 for the sections that don't have waivers and
19 variances. So any questions about the grading? Oh,
20 can you confirm that the proposed building does not
21 have a basement or a crawlspace?

22 MR. MANCINI: I can confirm, it does not.

23 MS. MOORE: Okay.

24 MR. MANCINI: And we are okay with the
25 balance of those comments?

1 MS. MOORE: All right. And utilities, I
2 will note on record, all proposed utilities and
3 related appurtenances on the site shall be located
4 underground or located in the building. Where
5 overhead, electric or telephone distribution supply
6 lines and service connections have been installed
7 from those overhead lines, the connections from the
8 utilities' overhead lines must be installed
9 underground. The Utility and Grading Plan should
10 note this.

11 So that's any proposed utilities. There
12 may be some issues with existing utilities to this
13 site at this time. So the proposed utilities should
14 be underground.

15 MR. MANCINI: Acknowledged. We'll
16 comply.

17 MS. MOORE: All right.

18 The assumed connection noted on the plans
19 for the proposed sanitary system to the sanitary main
20 on Mickle Street, should be clarified during the
21 design phase and not construction. There is a note
22 on the plan. So all of that with the utilities, that
23 has to take place during the design phase.

24 MR. MANCINI: Understood. We'll comply.

25 MS. MOORE: Okay.

1 I will also note -- I'm on page 6 -- all
2 developers and applicants should note that due a City
3 Ordinance, a Capacity Fee may be applicable to the
4 proposed development. The applicant shall contact
5 the City Engineer for all costs related to the same.
6 Do you acknowledge that?

7 MR. MANCINI: Acknowledged.

8 MS. MOORE: And the project must be
9 approved by the City Engineer and the City Fire Chief
10 with written verification provided to our office
11 prior to final signatures on the plan.

12 MR. MANCINI: Acknowledged. We'll
13 comply.

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

20 MR. MANCINI: Understood. We will
21 comply.

22 MS. MOORE: Okay. I went through all of
23 that. Nothing else there, right? Nothing for
24 construction details?

25 MR. MANCINI: Good on the construction

1 details.

2 MS. MOORE: We'll jump right to Planting
3 Design: Per Section 870-224.B(1)(e), the visual
4 impact of large surface parking lots located along
5 street frontages shall be minimized with
6 landscaping.

7 You're requesting a waiver from that?

8 MR. MANCINI: Or a variance whichever is
9 appropriate in this case.

10 MS. MOORE: That's actually a waiver.

11 MR. MANCINI: That one is still a waiver?
12 Okay. I haven't figured out the Code yet.

13 So we really only have the parking area
14 up on Admiral Wilson Boulevard which shouldn't allow
15 a lot or room for screening there. We also want to
16 be careful to make sure we have good sight lines
17 there. We're approaching the curb on Admiral Wilson
18 Boulevard. We have done some foundation plantings
19 and street trees where we think it's appropriate. We
20 would ask for a waiver from the balance of that
21 ordinance requirement.

22 MS. MOORE: Okay.

23 In keeping with the intent of Section
24 870-224.B(13), the garage doors on the west facade
25 should be screened from view. The applicant proposes

1 an 8-foot tall aluminum fence which will not provide
2 screening. Plans should be revised or a waiver
3 requested.

4 MR. MANCINI: So we're requesting that
5 waiver. We acknowledge that we're really not
6 attempting to screen those doors. But we don't think
7 it's specifically necessary here. Again, we're
8 facing a sea of asphalt and that's not to disparage
9 the adjacent site. There's really nothing to screen
10 there. Having the exterior doors there is necessary
11 to the function of this site. And we don't think
12 it's necessary to have any additional screening there
13 for this particular site. So we request that
14 waiver.

15 MS. MOORE: And all electrical and
16 mechanical equipment should be screened from view per
17 Section 870-224.B.19. Testimony should be provided.

18 MR. MANCINI: Yes, we'll comply with
19 that.

20 MS. MOORE: Per Section 870-244.C(s),
21 foundation plantings are required along all building
22 elevations. The applicant requests a waiver.

23 MR. MANCINI: So we have some pretty
24 substantial lengths of our building foundation that
25 are either accessed for the overhead doors or they're

1 between two buildings where it's really not feasible
2 or practical to have landscaping there. Again, we
3 provided some foundation plantings along Admiral
4 Wilson to create that streetscape view which we think
5 is appropriate but we're asking for the waiver for
6 the balance of the building.

7 MS. MOORE: And per Section 870-244.F(2),
8 parking lots exposed to view shall have a minimum
9 planted buffer of four feet width on all perimeter
10 areas abutting lot lines or street rights-of-way.
11 This buffer shall include a continuous visual screen
12 which is five in height at the time of planting and
13 is 50 percent evergreen-plant material. The
14 applicant requests a waiver.

15 MR. MANCINI: For the reasons I already
16 stated. Dena, I think you may have skipped No. 5 in
17 that list.

18 MS. MOORE: Did I? Oh, I did, sorry.

19 MR. MANCINI: Per Section 870-244.D,
20 street trees are required along both frontages and
21 shall be spaced every 40 feet. Plans should be
22 revised or a waiver requested.

23 MR. MANCINI: I wanted to go back because
24 we want to revise the plan to eliminate that one. So
25 I want to make sure we cross it off our list.

1 MS. MOORE: All right. So street trees,
2 you will provide?

3 MR. MANCINI: Correct.

4 MS. MOORE: And then you already provided
5 testimony that would support the waiver for
6 870-244.F(2), F(3) and F(4) pretty much --

7 MR. MANCINI: That's correct, yes.

8 MS. MOORE: -- the same testimony?

9 MR. MANCINI: With regards to -- correct.
10 I'll just add briefly. With regards to F(4), it
11 would be possible to comply with this since we have
12 essentially four accesses to provide islands at the
13 either end of bays of parking. In this case we could
14 comply with that but it would push the parking closer
15 to Admiral Wilson Boulevard to help make it a
16 desirable condition there. Because we want to
17 maintain that depth of the drive entrance so we don't
18 have cars potentially blocking Admiral Wilson
19 Boulevard as they're pulling in. So in this case, we
20 think it would be appropriate to grant that relief.

21 MS. MOORE: The other one is just the
22 plan item to add a note. We'll jump over to
23 Lighting: Plans should be revised to comply with
24 Section 870-243.D(2) or a variance requested. Where
25 the minimum lighting level is 0.25 footcandles,

1 you're proposing .1 footcandle. The average lighting
2 level between .5 and 2 footcandles, you're proposing
3 1.6 footcandle which is fine.

4 And then maximum lighting levels is 3
5 footcandles unless directly under a fixture in which
6 5 footcandles is permitted and you are proposing
7 4.7 footcandles. So the minimum, are you able to
8 increase that minimum lighting level?

9 MR. MANCINI: Yes, we can increase the
10 minimum light level to get up to the .25 and then we
11 would request a variance for the maximum lighting
12 level just to make sure that we're providing adequate
13 lighting for safety.

14 MS. MOORE: Okay. So definitely we would
15 want you to increase the minimum.

16 MR. MANCINI: Understood.

17 MS. MOORE: Which you'll still need that
18 for the maximum. Okay.

19 MR. MANCINI: Correct.

20 MS. MOORE: Per Section 870-243.A(10), no
21 more than 0.25 footcandles are permitted 10 feet from
22 the property line. Isolux lines should be labeled or
23 an isogrid provided. Plans should be revised to
24 reduce lighting trespass or a variance requested.

25 MR. MANCINI: Of course we'll label those

1 isolux lines which indicate the lighting levels on
2 the plan. Normally we would try very hard not to
3 have any light trespass. But in this case, along the
4 west side of the building, we would like that relief,
5 again, just to insure that we can safely light that
6 area. I'm sure we'll get to it later.

7 But obviously we'll reduce the lighting
8 levels when it's appropriate. And, again, the
9 neighbor to the west is really just that parking lot
10 so we're not concerned with overlighting there. I
11 think we're technically doing us and them a favor by
12 providing adequate lighting there for safety
13 purposes. So in this case, we would request that
14 relief.

15 MS. MOORE: Per Section 870-243.H, all
16 outdoor lighting not essential for safety and
17 security purposes, shall be activated by automatic
18 control devices and turned off during non-operating
19 hours. So that note should be added to the plans.

20 MR. MANCINI: Agreed, yes.

21 MS. MOORE: The other two comments are
22 plan specific notes.

23 Traffic Report, we pretty much already
24 went through that.

25 Environmental Impacts: The applicant is

1 to provide testimony regarding any and all
2 environmental concerns, studies and remediation
3 pertaining to the site?

4 MR. MANCINI: Bob, do we have some
5 testimony we can put on regarding the status of those
6 investigations?

7 MR. BARANOWSKI: We do. I could tell
8 you, Ms. Johnson, that we do have ongoing remediation
9 of an area close to Admiral Wilson Boulevard. I
10 believe that was from a prior leaking underground
11 storage tank. We have Rue Environmental. We have a
12 licensed site remediation professional there who is
13 handling that work. It's in progress. And it will
14 continue to be in progress.

15 Our deadline for actually finishing that
16 work and getting to the response action outcome
17 phase, is actually by 2026. And we are closely
18 coordinating that environmental work with Rue as to
19 the proposed use. So the propose use will not
20 interfere with the clean-up work and vise-versa.

21 MS. MOORE: Okay. Are there any studies
22 or documentation that you're able to provide our
23 office regarding to what exactly is occurring at the
24 site, the environmental work --

25 MR. BARANOWSKI: Yes. We can give you --

1 we'll send you copies of the reports that were
2 submitted to DEP.

3 MS. MOORE: Yes. Thank you.

4 It appears that no that trash enclosure
5 is proposed. Testimony should be provided as to how
6 bulk items such as furniture will be removed.

7 MR. MANCINI: So that's by design. We
8 want to discourage tenants from using our facilities
9 as a way to get rid of their junk. So if somebody
10 has a couch that they want to get rid of, they need
11 to take it with them and dispose of it at their
12 expense as opposed to ours. So that's by design that
13 we only handle our trash interior. And other trash
14 by the tenants, they have to take with them.

15 MS. MOORE: And Signage. We noted the
16 six signs. It looks like four facade and two
17 freestanding signs. We've reviewed those. And I'm
18 on page 10.

19 Per Section 870-253.Q(8), signs
20 designating entrance to or exit from a parking area
21 with a maximum size of 3 square feet, are to have a
22 maximum size of 3 square feet, whereas 30.2 square
23 feet and 11.8 square feet are proposed. Plans should
24 be revised or a variance requested.

25 MR. MANCINI: So we're requesting a

1 variance there. And we think the size of the sign
2 despite that deviation, are appropriate given the
3 scope and size of the building. We also want to
4 easily identify those points for the office, the
5 entrance and exit clearly so that there's no
6 confusion about how the site circulation works.
7 Given the mass of the building, I don't think those
8 sign sizes are out of place in this case.

9 MS. MOORE: According to Q(12)c, maximum
10 letter height for a facade sign shall be limited to
11 6 feet, whereas greater than 6 feet, is proposed.
12 Plans should be revised or a variance requested.

13 MR. MANCINI: For the same rational
14 there, Dena, for the main facade sign on the west
15 side of the building, part of that is the function of
16 the speed of Admiral Wilson Boulevard so we're
17 identifying the site for folks traveling the opposite
18 way on Admiral Wilson Boulevard.

19 And it's always important to safely
20 identify the site and have readability of the sign.
21 So, again, if you saw on the architectural plans the
22 size of that sign relative to the scope of the
23 building was fairly minimal. So it's appropriate in
24 my opinion to have slightly larger sign letter
25 heights for that facade.

1 MS. MOORE: Q(13)(a), multiple
2 freestanding signs are permitted on a single property
3 if signage is used to designate multiple businesses
4 or uses. The applicant proposes two freestanding
5 signs mounted to a single pole. Both signs advertise
6 the same business. Plans should be revised or a
7 variance requested.

8 MR. MANCINI: Sure. There's the main
9 pylon sign that will be Devon Self Storage to
10 identify the site. And the second sign that's on the
11 same pole, is the changeable copy, LED sign which is
12 going to be fairly static as well so it's not going
13 to be moving messages or distracted to motorists or
14 clashing or animation. It's really just to advertise
15 special deals, first month's free, whatever the case
16 may be as a changeable copy sign there.

17 MS. MOORE: Q(13)(d), freestanding signs
18 in the TOD zone shall not project higher than 5 feet
19 as measured from the base of the sign. The applicant
20 proposes to mount two signs to a pole with an overall
21 height of 30 feet. Plans should be revised or a
22 variance requested. That's for the height.

23 MR. MANCINI: So we're requesting a
24 variance there for the same rationale that I described
25 before, the speed of the road on a divided highway.

1 A 5-foot high sign wouldn't really be effective in
2 identifying the site so this helps folks safely
3 navigate to the site. We think it's appropriate for
4 this site.

5 MS. MOORE: Section 870-253.Q(13)(e), the
6 base of the freestanding sign shall be landscaped,
7 where as no landscaping is proposed. Plans should be
8 revised or a variance requested.

9 MR. MANCINI: We can revise the plan to
10 provide that landscaping around the base of the
11 sign.

12 MS. MOORE: Okay.

13 MR. EINGORN: So we're going to eliminate
14 that waiver?

15 MS. MOORE: Yes. It's a variance but
16 we'll eliminate that.

17 MR. EINGORN: Okay.

18 MS. MOORE: Per Section -- well, C(39),
19 changeable copy signs are prohibited. Plans should
20 be revised or a variance requested.

21 MR. MANCINI: We're requesting that
22 variance as I noted before.

23 MS. MOORE: And the sign setbacks to the
24 Right-of-Way and side property lines should be
25 dimensioned on the plans. You'll dimensioned

1 that?

2 MR. MANCINI: We will.

3 MS. MOORE: I'm moving on to the Fences:
4 Per Section 870-197.G, a fence not more than 6 feet
5 in height is permitted along the rear lot line and
6 along the side lot line to the front building line.
7 A fence not more than 4 feet tall is permitted along
8 the side lot line from the front building line to the
9 front lot line and along the front lot line. An
10 8-foot tall fence is proposed. Plans should be
11 revised or a variance requested.

12 MR. MANCINI: We're requesting a variance
13 there strictly for security purposes. An 8-foot high
14 fence is substantially more of a deterrent than a
15 6-foot high fence. It doesn't affect any site lines
16 or esthetics of the site line so we're requesting
17 that variance.

18 MS. MOORE: Okay. And the other comment
19 refers to a detail.

20 Miscellaneous, you provided the color
21 rendering. Tonight, the plans should note that the
22 applicant will comply with the City's "Ordinance
23 Establishing Standards for the Submission of Maps and
24 Other Documents in a Digital Format."

25 MR. MANCINI; We'll comply.

1 MS. MOORE: The signature block on the
2 plans includes a signature, should include the
3 signature for the Zoning Officer/Administrative
4 Officer.

5 MR. MANCINI: We'll comply.

6 MS. MOORE: I mean, I don't know if I
7 underlined it incorrectly or?

8 MR. MANCINI: I was going to say, you
9 think by now I would remember to do that but maybe we
10 still missed it.

11 MS. MOORE: Well, I'll see. Either I
12 underlined incorrectly or it wasn't there. So I'll
13 check that again.

14 The Summary of Variances and Waivers.
15 Noting that I incorrectly have some items as waivers
16 on here, I'll add them to the variances. So we note
17 the use which was previously granted.

18 We have the lighting levels at property
19 line. And then lighting levels. The other variances
20 that are under waivers but will be moved in a
21 subsequent letter, that would be the fence height,
22 parking lot landscape -- no, I'm sorry -- fence
23 height, number of parking spaces, driveway setback to
24 side yard because we eliminated bicycle parking,
25 distance between driveways. Jumping down to:

1 Changeable copy sign prohibited, size of
2 entrance/exit signs, letter height for facade sign,
3 number of freestanding signs, and height of
4 freestanding sign because we eliminated the
5 landscaping for freestanding sign base.

6 MR. MANCINI: Agree.

7 MS. MOORE: And then we have the waivers
8 as parking lot landscaping, screening of loading
9 areas, foundation plantings. They're going to
10 provide the street trees so that could be eliminated,
11 parking lot perimeter planting, percent of parking
12 lot landscaping and parking lot islands.

13 MR. MANCINI: Agreed.

14 MS. MOORE: The approval process, you're
15 aware of that as it's listed on page 12. If you have
16 any questions, you can contact our office.

17 MR. MANCINI: Understood.

18 MS. MOORE: And we have the Outside
19 Agency Approvals as: As Camden County Planning
20 Board; Camden County Soil Conservation District;
21 Camden County Municipal Utilities Authority; New
22 Jersey Department of Environmental Protection; New
23 Jersey Department of Transportation.

24 Are there any others that may be
25 necessary?

1 MR. MANCINI: Of course understood.

2 MS. MOORE: No. Are there any others?

3 MR. MANCINI: Oh, none that I'm aware of.

4 MS. MOORE: All right. Mr. Chairman,
5 that concludes our review.

6 MR. BARANOWSKI: Mr. Chairman, that is
7 all we have and thank you, Ms. Johnson for going
8 through your letter with us. We greatly appreciate
9 it. And that's all we have at this time, Mr.
10 Chairman. And if the Board members have any
11 questions or any members from the public have any
12 questions, we're happy to answer them.

13 VICE-CHAIRMAN COOPER: Yes. Can you
14 elaborate more on that, the signage, the changeable
15 copy signs that's going to be mounted on to the
16 building?

17 MR. BARANOWSKI: I can have someone give
18 testimony on that, Mr. Cooper.

19 MR. MANCINI: Mr. Cooper, that's going to
20 be below the pylon signs. Let me see if I can pull
21 that up real quickly. Bear with me. The very last
22 page. It says, the changeable copy sign is that
23 black rectangle below the main pylon sign. The pylon
24 sign is located along Admiral Wilson Boulevard about
25 27 feet on the Right-of-way. So between the road and

1 the front of the building is where this pylon sign is
2 going to be.

3 VICE-CHAIRMAN COOPER: So the top sign
4 will be lit too at night, correct?

5 MR. MANCINI: Correct. That's a cabinet
6 sign that's internally lit.

7 MR. BARANOWSKI: Does that address your
8 question, Mr. Cooper?

9 VICE-CHAIRMAN COOPER: Pretty much. Yes.

10 MR. BARANOWSKI: Thank you.

11 Mr. Chairman, if no one else has any
12 other questions at this time, would it be the
13 pleasure of the Board to take any public comment?
14 We're ready for any further questions.

15 MR. EINGORN: You beat me to it. Is
16 there anybody in the public that's appeared tonight
17 to be heard on the Pennsauken QOZ Self Storage, have
18 any questions, comment? Now would be the time.
19 Seeing and hearing no public comment, we'll close the
20 public portion.

21 As with the last application, this is the
22 time for the Board to do a discussion of the
23 application for preliminary and final site plan
24 approval, as well as the Positive and Negative
25 Criteria related to the waivers and the discussion of

1 the waivers. And after that, to propose a motion.
2 Any motion to accept, would be subject to our
3 Remington & Vernick Engineer's letter and the
4 conditions stated therein dated of April 14th, 2022,
5 as well as the agreements of the applicant.

6 REVEREND MARTINEZ: I think it's a great
7 opportunity. Admiral Wilson Boulevard is a disaster.
8 I mean, I drive through there every single day about
9 10 or 15 times a day. And I see this project. I
10 think it's good for the community; good for us and
11 the Camden residents and I should know. But I think
12 it's great and it's a positive motion. It's a go.

13 CHAIRMAN HANCE: I just want to comment
14 on the security. You have two guys there at all
15 times?

16 MR. BARNOWSKI: Shannon, can you address
17 the hours of employees being there and any other
18 security measures we take?

19 MR. DODGE: Absolutely. We have two
20 managers on-site from 9:30 to 6:00. That's six days
21 a week. On Sundays, no managers are on-site,
22 however, we typically will have anywhere between 35
23 and 60 cameras throughout the facility that run 24/7,
24 access to a cloud DVR system.

25 REVEREND MARTINEZ: Now, you said the

1 storage is open until ten o'clock?

2 Mr. DODGE: Yes.

3 CHAIRMAN HANCE: When they drive through
4 the building, does the gate or the door close behind
5 them or is it open for 25 seconds, 30 seconds?

6 MR. DODGE: Yes. So it is on a time and
7 sensor-based system. So it's accessed for both the
8 gate and the overhead door to get into the building.
9 They're accessed by a keypad. You have to put in
10 your code. And once you travel through the overhead
11 door or through the gate after 25 seconds or 20
12 seconds, I believe, the door and/or gate
13 automatically closes behind you. Once you're inside
14 the building, you would also be asked to put in your
15 same gate code to exit the facility.

16 CHAIRMAN HANCE: Are you going to add
17 three stories to the top of that building; is that
18 correct?

19 MR. DODGE: One of the sites that we're
20 working on will be a three-story, yes.

21 MS. ALSTON: My question is on the trash.
22 Now, you had mentioned that the client will be taking
23 the trash with them. However, with the clients that
24 abandon their storage, how would that be then dealt
25 with?

1 if Mr. Chairman Hance had anything further?

2 MR. EINGORN: He's working on fixing his
3 microphone.

4 CHAIRMAN HANCE: Yes. I'm back now.
5 I kind of lost you guys.

6 MR. EINGORN: Did you have anything that
7 you wanted to add?

8 CHAIRMAN HANCE: I'm all right. Thank
9 you.

10 MR. EINGORN: If there are not further
11 comments or questions, we can entertain a motion.

12 REVEREND MARTINEZ: Motion to pass.

13 MR. EINGORN: That motion would be
14 subject to the terms and agreements made in reference
15 to the Remington & Vernick letter dated April 14,
16 2022?

17 REVEREND MARTINEZ: Yes.

18 MS. ATWOOD: Second.

19 MR. EINGORN: Ms. Atwood, did you have
20 something to say?

21 MS. ATWOOD: I was seconding the motion.

22 MR. EINGORN: Oh, great. Thank you.

23 I'll take a roll-call vote. Chairman
24 Hance.

25 CHAIRMAN HANCE: Yes.

1 MR. EINGORN: Vice-Chairman Cooper.

2 VICE-CHAIRMAN COOPER: Yes.

3 MR. EINGORN: Reverend Martinez.

4 REVEREND MARTINEZ: Yes.

5 MR. EINGORN: Ms. Washington.

6 MS. WASHINGTON: Yes.

7 MR. EINGORN: Ms. Atwood. I see her
8 pushing the button.

9 MR. EINGORN: Ms. Alston.

10 MS. ALSTON: Yes.

11 MR. EINGORN: We're waiting on Ms.
12 Atwood. She's trying. I see it.

13 MS. ATWOOD: Can you hear me?

14 MR. EINGORN: Yes, we can.

15 MS. ATWOOD: Yes.

16 MR. EINGORN: Having six in favor and
17 none opposed, the motion passes. Congratulations.
18 And I'll work on the Resolution for next month.
19 Have a nice night.

20 MR. BARANOWSKI: Thank you everybody.
21 Have a great evening and stay well.

22 MS. MOORE: Thank you.

23 MR. EINGORN: I appreciate your time.

24 The next matter is Peachtree Management
25 Company, 1340 Kaighn Avenue.

1 Compass Architectural Design, 24 Lippincott Avenue,
2 Voorhees, New Jersey.

3 MR. EINGORN: So the application is for a
4 use variance for three dwelling units. And is there
5 an application for site plan as well? Looks like it.

6 MR. WILSON: Yes.

7 MR. EINGORN: Do you want to tell us a
8 little about the property; was it a pre-existing
9 three-bedroom when it was purchased; is it three
10 bedrooms now; is it a single-family home?

11 MR. WILSON: Michael, describe the
12 property as you bought it and as it is now.

13 MR. SKLENCAR: So we had acquired the
14 property from the bank a number of years ago. And
15 it's a three-story property that was used for -- the
16 first floor was child care and then above it was
17 apartments. It took the bank a long time to
18 foreclose on the property then they di and then it
19 kind of sat. So that's kind of what the condition
20 was.

21 We went in and cleaned it up a little
22 bit. There was four layers of carpet and stuff like
23 that that had to get removed. We freshened it up and
24 was painted it. It needed some roof repairs and
25 stuff like that. There's still a little bit of

1 repairs to be done basically on the exterior. We're
2 one of four lots that's on that block of Kaighn
3 Avenue.

4 Immediately adjacent to that property and
5 contiguous to it, is a property that we own but in a
6 different entity which we put the stucco on and
7 cleaned it up and things of that nature. Then next
8 to that is -- there are two lots that, again, we own
9 but under a different entity as well that we bought
10 from Camden Redevelopment Authority. It was
11 accumulating trash and debris. It was a nuisance so
12 we cleaned it up at great expense and then we had
13 acquired it. We asked the Redevelopment Authority to
14 sell it to us which they did. We were getting a lot
15 of problems from the apartment building on the corner
16 at Princess. It was vacant at the time. There were
17 a lot squatters that has since been rectified with
18 the current owner.

19 And then on the other side of us going
20 towards to Haddon Avenue, is the Donut Queen so we
21 butt-up against the Donut Queen but I believe their
22 address is on Haddon Avenue, not Kaighn Avenue. So
23 that's basically it. We're looking to put in each
24 apartment, one apartment per floor. We would put
25 veterans in there, basically homeless veterans.

1 Since 2004, we've housed approximately 75 veterans
2 over that period of time. We deal with the Veterans
3 Administration in Delaware and Pennsylvania which
4 basically covers all of South Jersey. And that's
5 basically who we would be putting in there.

6 So we get calls from them asking if these
7 units are available and we have to contact them
8 saying we're waiting to go through the zoning and
9 then the construction office. And then, that's
10 basically it. Back of our building butts up to the
11 commercial properties that are on Haddon Avenue, so
12 Haddon Avenue's back yards for the commercial backs
13 up to us. Across the street from us on Kaighn Avenue
14 is one duplex and then four stores as you head
15 towards Haddon Avenue. That's all that's there. It
16 used to have trees out front but they were crashed
17 into so at great expense, we took those down.

18 MR. WILSON: If the Board approves this,
19 will you replace those trees?

20 MR. SKLENCAR: Well, there will be one
21 tree on this particular property.

22 MS. MOORE: I wanted to note, the
23 applicant's proposed use is not in conformance with
24 the permitted principal uses of the C-1 Zone Per
25 Section 870-62. So multi-family dwellings, group

1 homes and lodging houses are specifically prohibited
2 per Section 870-61.B. So, therefore, a "d(1)"
3 variance is necessary.

4 So the applicant has the burden of
5 demonstrating the "Special Reasons" for granting this
6 use variance, as well as offering the enhanced
7 quality of proof which states that the variance is
8 not inconsistent with the intent and purpose of the
9 Master Plan and Zoning Ordinance.

10 So is there anyone prepared to make that
11 planning testimony with regard to the use variance?

12 MR. SKLENCAR: Immediately adjacent to --
13 so like I said, there's four lots on that street. We
14 own through a combination of different entities, all
15 four of those lots. Immediately adjacent to our
16 property, is a residential structure. This was a
17 residential structure before we had acquired it.

18 And on the corner at Princess and Kaighn
19 there, that's a four-unit apartment building as well.

20 Immediately across the street is a duplex on that
21 street. That particular section of Kaighn Avenue is
22 a transition strip basically from commercial on
23 Haddon Avenue up until the 1400 block which is
24 basically all residential going from the 1400 on out
25 of the City up to Park Boulevard.

1 We're in a transition zone area. It's
2 four blocks. That's basically how it would be. The
3 commercial spot right there on that particular
4 property as it exists, we tried to put in another
5 child care center, but it wasn't really suited
6 towards that. I mean, they would come -- prior to us
7 they would come in the morning, early in the morning
8 a lot of traffic, dropped their kids off on Kaighn
9 Avenue which is pretty dangerous right there. The
10 property itself does not really lend itself to a
11 commercial use. It is adjacent to an existing
12 residential structure.

13 MR. WILSON: What about the need in the
14 community for the services?

15 MR. SKLENCAR: So I get calls or emails
16 from the Veterans Administration frequently asking,
17 you know, do we have anything available in Camden for
18 their veterans for housing. I'm basically telling
19 them, we're waiting on this. If it's approved then
20 we will. There is a demand out there. They are
21 asking me, the Delaware Veterans Administration is
22 asking me to speak at one of their events for housing
23 later this month. So there's definitely a need.
24 Like I said, it's a transition area. It doesn't lend
25 itself really to a commercial aspect or even a retail

1 aspect. That's basically where we are with that.

2 VICE-CHAIRMAN COOPER: I have a question.
3 When you purchased this house, it was a single-family
4 home or was it --

5 MR. SKLENCAR: We purchased the house
6 from the bank. I know the gentleman who owned it
7 prior to that. He was operating it as a child care
8 center on the first floor and residences above.

9 MR. EINGORN: How many units were above
10 the child care center?

11 MR. SKLENCAR: I don't know. I was never
12 up on to the second floor when he was there. Before
13 he lost it to the bank, I did speak to him. He said
14 he was then using it as a church but I don't think
15 that he really used it as a church too long. I don't
16 know if you saw pictures of it or not but it's very,
17 very similar to the adjacent house which is a
18 five-bedroom two-bath house.

19 VICE-CHAIRMAN COOPER: And that's a
20 single-family home or that's a duplex?

21 MR. SKLENCAR: That is a single-family
22 home.

23 CHAIRMAN HANCE: Do you have any pictures
24 at all?

25 MR. SKLENCAR: I think we submitted

1 them.

2 MR. WILSON: You should have pictures of
3 the interior.

4 MR. EINGORN: My packet contains about 12
5 interior photographs without any identification of
6 which unit or what story or anything that they are
7 on.

8 MR. SKLENCAR: It's a three-story
9 property. I don't know what happened but we did
10 submit pictures on the outside earlier on. I don't
11 know what happened.

12 MS. ATWOOD: I have a question. I want
13 to know who is going to care for these homeless
14 veterans. Because normally when people are
15 transitional like that, they need wrap-around care.
16 So is there going to be someone to care for these
17 people?

18 MR. SKLENCAR: Yes. What happens is,
19 like I said, we've been dealing with the Veterans
20 Administration since 2004. And they are assigned
21 social workers through the VA. And they walk them
22 through all the programs. They get them to whatever
23 they need whether it's physical or whatnot. They're
24 very good. Once you're in the system with the VA,
25 they're very good with following up the social

1 workers. I believe they're actually VA employees and
2 they are very good with their Vets. It's a very
3 supportive organization. They really take care of
4 them.

5 MS. ATWOOD: Okay. Thank you.

6 MS. MOORE: Are we going to accept the
7 testimony that was presented as the planning
8 testimony for the use variance?

9 MR. WILSON: Yes.

10 MS. MOORE: That question was for the
11 Zoning Board Solicitor.

12 MR. EINGORN: Well, I think that Mr.
13 Sklencar has been here on multiple occasions. He's
14 competent to testify as to the area and provided some
15 justification. So it's up to the Board to determine
16 at a vote whether or not it believes that that
17 testimony was sufficient to meet the criteria of the
18 statute.

19 MS. MOORE: I'm sorry. I'm not familiar
20 with a planner not providing this information. So
21 that's fine.

22 MR. EINGORN: Understood. It's the
23 applicant's burden to come forward with whatever
24 materials and testimony that they have and the Board
25 will weigh that, take it into consideration when it

1 proposes to grant or deny this application.

2 VICE-CHAIRMAN COOPER: Again, for a d(1)
3 variance, he needs to really drive home his point,
4 you know, why, we should give a d(1) variance. It's
5 not something lightly here.

6 MR. SKLENCAR: I understand that. I'm
7 sure you're familiar with the property. So you can
8 have a picture in your mind, I'm sorry, we had
9 submitted pictures from the exterior earlier on in
10 the process. I don't know what happened to those.
11 If you come out on Haddon Avenue, you know, out of
12 Camden and you get to Kaighn, you make that left.
13 You have the Donut Queen and then their fence backs
14 up. Their parking lot backs up to our fence.

15 And then it's that immediate building,
16 house, whatever you want to call it, a three-story
17 structure. And immediately adjacent to that, there
18 is other property that's not part of this package
19 that we had parged. So it's that first house as you
20 come to it that simply doesn't lend itself to a
21 commercial aspect.

22 VICE-CHAIRMAN COOPER: When you say it
23 won't, you're going to make it a commercial access.
24 Because you're going to put homeless people in
25 there. And from that point there, you are going to

1 get some, and I can't speak on it, but you are going
2 to get something momentary from it some how. Don't
3 say, you know, it's not a commercial aspect.

4 MR. EINGORN: I think maybe he means
5 retail as opposed to commercial, right?

6 MR. SKLENCAR: It'll be a rental.

7 MR. EINGORN: He's saying that it's not
8 conducive to having multiple trips back and forth
9 with different individuals on a regular basis. Don't
10 let me speak to you. You can tell me if I'm right.
11 But the way I understood it was, this isn't a spot
12 where you can have a lot of visitors all the time.

13 MR. SKLENCAR: Correct. I don't know
14 want the connotation of homeless put a bad aspect
15 into it. They basically are vetted through the
16 Veterans Administration. These are basically
17 gentlemen, typically in our experience, have either
18 been bad on their luck or more elderly and they go to
19 the Veterans Administration. A lot of them are being
20 treated at the Veterans Hospitals for various
21 physical ailments. And then their social workers
22 contact us and we work with them to place them.

23 It's not -- and I don't want you to have
24 a bad connotation with them. And they do have very,
25 very good supportive services that will pick them up,

1 they'll make arrangements for them to get all over.
2 If they're in some kind of program, they follow-up on
3 them regularly. Most of our -- all of our veteran
4 tenants are all very clean and kept. Like I said,
5 most of ours right now are all elderly. They are
6 like over 60.

7 MR. EINGORN: I don't think and not to
8 cut you off, I don't think the connotation comes from
9 the fact that they're veterans but more that, there
10 was previously an application before this Board for
11 veterans' boarding home which was vetoed by the
12 mayor, Mayor Redd at the time.

13 MR. SKLENCAR: It's not a boarding
14 home.

15 MR. EINGORN: So I think it's probably
16 important maybe we can have some testimony, is this
17 three separate units with three separate bathrooms
18 and three separate kitchens and separate access?

19 MR. SKLENCAR: So let me explain. As you
20 come in, you come into the building on the first
21 floor, you enter the foyer, there's a door to the
22 first floor apartment. It's a full-size apartment.
23 It has its own kitchen; it has its own full bathroom;
24 its own bedroom; living area. Actually very large
25 for an apartment.

1 If you go back out to the foyer, you go
2 up the steps. There's a picture of the steps there.
3 And at that landing is the next apartment which has
4 all the same amenities as the first. It's just a
5 little smaller because it doesn't -- it's smaller but
6 it's still pretty big. And then if you go around the
7 hallway, you go up the steps to the third apartment,
8 again, it has its own door. They all lock.

9 It has the same amenities; full-size
10 kitchen; full-size bathroom; full bedroom and living
11 room. It does have a fire escape egress for each
12 floor. They are apartments. They're legal. The
13 units themselves are legal apartments. It's not a
14 boarding house. It's not a rooming house or a
15 boarding house. They're apartments.

16 VICE-CHAIRMAN COOPER: You got three
17 separate water meters, three separate electric
18 meters.

19 MR. SKLENCAR: So it's common heat and
20 common water and the landlord would pay that.

21 CHAIRMAN HANCE: I'd like to see a
22 diagram of how it will look like. I didn't see
23 anything out the --

24 MR. SKLENCAR: I'm sorry I couldn't hear
25 you.

1 MR. WILSON: I didn't hear you.

2 CHAIRMAN HANCE: I said, didn't you need
3 to submit anything or have the architect show
4 something on paper how it's going to look when it's
5 done. We haven't seen anything like that. We're not
6 seeing anything.

7 MR. FAUL: The improvements are proposed
8 for the interior. The exterior, we did not propose
9 any changes to the exterior other than some safety
10 illumination for the tenants to get in and out. The
11 improvements would be on the interior to make the
12 apartments readily available for leasing and livable.
13 They are three separate ones.

14 Each unit has its own locked entry door.
15 There's an alarm system in the building. Emergency
16 and egress lighting. The only common space is just
17 as you enter the front door then you get common
18 access which leads you to each of the three
19 apartments. Each has one bathroom, one living room,
20 one kitchen, one bedroom.

21 CHAIRMAN HANCE: Is the architect saying
22 that it's already completed for three apartments?

23 MR. FAUL: I'm sorry. Could you repeat,
24 please?

25 CHAIRMAN HANCE: You're saying that the

1 building is set for three apartments already?

2 MR. FAUL: That's correct.

3 CHAIRMAN HANCE: Generally, we would like
4 to see pictures.

5 VICE-CHAIRMAN COOPER: You know --

6 MR. WILSON: Mr. Hance, you were breaking
7 up. We couldn't hear everything you said.

8 VICE-CHAIRMAN HANCE: Kyle, you know,
9 again, people come into our City and they buy these
10 properties and, you know, they do what they want to
11 do with them before they get approved from the
12 Board. Now you to come us and you want us to grant
13 you a variance that carries a lot of weight here, a
14 d(1) variance. This is a big scheme of things here
15 that you want us to interrupt.

16 MR. SKLENCAR: I agree. The fact that
17 we've been in Camden since for at least 10, 15
18 years. And this was -- we didn't change the layout
19 or anything when we purchased the property. It's
20 basically a guy that had like four layers of carpet
21 in there; we painted it and took the stuff off the
22 ceiling. But other than that, that was the layout.
23 We didn't change the layout or anything.

24 MR. WILSON: My client has submitted
25 pictures and it was assumed that you would have them.

1 I can hold up my file copy so that you could see what
2 they're describing.

3 MS. WASHINGTON: Excuse me. This is Ms.
4 Washington. The 1300 on Kaighn Avenue, is that by
5 the Donut place?

6 MR. SKLENCAR: Yes. So it's between
7 Haddon avenue And Princess Avenue.

8 MS. WASHINGTON: Okay. And as Brother
9 Cooper was just saying, that's a lot of weight on us
10 because in that area, there's always people standing
11 out on the corner and on the streets.

12 MR. SKLENCAR: We have a problem with
13 that as well. So there used to be three nice big
14 Sycamore trees there that were probably 34 years old
15 and people come flying down Kaighn Avenue and they
16 and they crashed into them on three separate
17 occasions. It cost us a lot of money just to remove
18 them as they didn't have insurance or anything of
19 that nature.

20 So we've been fixing that up and the one
21 next to it. So, we're doing our best to improve the
22 properties in the neighborhood as best we can.
23 Several years ago I ran the concept by Bridget Phifer
24 who was all for it and then, you know, COVID came and
25 so everything kind of --

1 MS. WASHINGTON: That area you said about
2 it few years ago, that area is a whole lot different
3 now than it was a few years ago.

4 MR. SKLENCAR: Yes. And we're part of
5 helping clean that up I got to say to be honest with
6 you.

7 MS. WASHINGTON: Are you going to have
8 security guards all the time, right?

9 MR. SKLENCAR: Security guards for the
10 three gentlemen?

11 MS. WASHINGTON: Did you say yes, no or
12 pretty much?

13 MR. SKLENCAR: I don't believe it
14 requires it. The issues that are coming are not
15 coming from our property. We're cleaning up
16 constantly; we're improving the street. We improved
17 those back lots back there that were once owned by
18 the Redevelopment Authority. We spent thousands of
19 dollars to clean those lots and fence it. So we're
20 not bringing in any rift-raft or anything of that
21 nature.

22 MS. WASHINGTON: You have no control over
23 that as you said the word rift-raft. You have no
24 control over who is going to be coming in and who is
25 a rift-raft and who is not.

1 MR. SKLENCAR: Well, we get their
2 applications and they're well-screened.

3 MS. WASHINGTON: And I know you have been
4 through a lot of applications in your life that was
5 wrong, so you can't always go by that saying that's
6 right because I wrote out something saying Mary Sue
7 is all right and Mary Sue was not all right. Do you
8 understand my point?

9 MR. SKLENCAR: I hear you.

10 MR. WILSON: How do you -- explain to Ms.
11 Washington how you get your residents?

12 MR. SKLENCAR: Yes. So as I said, they
13 go through the Veterans Administration. They
14 generally spend some time there or wherever they come
15 from, whether it's in a hotel or whatever. And they
16 come recommended from the Veterans Administration.

17 After they screen them, they put them
18 through a process and we have our own screening and
19 process. And then what happens is, they pick up the
20 benefits from the government through the Veterans
21 Administration and we work together with them until
22 they decide if they want to leave.

23 MS. WASHINGTON: Even if you do all that
24 screening, that really doesn't mean that John is who
25 is on that paper. Like I said, and in that area

1 right there, there's a lot of people always standing
2 out there and stuff. But you have no control over
3 what the Veterans are going to do.

4 MR. SKLENCAR: Listen. There is a
5 problem with people outside. You got the guys on the
6 quads. They even ride up on the sidewalk and
7 everything. We can't control those people. The
8 police can't control those people. They crash into
9 our fence.

10 MS. WASHINGTON: Exactly. No, you can't
11 control them.

12 MR. SKLENCAR: And they're not -- none of
13 those people are our tenants.

14 MS. WASHINGTON: You don't know how your
15 tenants are going to turn out once they meet somebody
16 sitting on the steps.

17 MR. SKLENCAR: I don't know how to
18 respond to you with that.

19 VICE-CHAIRMAN COOPER: Do the Board think
20 they could prove their case?

21 MR. EINGORN: Before we get to that
22 point, so here's what you have and I'll just
23 summarize quickly. The applicant has essentially
24 said that there are "Special Reasons" for this
25 application because they can't use the property for

1 commercial, i.e., a business-related use. So,
2 therefore, they need to use it for residential.

3 And they're saying that the neighborhood
4 is such that this residential use will fit in with
5 the rest of the neighborhood as to the Negative
6 Criteria. I think that's the summary of what they're
7 trying to say. Whether or not the Board finds that
8 to be appropriate, that will be up the Board to
9 decide. Are there any other questions for the
10 applicant related to the use so we can open to the
11 public about this one?

12 MS. ALSTON: Yes. I just have one quick
13 question. Is it intended to have long term -- is
14 this like a long-term solution for the occupants or
15 is this like a short term, three months, six months
16 and then someone else comes in?

17 MR. SKLENCAR: So our typical tenants,
18 they generally like our units so much they stay there
19 until there's a life event of some type. Most of
20 them pass along. The most recent fellow passed along
21 during COVID in the hospital.

22 MR. WILSON: How many other similar
23 facilities do you operate?

24 MR. SKLENCAR: Right now we have four
25 different locations that we're housing Veterans in.

1 All of those tenants that are in there, are over 50.
2 They're older gentlemen, mostly World War II Vets.

3 MR. WILSON: And of those four
4 facilities, how many incidents have you had similar
5 to what Ms. Washington is concerned about?

6 MR. WILSON: I know exactly what Ms.
7 Washington is speaking about. Of those facilities,
8 we haven't had any incidents.

9 MR. WILSON: How many -- in your four
10 other facilities, how many transient tenants have you
11 had?

12 MR. SKLENCAR: So none of our Vets are
13 transient. We've had in the last three years, one
14 tenant, one Veteran ask to leave before his lease was
15 up which they're rarely leases, asked to leave before
16 his lease was up because he had a girlfriend in the
17 next town over and wanted to go live with her. And
18 so other than that, all our gentlemen are there. The
19 average stay is over five years.

20 MS. ALSTON: I have one more question.
21 Do you not allow like subletting --

22 MR. SKLENCAR: No subletting.

23 MS. ALSTON: -- say -- you know what
24 subletting is.

25 MR. SKLENCAR: Yes. No subletting.

1 MR. EINGORN: Any other questions for the
2 applicant related to the use variance portion of this
3 application?

4 Hearing none, let's open this application
5 to the public. Is there anybody here who would like
6 to be heard related to the 1340 Kaighn Avenue
7 application by Peachtree Management Company either
8 for or against? This is a use variance only.
9 Hearing none, we'll close the public portion.

10 At this time, the Board should entertain
11 some discussion of the Positive and Negative Criteria
12 related to the requested use variance for a
13 three-unit apartment building.

14 VICE-CHAIRMAN COOPER: I'm going to start
15 with the Negative. Again, we have people coming into
16 our City and they want to turn these single-family
17 homes into apartment buildings or rooming houses
18 whatever. They could find something better to do
19 with these houses.

20 Get a Veteran that has a family that's
21 homeless or something. You know, put a family in
22 there. You're going to put three individuals. That's
23 three different personalities that you're going to
24 bring and you're going to put there. I'm quite sure
25 there's other ways we can go about this. And for you

1 turning a five-bedroom house into a
2 three-bedroom rooming house.

3 MR. EINGORN: Anybody else want to be
4 heard on this application?

5 CHAIRMAN HANCE: I can appreciate what
6 you do. I think it's just the wrong place.

7 MR. EINGORN: I'm sorry. I heard, I can
8 appreciate what you're doing but I didn't hear the
9 rest?

10 CHAIRMAN HANCE: I think it's the wrong
11 area for that.

12 THE REPORTER: Lot's of feedback noise in
13 the background. I cannot hear.

14 CHAIRMAN HANCE: I hear lots of sound
15 coming back. It's a rough area for Vets.

16 MR. EINGORN: Reverend Martinez, I'm
17 getting a little feedback from your end. Can you
18 mute for a second?

19 REVEREND MARTINEZ: Yes.

20 CHAIRMAN HANCE: Can you hear me now?

21 MR. EINGORN: That's a little better.

22 CHAIRMAN HANCE: I'm saying, I appreciate
23 what they're doing. I think it's a rough area for
24 Vets to be in.

25 MR. EINGORN: Rough area for Vets to be

1 in. I got it.

2 CHAIRMAN HANCE: I grew up in that
3 area.

4 MR. EINGORN: Any other discussion or
5 motion? Can I get a motion to deny?

6 VICE-CHAIRMAN COOPER: I make a motion to
7 deny.

8 MS. WASHINGTON: I second it.

9 MR. EINGORN: So we have a motion to deny
10 and a second. So any vote that is a 'yes,' would be
11 in favor of denial. Chairman Hance.

12 CHAIRMAN HANCE: No.

13 MR. EINGORN: So no to denying?

14 CHAIRMAN HANCE: Yes to deny.

15 MR. EINGORN: Wait. You're in favor of
16 denial?

17 CHAIRMAN HANCE: Yes.

18 MR. EINGORN: Vice-Chairman Cooper.

19 VICE-CHAIRMAN COOPER: Yes.

20 MR. EINGORN: Reverend Martinez.

21 REVEREND MARTINEZ: Yes.

22 MR. EINGORN: Ms. Washington.

23 MS. WASHINGTON: Deny.

24 MR. EINGORN: Ms. Atwood.

25 MS. ATWOOD: Yes.

1 MR. EINGORN: Ms. Alston.

2 MS. ALSTON: Yes.

3 MR. EINGORN: I have six in favor of a
4 motion to deny the use variance application. So this
5 application has been denied. And we will issue the
6 Resolution next month. I appreciate your time.

7 MR. WILSON: Thank you.

8 MR. EINGORN: The next matter is Capital
9 Systems Property Management at 1146 Kaighn Avenue.

10 MR. WILSON: John Wilson on behalf of my
11 client. I have to bring my clients in.

12 MR. EINGORN: Good.

13 MS. MOORE: Kyle, that's it from me on
14 the applications for tonight.

15 MR. EINGORN: Okay. Thanks for coming.
16 Good seeing you.

17 MS. MOORE: No problem. And it looks
18 like so far I may not see you next month so we'll
19 see.

20 MR. EINGORN: Hopefully, we will.

21 MR. WILSON: Good evening. John Wilson
22 on behalf of the applicant. The application is to
23 rehabilitate the property 1146 Kaighn Avenue into
24 duplex apartments. This is a building that occupies
25 virtually the whole property.

1 MR. EINGORN: Reverend Martinez, can you
2 just mute for a second? I'm still getting feedback
3 for you.

4 REVEREND MARTINEZ: From me?

5 MR. EINGORN: Yes.

6 REVEREND MARTINEZ: I'm here by myself.

7 MR. EINGORN: I know. Unfortunately, I
8 keep seeing your block light up and then I'm hearing
9 a buzzing. Thank you. That helped. Sorry, Mr.
10 Wilson.

11 MR. WILSON: We're asking for variances
12 for minimum lot size because of the existing
13 structure, as I said, taking up virtually the whole
14 property. That's a situation that exists. As the
15 maximum building coverage, we're asking for a
16 variance for that also, again, because the situation
17 of the structure takes up virtually the whole
18 property.

19 The rear, front and side yard variances
20 are also requested for the same reasons. The only
21 variance that is not well really -- this is an
22 existing situation also. And that is for off-street
23 parking. Because when the building was built, many,
24 many years ago, on-site parking wasn't required and
25 they covered the whole lot. I'd have my clients

1 testify as to what they intend to do. We also have
2 the architect, Mr. Vid Al to testify also.

3 MR. EINGORN: Would you like to have your
4 witnesses sworn?

5 MR. WILSON: Yes, please.

6 MR. EINGORN: Everybody who wishes to
7 testify, can raise their right hand.

8 MR. WILSON: Mr. Vid Al, please, if you
9 have video, please turn your video on.

10 MR. EINGORN: I can see him.

11 MR. VID AL: I'm here.

12 - - -

13 EL DONADO VID AL, R.A., ROBERT BOWSER,
14 FRANCINE BOWSER, having first been duly
15 sworn/affirmed, was examined and testified as
16 follows:

17 - - -

18 MR. WILSON: Please give the Board your
19 name and your address and spell your last name.

20 MR. BOWSER: My name is Robert A. Bowser.
21 And my address is 518 Dwight Avenue, Collingswood,
22 New Jersey 08107.

23 MR. WILSON: And what is your
24 relationship with Capital Properties?

25 MR. BOWSER: I'm a member of Capital

1 Systems of the LLC.

2 MS. BOWSER: I'm Francine Bowser. I'm
3 also a member of the LLC. And the address is 518
4 Dwight Avenue, Collingswood, New Jersey 08107.

5 MR. WILSON: Mr. Vid Al, would you
6 identify yourself for the Board, please, and give
7 your credentials and your business address.

8 MR. VID AL: I am El Donado Vid Al. I'm
9 a licensed architect in the State of New Jersey. My
10 business address is 334 Camelot Court, Cinnaminson,
11 New Jersey 08077.

12 MR. EINGORN: Mr. Vid Al, has appeared
13 before this Board on numerous occasions in his role
14 as an architect and we are satisfied that he is
15 competent to appear in that role and we'll accept him
16 as such.

17 MR. WILSON: Thank you.

18 Mr. Bowser, you heard what I said to the
19 Board. Would you please describe the property at the
20 time that the company acquired it?

21 MR. BOWSER: Well, at the time at 1146
22 Kaighn Avenue, it was a duplex, one bedroom up, one
23 bedroom down. The front of the property was a
24 storefront but we didn't use that portion. We only
25 used the apartment portion that was in the back of

1 the apartment.

2 MR. WILSON: And if the Board approves
3 your application, what do you plan to do with it
4 that's different?

5 MR. BOSWER: We're looking to upgrade the
6 whole building and have two rooms as opposed to the
7 one that it was initially in the building. It was
8 one up and one down, two bedrooms. So we're trying
9 to have an open floor plan where we have two bedrooms
10 up and two bedrooms down on the first floor.

11 MR. WILSON: Now, you heard my
12 description of the site. Would you tell the Board
13 what you see when you go to that property?

14 MR. BOWSER: Well, the property was
15 before the fire and right now it's boarded up. And
16 we are looking to just renovate it and use the entire
17 building, making two bedrooms on the first floor and
18 two bedrooms on the second floor and everything
19 totally upgraded.

20 MR. WILSON: Is there room to put in
21 on-site parking?

22 MR. BOWSER: Not on the property but
23 there's plenty of parking around the building
24 and across the street where there's no buildings at
25 all.

1 MR. WILSON: Does the Board have any
2 questions of my client?

3 VICE-CHAIRMAN COOPER: Yes, sir. Before
4 we go any further, do we have any photos of that
5 off-street parking?

6 MR. VID AL: If I may, I can share the
7 screen if you allow me. I think I have some good
8 pictures.

9 MR. EINGORN: That would be great.

10 MR. WILSON: Would you show them now,
11 please, so Mr. Cooper's answer can be responded to.

12 MR. VID AL: Yes.

13 So this one is the exterior of the
14 building basically. As you can see, if you can see
15 my mouse, this is the corner property, right, which
16 occupies the entire, what is called the footprint.
17 This is picture is very special. I think in the
18 1900's, that's when the building was built more than
19 122 years ago. It used to be like a storefront. I'm
20 assuming that the owner occupies the part of the
21 first floor and the second floor for housing. And
22 then there was a storefront or some type of market or
23 store on the first floor on the corner.

24 This is called Bernard Street and this is
25 Kaighn Avenue. But in this section which is like a

1 triangle or shape that has no use for anything so
2 it's not a street. It's like a fringe benefit of the
3 two, the intersection, that forms a triangle. People
4 park there. You can park easily like five vehicles
5 right in front of the building. So that's a benefit.
6 It doesn't belong to anybody. It belongs to the
7 public. But I think that area is being used since
8 the beginning of that building. Unfortunately, the
9 building doesn't have any off-street parking because
10 it's sitting on zero lot line. The whole thing is
11 occupying the entire footprint. So that's the
12 exterior.

13 I have another one. This is the rear or
14 interior of the building. I don't know the
15 circumstances of how the building was set on fire or
16 caught on fire but it destroyed the second floor, the
17 entire second floor. It had to be gutted out because
18 I think it was a total loss of the building. This
19 used to be, I guess, the storefront back in the day.
20 It's under-utilized right now. So Mr. Bowser, I
21 think, what he was trying to say was to use that area
22 for residential because it's under-utilized. It's
23 just sitting there.

24 This is another picture of the second
25 floor. Again, you know, fire damage, water damage.

1 There was a lot of water damage. So this is the
2 exterior of the building again. This is the back of
3 the building. So there are two entrances of the
4 building. One is on Bernard Street and other one is
5 on the back of the building. From the back of the
6 building which is on Bernard Street as well, that's
7 where the entrance to the second floor apartment were
8 planned. As you can see in this windows, I think
9 that's where the damage started that damaged the
10 whole building.

11 This is the front view on Kaighn Avenue.
12 This is Bernard, the whole, the full elevation on
13 Bernard Avenue where the cars are, the parking that I
14 was describing that triangular shape. And basically,
15 that's it. That's how the building looks like right
16 now.

17 MR. EINGORN: Let the record reflect that
18 Mr. Vid Al has shown the Board multiple photographs
19 of the exterior of the property and the streets
20 adjacent to the property, as well as the interior of
21 the property. Are there questions related to this
22 application? It doesn't look like Dr. Williams
23 identified this for a use variance. So the applicant
24 would be here just related for bulk variances which
25 are minimum lot size, max building coverage, rear,

1 front and side and lot width and off-street parking.

2 These all appear to be pre-existing
3 nonconforming conditions which would impact even this
4 property's use as a single-family residence, because
5 these conditions all predated the Ordinance. At
6 least that's my estimation.

7 Are there additional questions for the
8 applicant?

9 MR. VID AL: I need to add this. What I
10 found in my survey of the building, the building is
11 equipped for two apartments, all the services. So it
12 has two meters in the basement. So everything before
13 the fire damage, it was there. Unfortunately, the
14 fire triggers all of this, including these variances,
15 the result. If they need to -- they want to
16 renovate the building the right way. I mean, the
17 building is going to be renovated after the latest
18 codes, you know, providing fire separation, alarms
19 and everything that modern buildings should have
20 today. So we hope it doesn't happen back again.

21 VICE-CHAIRMAN COOPER: Excuse me, sir.
22 That second page, the second photo, can you put that
23 on the screen and blow that up for a little bit for
24 us? The second page, second photo. And you got a
25 description there; you got something written on top

1 of it. I can't make it out.

2 MR. VID AL: On the plan? You mean the
3 plan?

4 VICE-CHAIRMAN COOPER: Yes.

5 MR. VID AL: Okay.

6 VICE-CHAIRMAN COOPER: Yeah, that second
7 photo, can you blow that up?

8 MR. VID AL: Oh, okay. Let me try to do
9 it. Give me one second.

10 VICE-CHAIRMAN COOPER: There you go.
11 There you go.

12 MR. VID AL: Yes, that's the existing
13 basement where the electrical system is. It has two
14 electrical meters; two gas meters. So all the
15 services are there. They're still there.

16 VICE-CHAIRMAN COOPER: Now, these photos
17 was taken pre or after the fire? Pre?

18 MR. VID AL: No. This is taken after the
19 fire.

20 VICE-CHAIRMAN COOPER: After the fire.
21 Okay.

22 MR. VID EL: I mean, there was no real
23 damage on the --

24 VICE-CHAIRMAN COOPER: To the basement,
25 right. So you guys didn't put this stuff that I'm

1 looking at in, after the fire. This was already
2 there.

3 MR. VID AL: This was already there. It
4 was not damaged. In fact, it was after the fire, I
5 assume.

6 VICE-CHAIRMAN COOPER: That's fine. I'm
7 fine with that. I have no questions.

8 MR. EINGORN: Any other questions from
9 the Board? Mr. Vid Al, you can stop sharing your
10 screen for a moment.

11 MR. VID AL: Okay.

12 MR. EINGORN: Thank you.

13 Is there anybody from the public
14 appearing tonight for Capital Systems Property
15 Management that would like to be heard in favor or
16 against this application for bulk variance
17 approvals? Hearing no public or seeing no hand
18 raised, we will close the public portion.

19 Again, the applicant is not here seeking
20 a use variance. Their duplex is something that they
21 can do. They are here seeking minimum bulk variances
22 for lot conditions related to the building and
23 off-street parking, all of which seem to be
24 pre-existing nonconforming issues. So to the extent
25 you want to do some discussion of the Positive and

1 Negative Criteria for the bulk variances and then
2 propose a motion,

3 CHAIRMAN HANCE: I think it's great idea.
4 It's a very hold building and it should be brought
5 back. So I think it's a great idea.

6 VICE-CHAIRMAN COOPER: Again, he's
7 land-locked from when they built the building. So he
8 should be fine on that part there too of what he can
9 do as far as extending the land.

10 MS. ATWOOD: And I certainly think it
11 would be an enhancement to the area with that
12 blighted building to be restored.

13 MR. EINGORN: Do we have a motion?

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

16 MS. ATWOOD: Second.

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

19 CHAIRMAN HANCE: Yes.

20 MR. EINGORN: Vice-Chairman Cooper.

21 VICE-CHAIRMAN COOPER: Yes.

22 MR. EINGORN: Reverend Martinez.

23 REVEREND MARTINEZ: Yes.

24 MR. EINGORN: Ms. Washington.

25 MS. WASHINGTON: Yes.

1 MR. EINGORN: Ms. Atwood.

2 MS. ATWOOD: Yes.

3 MR. EINGORN: Ms. Alston.

4 MS. ALSTON: Yes.

5 MR. EINGORN: Having six votes in favor
6 and none opposed, your application has been granted.
7 We thank you for your time tonight. I will prepare
8 the Resolution for next month.

9 MR. WILSON: Thank you.

10 VICE-CHAIRMAN COOPER: Kyle, can we get a
11 five-minute break?

12 MR. EINGORN: Yes.

13 - - -

14 (Whereupon, the proceedings are off the
15 record.)

16 (Whereupon, the proceedings are back on
17 the record.)

18 - - -

19 MR. EINGORN: The next applicant is
20 Keystone Outdoor Advertising Company, 1700 Admiral
21 Wilson Boulevard.

22 MR. BERR: Good evening. My name is
23 Kristopher Berr with the Law Firm Del Duca Lewis here
24 tonight on behalf of Keystone Outdoor Advertising
25 Company. Keystone is a tenant of the property

1 located at 1700 Admiral Wilson Boulevard which is
2 Block 1208, Lot 3 on the Tax Map. For reference,
3 this is the location of the Bush Refrigeration site
4 on Admiral Wilson Boulevard.

5 The property is located in the TOD Zone.
6 Keystone operates a billboard on this property. The
7 billboard has two sign faces; one facing each of the
8 east and westbound directions. And each face is 960
9 square feet. This billboard has operated on this
10 property since 1990 and is permitted in the zone as a
11 pre-existing nonconforming use.

12 Keystone proposes to convert the existing
13 billboard into a digital billboard. The proposed
14 billboard would display a static image and a new
15 static image will appear eight times per minute.
16 Keystone does not intend to remove or change the
17 existing billboard structure in any way. The
18 proposed project is solely to convert the
19 advertising space from traditional to digital.

20 Keystone applied for a zoning permit in
21 connection with this proposed sign conversion. The
22 application for a permit was denied by Dr. Williams
23 who determined that the proposed signage would
24 violate the Admiral Wilson Redevelopment Plan. And
25 that is what brings us before this Board tonight.

1 follows:

2 - - -

3 MR. EINGORN: If you could give your
4 names and addresses. I guess you mainly have
5 professionals. How about when they come forward,
6 we'll take name, address and credentials. Does that
7 work for you?

8 MR. BERR: Let's do it that way, yes.

9 MR. EINGORN: Perfect.

10 MR. BERR: Mr. Felici, good evening. How
11 are you?

12 MR. FELICI: Fine. Thank you.

13 MR. BERR: Good. Can you please
14 introduce yourself to the Board?

15 MR. FELICI: Sure. My name is Joseph A.
16 Felici. I'm vice-president of Keystone Outdoor
17 Advertising Company, Inc. We are located at 930
18 Henrietta Avenue, Suite B, Huntington Valley, PA
19 19006.

20 MR. BERR: Thank you, Mr. Felici. Can
21 you just tell the Board briefly, who Keystone is and
22 what Keystone does?

23 MR. FELICI: Yes. Keystone Outdoors has
24 been around for 45 years. We have a little over 100
25 sign faces; 23 of them being digital. We have been

1 doing digital advertising for approximately 12
2 years. So we do have a lot of experience with
3 digital advertising.

4 MR. BERR: Thank you. Before I get too
5 much further into this, were you present for my
6 introductory comments?

7 MR. FELICI: Yes.

8 MR. BERR: Were those facts true and
9 accurate to the best of your knowledge?

10 MR. FELICI: Yes. They are completely
11 true and accurate.

12 MR. BERR: Can you confirm, this
13 billboard is an existing use on this site and it has
14 been there since 1990; is that correct?

15 MR. FELICI: That is correct. Thirty-two
16 years.

17 MR. BERR: If I can just share my
18 screen. Can everybody see Exhibit A-1?

19 THE BOARD: Yes.

20 MR. BERR: Here on the second page of
21 Exhibit A-1, are these two photos of the existing
22 sign faces on the subject billboard?

23 MR. FELICI: Yes, that's correct, Mr.
24 Berr.

25 MR. BERR: And so this is a freestanding

1 sign with two static faces each of which is 160
2 square feet?

3 MR. FELICI: That is correct.

4 MR. BERR: And they advertise to the east
5 and westbound vehicular traffic along Admiral Wilson
6 Boulevard; is that right?

7 MR. FELICI: That is also correct.

8 MR. BERR: And Keystone has historically
9 obtained and still to this day, obtains a billboard
10 license every year from Camden; is that right?

11 MR. FELICI: Yes, we do. And our
12 billboard taxes are paid in full.

13 MR. BERR: And so, am I correct that this
14 proposal is to convert the advertising space only
15 from a static sign face to a digital sign face?

16 MR. FELICI: That is correct. The
17 existing structure will remain the same. The only
18 change will be the conversion from static to
19 digital.

20 MR. FELICI: And so no expansion of the
21 sign in any way?

22 MR. BERR: None at all.

23 MR. WILSON: Now, you mentioned that
24 Keystone has a number of digital signs at its other
25 locations. I think you said you have 23 of them; is

1 that right?

2 MR. FELICI: That is correct.

3 MR. BERR: And so I'm going just turn the
4 page here. These on the third page of Exhibit A-1,
5 are these some of your other digital billboards at
6 other locations?

7 MR. FELICI: Yes, they are, Mr. Berr.

8 MR. BERR: And this is how the digital
9 billboards appear during daylight hours; is that
10 correct?

11 MR. FELICI: Yes, it is.

12 MR. BERR: And if we turn to the next
13 page of the exhibit, we see digital billboards as
14 they appear during nighttime hours; is that also
15 correct?

16 MR. FELICI: That is correct.

17 MR. BERR: Okay. Now, with your signs,
18 with your digital signs at other locations, have you
19 received any complaints from neighboring property
20 owners regarding glare or any light issues?

21 MR. FELICI: No, sir. I'm happy to say
22 that we never received one complaint from the
23 neighbors or on any other issues. We've never
24 received any complaints about traffic issues at these
25 other digital locations.

1 MR. BERR: And your sign vendor for the
2 proposed sign is Watch Fire; is that correct?

3 MR. FELICI: That is correct. We use
4 Watch Fire extensively -- I'm sorry -- we use Watch
5 Fire exclusively for all our digital signs.

6 MR. FELICI: And so you are familiar with
7 the operations of Watch Fire's signs and you're
8 comfortable with how they operate?

9 MR. FELICI: Yes, we are.

10 MR. BERR: And am I correct that the
11 digital sign face would display a static image for
12 approximately eight seconds which equates to a change
13 in the image every eight seconds -- I'm sorry --
14 every 12 seconds?

15 MR. FELICI: The static image from the
16 digital would be on the face for eight seconds and
17 then we would have eight changes, approximately eight
18 changes per minute.

19 MR. BERR: And how does that -- is there
20 an industry standard that is applicable to digital
21 sign faces as far as how long an image is displayed?

22 MR. FELICI: Yes. The eight seconds,
23 eight per minute is the industry standard. It allows
24 us to network our ads with our other digital boards.
25 They're all consistent; eight seconds; eight per

1 minute.

2 MR. BERR: Now, this road is under the
3 jurisdiction of the New Jersey Department of
4 Transportation; is that correct?

5 MR. FELICI: It is correct and they do
6 have jurisdiction over this highway.

7 MR. BERR: Are you familiar with whether
8 or not the DOT has any regulations that apply to
9 digital billboards?

10 MR. FELICI: They do. And this fits
11 right into their regulations.

12 MR. BERR: As far as the length of time
13 and image is displayed and the manner in which the
14 image is changed?

15 MR. FELICI: That is correct. And it's
16 not only our company but the other billboard
17 companies have the same duration of the eight seconds
18 and eight flips per minute.

19 MR. BERR: Okay. In my experience I've
20 seen that these digital billboards are becoming
21 increasingly common. What are some of the benefits
22 of this technology.

23 MR. FELICI: Well, there are seven
24 reasons for that, Mr. Berr. It allows more
25 flexibility for advertisements and also allows

1 noncommercial and public benefit uses. For example,
2 Keystone is proposing to reserve one slot out of the
3 16 slots on the billboard for governmental use. That
4 would allow messages from the City of Camden to
5 reach the driving public. It can be used for
6 general, municipal announcements, public service ads
7 or emergent needs such as Amber Alerts, Most Wanted
8 Alerts, Missing Person Alerts, and COVID-related
9 messages.

10 MR. BERR: And that's sort of flexibility
11 to add that public service use. That is not a
12 feature that would be available on a traditional
13 building; is that right?

14 MR. FELICI: Yes. That would be
15 impossible on a traditional billboard, a static
16 billboard.

17 MR. BERR: And just to clarify because I
18 think I asked over this. There are two separate
19 faces on this sign each of which is proposed to have
20 eight advertising slots, which -- I just would say
21 the image would change eight times before the
22 original image shows again; is that right?

23 MR. FELICI: That is correct. And there
24 is a smooth transition between each ad that's almost
25 unnoticeable.

1 MR. BERR: Just if I may, I will pull up
2 just a quick video to show what my understanding is
3 of what the sign face conversion looks like. I'll
4 share my screen in just a moment. Does everybody see
5 the picture on the screen?

6 MR. FELICI: Yes.

7 MR. BERR: All right. Mr. Felici, I'm
8 going to play on this video. Just tell me if what we
9 see on this screen is consistent with how the image
10 change would be accomplished on this sign.

11 MR. FELICI: That's exactly how it
12 happens. As I said, it's a smooth transition between
13 the ads. If you blink, you'll miss it. Smooth
14 transition.

15 MR. BERR: So there's no animation or
16 movement or flashing or anything of that nature
17 associated with the image change?

18 MR. FELICI: No, none at all. Again,
19 that's prohibited by New Jersey Department of
20 Transportation.

21 MR. BERR: Thank you, Mr. Felici. Unless
22 the Board has any questions, for you, I'd like to
23 move on to Mr. Tantala. Mr. Tantala, can you
24 introduce yourself?

25 MR. TANTALA: My name is Michael Tantala.

1 I'm a professional engineer in private practice with
2 my firm Tantala Associates Engineers & Architects.
3 Our address is 6200 Frankford Avenue, Philadelphia,
4 PA 19135.

5 MR. BERR: Thank you, Mr. Tantala. Are
6 you a professional engineer in the State of New
7 Jersey?

8 MR. TANTALA: Yes. I'm a licensed
9 professional engineer by the State of New Jersey.
10 I'm currently licensed in ten states.

11 MR. BERR: And do you have any specific
12 experience as it relates to the digital signage?

13 MR. TANTALA: Yes. In terms of my
14 education, I have a Bachelor of Science in
15 Engineering Degree from the University of
16 Pennsylvania; a Master's of Science in Engineering
17 Degree from Princeton University. I also teach at a
18 number of institutions. Specifically with signage as
19 a civil engineer, I practice in disciplines that
20 transportation, structural, geotechnical, site civil
21 engineering.

22 As part of my practice, I've been
23 involved with the design, engineering development,
24 lighting and traffic safety, inspection, feasibility
25 and safety concerns on hundreds of signs. I've

1 also -- my interest in signage has also led to
2 academic research. I've published over 30 technical
3 papers and publications. And I've been accepted as
4 an expert more than 50 times before numerous cities,
5 townships, planning boards, commissions, governmental
6 agencies and courts.

7 MR. BERR: Thank you, sir. With that
8 introduction, I would like to ask that the Board
9 accept Mr. Tantala as an expert.

10 CHAIRMAN HANCE: Yes, we do.

11 MR. BERR: Thank you very much.

12 MR. TANTALA: Thank you.

13 MR. BERR: Mr. Tantala, are you familiar
14 with Keystone's proposal for the site?

15 MR. TANTALA: Yes. As part of my review,
16 I reviewed the technical specifications of the
17 proposed digital sign face. I also visited the
18 location and observed the surroundings and traffic
19 patterns during day and night conditions. And
20 I also analyzed and calculated some engineering
21 parameters to include approach distances, travel
22 times, line of sight, and lighting parameters.

23 MR. BERR: As part of that process, did
24 you reach any conclusion about the impact of this
25 proposed billboard on traffic safety?

1 MR. TANTALA: Yes. It is my professional
2 opinion that the proposed sign face change is safe
3 and raises no concerns from a traffic safety
4 perspective. And this opinion is based on both my
5 own engineering analysis, studies I have done,
6 studies by others. And that the sign will continue
7 to comply with professional design, regulatory and
8 industry standards.

9 MR. BERR: Now, you mentioned some
10 studies that you've done. If I understand correctly,
11 you've published multiple studies on the topic of
12 digital billboards and traffic safety; is that right?

13 MR. TANTALA: That's correct. I have
14 looked at the relationship between traffic safety and
15 signage which includes digital signs. I've done
16 these studies over the past 15 years. I've published
17 my work under peer review with the Transportation
18 Research Board of the National Academies and I've
19 also published with the Institute of Traffic
20 Engineers.

21 MR. BERR: Okay. And can you just
22 generally explain your methodology and conclusions,
23 you know, in a general sense in these studies?

24 MR. TANTALA: My work looked at longterm
25 statistics in the vicinity of signs and digital

1 signage, numerous ones throughout the country. We
2 found that there's no statistically significant
3 relationship between these types of controlled
4 digital billboards and traffic accidents or driver
5 distraction. So my work really looked at the
6 statistics and the rate of accident reports in the
7 vicinity of these signs over a long period of time.

8 MR. BERR: Are those conclusions
9 supported by any other published studies by an author
10 other than but not your firm?

11 MR. TANTALA: Yes. The Federal Highway
12 Administration also has done their own what they call
13 driver -- Study on Driver Visual Behavior in the
14 presence of commercial electronic variable message
15 signs which are what they call these types of digital
16 signs. And they looked at glance times. So they
17 actually mapped how long drivers glance at these
18 types of signs, conventional and digital in different
19 cities. And these studies found that drivers do not
20 glance at these types of signs for inappropriate
21 periods of time.

22 So there's actually a federal study that
23 sets a threshold that says that if you glance for a
24 sustained period, more than two seconds at something,
25 that's what constitutes a safety hazard. And that's

1 well known in traffic engineering as the 100-car
2 Naturalistic Driver Study. So this federal study
3 which looked at digital signs, found that the glance
4 time at this type of digital sign, was far less than
5 the two-second threshold, about an eighth of that
6 two-second threshold. That is to say, drivers kept
7 their eyes on the road at the task at hand and just
8 took fleeting glances like they would anything else
9 along the road. But that those glances to these
10 types of signs, did not constitute a safety hazard.

11 MR. BERR: And have you looked at the
12 specifications of this sign proposal to assess
13 brightness of the sign and that sort of thing?

14 MR. TANTALA: Yes. I reviewed the
15 materials, specifications, and the method of control
16 used by the digital sign manufacturer. And I also
17 calculated values for illuminance, how bright the
18 sign is, measured at different distances and at
19 different angles from these signs.

20 One thing I want to impart to the Board,
21 this sign is a controlled face, especially when it's
22 digital. It's controlled in how long it can display
23 an ad. You heard Mr. Felici testify that it's
24 limited to have a static image; no animation; no
25 movement. It's controlled in terms of its brightness

1 also. It has a photo cell that's attached to it and
2 it adjusts its own brightness for a rainy day, a
3 cloudy day, a sunny day, during day and night
4 conditions to a set level so that it's not overly
5 bright.

6 I have an exhibit here that I prepared
7 that sort of summarizes what a brightness study we
8 use for a digital billboard. So I show in the lower
9 portion here in the aerial photo at the center, you
10 can actually see this V-shaped digital billboard,
11 where it exists. Only the faces would be converted
12 here. And these yellow lines are what are called,
13 and your Code even refers to these, isolux lines
14 which are measures of brightness at a distance from
15 the face. So with a number of studies, the industry
16 has developed a standard to set the brightness
17 threshold by this face of sign so it doesn't exceed
18 three-tenths of a footcandle above ambient light when
19 it's measured at 350 feet from the face.

20 So the photo cell that's on this,
21 controls its brightness so that it doesn't go above
22 that threshold. And that threshold is developed
23 based on what typically a conventional non-digital
24 billboard would appear at brightness. So it's to
25 make it similar in terms of brightness at that level

1 perpendicular to the face.

2 The other thing about these signs is that
3 this is an improvement for digital above conventional
4 in my professional opinion. They restrict the amount
5 of brightness at angles from the face. So it's much
6 more efficient to get light to the root where it's
7 got to be advertised to. And it diminishes the light
8 at angles that are not along the route. And the
9 figure on the righthand size at the bottom, kind of
10 shows these angles. The reason that that yellow
11 egg-shaped curves in towards the face is because that
12 3/10's footcandle brightness doesn't go as far at
13 different angles.

14 And your experience when you look at
15 these signs are, as you start to stand away from the
16 face, you take steps over and you look at it at
17 angles, it's actually much dimmer than if you look at
18 it head on. And you don't get that experience with a
19 conventional sign which, it is illuminated by an
20 external light fixture that just bounces light in all
21 directions equally. This digital sign is much more
22 efficient in that it doesn't allow light to spill
23 over to the sides and it puts it efficiently to the
24 road.

25 So these are some of the reasons why this

1 type of technology, in my opinion, is better in terms
2 of brightness, relative to conventional. There's
3 some other reasons. There's no direct glare. The
4 reason these cut-offs happen at these angles, are
5 because of the LEDs have louvers around them that
6 actually restrict the amount of light that can go
7 from side-to-side rather than directly at the road.

8 MR. BERR: And so if I'm understanding
9 that and if I can give sort of the laymen's version.
10 So the technology that makes up this digital signage,
11 it controls light better so that to the extent the
12 sign is illuminated, it's focused where it's suppose
13 to go to the driving public to see the sign. It's
14 not going to spill over on to the road or on the
15 neighboring properties and that sort of thing, to
16 where it's not intended to go?

17 MR. TANTALA: Yes, sir, Mr. Berr, that's
18 correct. And I would add and restate that it's also
19 controlled in terms of its overall brightness by that
20 photocell. So just as it's controlling the angles,
21 it's also measuring, is it a sunny day or is it a dim
22 day, is it day or night. And it's adjusting itself
23 appropriately so it's not too bright at night; it's
24 not too bright on a rainy day, and so forth. So
25 those two things really are an improvement from

1 conventional in terms of illumination.

2 MR. BERR: Have you reviewed this
3 proposed sign against the applicable Camden Ordinance
4 requirements in the TOD Zone?

5 MR. TANTALA: Yes. I've reviewed Camden's
6 Ordinance requirements as they're detailed in
7 Section 870-253. That Ordinance prohibits a number
8 of aspects of signage. In Paragraph C specifically
9 it discusses no flashing, blinking, twinkling,
10 animated. All of these things, that is not this
11 sign. This sign is a static message and it changes
12 to the next static message without any appearance of
13 animation or movement. The Camden Ordinance also
14 discusses that it would not dangerously distract the
15 attention of operators or drivers of the motor
16 vehicles. I think the studies validate this. And
17 also New Jersey DOT regularly permits this type of
18 sign safely throughout the state.

19 The Camden Ordinance also discusses that
20 there's no moving parts to the sign and this is just
21 a strictly static display again. That ordinance also
22 says that there shall be no glare or bare bulb. By
23 definition, this sign does not produce glare because
24 you can't actually see the elements of the LED
25 directly. And it would not be visible to adjacent

1 properties directly or adjoining properties or
2 streets. The Ordinance says no movement or revolving
3 to spell alternating messages and that's not the case
4 here. It's a static message; changes to a static
5 message.

6 The Ordinance prohibits signs that are
7 constituted hazard to the traveling public. Again,
8 it's strictly controlled. Studies validate this.
9 NJDOT permits it. And the Ordinance also talks about
10 that it will not interfere with radio control
11 mechanisms or television interference. And this type
12 of technology does not interfere with that,
13 especially the Watch Fire manufacturer in this type
14 of use.

15 And then another requirement of that
16 Ordinance also says that the illuminated signs where
17 the source of light is directly visible, is
18 prohibited. Again, the source of light is not
19 directly visible with this type of application
20 similar to glare.

21 MR. BERR: You mentioned as part of your
22 testimony, that this type of signage is frequently
23 permitted by NJDOT. Have you assessed whether or not
24 this proposed signage is consistent with NJDOT
25 digital billboard regulations?

1 MR. TANTALA: Yes. This sign is
2 consistent with those regulations. It's detailed in
3 New Jersey Administrative Code Title 16, Chapter
4 41C. It was -- as a conventional sign, it was
5 originally permitted by the NJDOT C as a valid
6 permit. And under digital conversion, this
7 conversion would be consistent with those
8 requirements, NJAC Title 16, Chapter 41C, has
9 requirements that say that, you know, if a sign
10 freezes in one position due to malfunction, it'll
11 freeze, it won't blink.

12 And that's the technology here, strictly
13 controlled, that it'll -- when it switches from
14 message to message, that that happens within one
15 second; that the static message will be only eight
16 seconds. And you heard Mr. Felici testify to this
17 and you've seen the video that demonstrates this and
18 that's what's proposed here in this application
19 consistent with the DOT. And that's there's no
20 flashing or animated appearance of movement
21 consistent with Camden's own code. This technology
22 will comply with that.

23 And then the New Jersey Administrative
24 Code also requires that these types of digital signs
25 they call multiple message signs, shall be spaced

1 3,000 feet apart, measured along the same length of
2 road. There are no other digital signs like this
3 applicable to that code within 3,000 feet. And that
4 these signs are not to be within 1,500 feet of an
5 electronic traffic control sign, a variable
6 electronic traffic control sign. DOT would not
7 permit this if that were the case. There are none
8 within the DOT inventory within the 1,500-foot radius
9 of these faces.

10 MR. BERR: So these NJDOT requirements,
11 those are all aimed towards traffic safety, correct?

12 MR. TANTALA: Yes, sir

13 MR. BERR: Is it your opinion that this
14 digital sign would meet those DOT traffic safety
15 requirements?

16 MR. TANTALA: Yes. It's my professional
17 opinion that it will meet those requirements and that
18 that insures traffic safety requirements as well;
19 includes traffic requirements.

20 MR. BERR: Thank you, Mr. Tantala.
21 That's all I have unless the Board has any questions
22 for you?

23 MR. EINGORN: I like to interject for a
24 minute here. I can't tell the Board whether or not
25 this property is or is not in the Admiral Wilson

1 Redevelopment Plan. What I can tell the Board is
2 what the Sign Ordinance says under 870-253.C. Under
3 14 of that subsection -- and this Board is well aware
4 because we've had this issue before, that billboards
5 in the City of Camden are expressly prohibited.

6 What they may not be aware is that signs
7 which include automatic electronically-controlled
8 copy changes under 14 are prohibited. Under
9 Section 21, the replacement of any nonconforming sign
10 is prohibited. There's been testimony tonight. I
11 believe that this sign is pre-existing
12 nonconforming. I think this was subject to a use
13 variance at some point. That's my recollection.

14 -37: Signs or billboards which
15 advertise, promote, indicate the location of
16 otherwise direct attention to a business commodity,
17 service or entertainment that is not available on the
18 lot upon which the sign is located except as
19 permitted in the section.

20 Number 38: Illuminated signs where the
21 source of light is directly visible to adjoining
22 properties or streets. I think these are -- I didn't
23 totally understand the testimony. But if the LEDs or
24 whatever they are, are on the face of the Board, then
25 I guess that qualifies. I don't really know. I

1 didn't totally understand the testimony but I can
2 maybe give you the benefit of the doubt on that one.

3 And then 39: Changeable copy signs,
4 unless the sign relates to a movie theater or school,
5 the testimony is that this will change copy eight
6 times a minute.

7 So it seems to me like there's numerous
8 issues here which would require a use variance at the
9 very least from Section 870-253.C14, 21, 37, maybe 38
10 and 39. Before I turn this over to the Board, do you
11 have to give any planning testimony as it relates to
12 the use variance for all of those items?

13 MR. BERR: I do and I did not mean to
14 suggest that that was the end of our presentation. I
15 do intend to put our planner on. That was just for
16 Mr. Tantala.

17 MR. EINGORN: Got it. Okay. Very good.

18 MR. BERR: Mr. Auciello, can you
19 introduce yourself?

20 MR. AUCIELLO: Justin Auciello. I'm a
21 licensed planner in the State of New Jersey with the
22 Confone Consulting Group, 125 Half-Mile Road, Suite
23 200, Red Bank, New Jersey 07701. My license is
24 active and current.

25 MR. BERR: Thank you very much. Have you

1 testified in front of other boards in New Jersey?

2 MR. AUCIELLO: Yes. I've provided
3 testimony in 19 counties in the state. I've provided
4 testimony on hundreds of occasions in various types
5 of applications, including for billboards as well.

6 MR. BERR: I would ask that Mr. Auciello
7 be qualified as an expert in planning.

8 CHAIRMAN HANCE: Yes.

9 MR. BERR: Thank you very much.

10 MR. AUCIELLO: Thank you.

11 MR. BERR: Now, Mr. Auciello, are you
12 familiar with this property and the surrounding
13 area?

14 MR. TANTALA: Yes, I am. I've actually
15 been involved with this project for months now. I've
16 been out to the site. I've surveyed the site and the
17 surrounding area to get a feel of how the billboard
18 that currently exists on the site, meshes with the
19 surrounding area.

20 MR. BERR: So take the Board through your
21 opinion on that point.

22 MR. AUCIELLO: Yes. Absolutely. So as
23 the Board is aware this is on Route 30. This
24 billboard has been here in this property, I believe,
25 for decades now. At this point, this site is located

1 in an area that's completely nonresidential. I think
2 as the Board is well aware, this is a light
3 industrial type of surrounding area. Of course,
4 Route 30 runs along the Cooper River. And, of
5 course, the site is located across from the Cooper
6 River as well. As I had said, the entire surrounding
7 area is zoned for nonresidential uses, therefore, the
8 character of this area is squarely nonresidential and
9 highway-oriented-type uses.

10 MR. BERR: Have you reviewed the Admiral
11 Wilson Redevelopment Plan that was cited in the
12 Zoning Officer's Permit Denial?

13 MR. AUCIELLO: Yes, yes, I have.

14 MR. BERR: Does that plan -- so did you
15 reach any conclusions as to whether or not this
16 property is subject to that, that Redevelopment Plan?

17 MR. AUCIELLO: I did. Of course, I did
18 review the plan. And the first thing that I looked
19 at was the properties that are listed as part of the
20 Redevelopment Plan. And what was very clear to me
21 on my first glance is that the block and lot of the
22 subject property is not listed as one of the blocks
23 and lots in the Redevelopment Area Plan. Therefore,
24 it's my professional opinion given that the block and
25 lot of this particular property is not listed, and

1 also given the fact that it's not shown on the map,
2 the area map that's within that plan as well, that
3 therefore, this block and lot is not part of the plan
4 area.

5 MR. BERR: So this property is in the TOD
6 Zoning District; is that correct?

7 MR. AUCIELLO: Yes, that is correct.

8 MR. BERR: Have you reviewed this
9 proposal to assess the extent to which this sign
10 complies with applicable Ordinance provisions?

11 MR. AUCIELLO: Yes, I did. So I did
12 review the TOD Zone Section 870-253. I believe that
13 our engineer, Mr. Tantala, had gone through the
14 various sign requirements that are prohibited in all
15 zones. Certainly since it's getting to be a late
16 hour, the Board has been at it for many hours at this
17 point, I'm not going to go through line-by-line. I
18 think Mr. Tantala did a thorough job in talking about
19 why it's his professional opinion that this digital
20 billboard is not prohibited.

21 He provided substantial testimony from
22 the engineering standpoint. But even more
23 importantly, the technical attributes of the sign, it
24 is static. It's not the type of sign that's going to
25 be distracting. He cited numerous forms of evidence

1 in my professional opinion as to why it's not. It
2 doesn't flash, blink, twinkle. It doesn't produce
3 glare. There are a variety of other requirements in
4 here: Signs cannot constitute a hazard to the
5 traveling public, etc.

6 Certainly as Mr. Tantala had testified,
7 this sign, this proposed sign, is not the type of
8 sign, in my professional opinion, that is intended to
9 be prohibited under Section 870-253. So since this
10 is not the type of sign that the Ordinance intends to
11 prohibit, none of these prohibitions in my
12 professional opinion, do apply. Therefore, it's my
13 professional opinion that the sign is not prohibited
14 under the TOD Zone.

15 MR. BERR: Mr. Auciello, Mr. Eingorn
16 pointed out several Ordinance provisions that I'd
17 like to get into a little bit, one of which is that,
18 in the TOD Zone, there's a restriction on signs that
19 advertise products or services that are not available
20 on the site. That's what this billboard currently
21 does now in its current state; is that right?

22 MR. AUCIELLO: Yes, that is correct.

23 MR. BERR: And there's no change to that
24 that is proposed here?

25 MR. AUCIELLO: No, there is no change. I

1 mean, the billboard structure itself is going to
2 remain. What's being changed is essentially the
3 face. This is going to be a digital billboard, you
4 know, as opposed to the traditional billboard that's
5 currently on the site today.

6 MR. BERR: Okay. There's also a
7 provision in Section 870-253.C, I think, it's 14 that
8 addresses a prohibition on signs that blink, rotate,
9 move, including through electronic copy changes. How
10 do you read that Ordinance provision as it relates to
11 this sign?

12 MR. AUCIELLO: Well, I think Mr. Tantala
13 had gone through the technology. I think this is a
14 type of technology that -- I mean, I know we're
15 seeing more and more of these billboards on highways
16 throughout the state and throughout the country. But
17 this is technology relative to the quantum of zoning
18 that's relatively new. I mean, our Zoning Ordinances
19 in New Jersey and I know Camden, has had a zoning
20 ordinance for a long time. Certainly, this is not
21 the type of use that's been really contemplated.

22 I think Zoning Ordinances have not really
23 caught up to this type of technology. And, you know,
24 I believe that relative to the changeable copy
25 aspect, I really don't think that this is really the

1 type of changeable copy that the Ordinance had
2 considered. And certainly since the Ordinance
3 doesn't contemplate this type of billboard, it's my
4 professional opinion that really doesn't apply here.

5 MR. EINGORN: How do you know that this
6 Ordinance doesn't contemplate this type of billboard?

7 MR. AUCIELLO: Not necessarily this type
8 of billboard but really kind of the whole aspect of
9 this type of technology. I think from my earlier
10 testimony but I think most importantly from our
11 engineer's testimony who went through all of the
12 science and the technology and the lighting and how
13 the images are going to be displayed and how these
14 images are not going to be a distraction to the
15 drivers.

16 And I also think relative to the ability
17 of the sign -- and, again, I'm not an engineer and
18 I'm not just trying to rehash his testimony -- how
19 the sign can react to the ambient lighting and
20 self-adjust. I think those are all really highly
21 technical reasons relative to why it's my opinion
22 that there is some discord relative to a
23 traditional billboard and a digital billboard as is
24 proposed this evening.

25 MR. BERR: With respect to the Ordinance

1 provision that I mentioned, we saw the video on the
2 screen earlier. Did you review that video and make
3 any determination as to whether or not the way that
4 that electronic copy change is accomplished, whether
5 that, in fact, moves, twinkles, rotates, does any of
6 those things that Section 870-253.C(14) would
7 prohibit?

8 MR. AUCIELLO: Yes. Yes. I have
9 reviewed that video. And I think importantly as
10 well, I've worked on sign applications for digital
11 billboards that Watch Fire had provided the
12 technology for. And it's my professional opinion
13 based on this particular example but also, my
14 experience with digital billboards is that it doesn't
15 meet any of those prohibitions.

16 The technology is clear. And, again,
17 it's not my testimony. It's my testimony from a
18 factual basis but Mr. Tantara had provided that deep
19 engineering testimony relative to that. And based on
20 my opinion of his testimony and also that video,
21 certainly those prohibitions do not apply in this
22 instance.

23 MR. BERR: And if it is decided by this
24 Board that we do require a variance for this signage
25 due to the changing images on the sign face, have you

1 done any analysis to determine whether or not a use
2 variance would be justified in this case?

3 MR. AUCIELLO: Yes, I have. Yes, I have.
4 So I did go through the purposes of -- I'm sorry --
5 the proofs required for a use variance and I did
6 prepare my analysis relative to that as well.

7 For a d(1) use variance as the Board is
8 well aware, there are certain proofs that must be put
9 on the record to sustain that use variance should the
10 Board grant approval. The first is suitability,
11 whether or not the site is particularly suited for
12 this proposed use. As the Board is well aware, a
13 billboard currently exists on the site. As I had
14 said previously, the surroundings on the state
15 highway are generally a light industrial. The
16 surrounding zoning is nonresidential.

17 By my measurement, the closest
18 residential is about 1,500 feet to the east and
19 1,500 feet to the south. Again, this is on a state
20 highway. For that reason, and I think for the
21 reasons as the applicant had stated and our engineer
22 had stated, this billboard is here for a reason.
23 It's here because it's a great location to convey
24 messages to motorists. And I had heard from the
25 previous testimony; that's of course why a digital

1 billboard is proposed here.

2 And I think most importantly, there's
3 really no functional other than the fact that the
4 digital billboard is proposed as opposed to the
5 traditional billboard if you will, on the site.
6 There really is going to be no functional difference
7 to the operation of the site. The structure itself,
8 the face, the pylon is not going to change. And
9 really to the extent that a variance is needed, I
10 really feel that this is a d(2)-style analysis even
11 though I will provide the d(1) Criteria, I believe
12 that this is really the expansion of a nonconforming
13 use.

14 And I say that because it's my opinion
15 that the standard of proof for that variance is
16 really more focused in on the impact to the area.
17 Because the area is already well aware of this site;
18 is already well aware of this use. It's familiar
19 with a billboard on the site as well. So for all of
20 those practical reasons why this site is particularly
21 suited, you know, it's my opinion that it really does
22 fit on the site and the character of the area.

23 The second element of a -- granting a use
24 variance is the "Special Reasons." And the "Special
25 Reasons" are essentially the purposes of zoning from

1 the State Land Use Law. It's my opinion that this is
2 an application that will advance multiple purposes of
3 state zoning and land use. Relative to the general
4 welfare which is Criteria A, as you heard from the
5 applicant early on in this application, I think
6 what's really unique about this type of technology,
7 is the ability to change up messages on the fly and
8 provide messages for city activities. Provide
9 messages relative to natural disasters or COVID, etc.
10 It really puts the power in the community's hands or
11 the municipality's hands to convey messages that are
12 important to its citizens.

13 I also feel that Criteria G applies in
14 this case. Certainly there's sufficient space on the
15 site to accommodate this use. Again, there's not
16 going to be any change to the grounds or the layout
17 of the site. The change is to the billboard face
18 itself. I think Criteria H which speaks to location
19 and design of transportation routes to promote the
20 free-flow of traffic. I think as you heard from our
21 engineer, this is not the type of use, this digital
22 billboard that's going to create confusion or
23 disorient motorists. So I feel that in this instance
24 that Criteria does apply. So certainly those are the
25 Criteria that I believe, you know, do apply here.

1 And certainly, that's the Positive Criteria or the
2 "Special Reasons."

3 The next element of the proof is the
4 Negative Criteria. I think the testimony from Mr.
5 Tantala which is extensive, relative to whether this
6 type of billboard will present a substantial
7 detriment to the public good, I think his Criteria is
8 quite clear. But I think part and parcel to my
9 earlier testimony relative to the location of the
10 site, the surrounding area and the location of this
11 billboard site on a state highway, I think for really
12 all of those reasons. You know, this is not a type
13 of use that's going to distract drivers. The drivers
14 do not lose a source of light. No appearance of
15 movement or animation. So for those reasons, I
16 certainly don't think, if the Board shall choose to
17 grant this variance, it would present a substantial
18 detriment to the public good.

19 Relative to the last prong of the
20 Criteria, is a showing of whether there will be a
21 substantial detriment to the Zone Plan and the Zoning
22 Ordinance. The municipality's Zoning Ordinance takes
23 its purposes from the purposes of zoning on a
24 statewide level. So I had stated for the "Special
25 Reasons" since there are multiple purposes of zoning

1 that are being advanced, I don't see this application
2 presenting a substantial detriment to the Zoning
3 Ordinance.

4 And lastly, relative to the impairment if
5 there is any and certainly if there is any
6 impairment, if it's not substantial to the DOT Zone,
7 there is no stated purpose of the Zone. This is a
8 pre-existing nonconforming use. This use has existed
9 for more than 30 years. The use itself is not
10 changing. It's just a base from a traditional
11 billboard to a digital billboard.

12 Because this proposal meets the state's
13 safe requirements, because the use predicated on the
14 testimony from the applicant who had talked about
15 having no complaints in his other applications and
16 also from our engineer, it's my professional opinion
17 that this use is safe. And for the site, it
18 certainly meets the character of the site in the
19 zone. And certainly for those purposes, there's no
20 impairment to the DOT Zone. So with that, I feel
21 that we have met the planning proofs. And I'd be
22 more than happy to answer any questions.

23 MR. BERR: Thank you, Mr. Auciello. So
24 with that that's our presentation. Unless the Board
25 has any questions for our witnesses, we believe that

1 the decision denying the permit should be overturned
2 and a permit -- and that a decision was mistaken.
3 But to the extent this Board does determine that a
4 variance is required, we do submit that a use
5 variance is appropriate in this case and we would ask
6 the Board to grant that variance.

7 CHAIRMAN HANCE: I have a question. Can
8 you hear me?

9 THE REPORTER: I cannot hear you.

10 MR. EINGORN: Reverend Martinez, can you
11 mute again. I'm sorry. I don't know what it is
12 about your static.

13 CHAIRMAN HANCE: Can you hear me now?

14 MR. BERR: Yes.

15 CHAIRMAN HANCE: Where Route 130 and
16 Admiral Wilson Boulevard meet, I think it's at the
17 borderline between Pennsauken and Camden, there is a
18 digital board located at that site. What's the
19 difference between that one and yours? Did anybody
20 hear that comment or am I breaking up?

21 MR. BERR: We did hear your comment. I
22 am not sure if anyone knows that specific billboard
23 unless anyone can speak about it.

24 CHAIRMAN HANCE: It's about a mile from
25 where you want to put one at right now. It's right

1 in the same area. So you guys didn't drive around
2 and check to see it, did you?

3 MR. FELICI: No. I'm familiar with that
4 billboard location and it's very similar to what we
5 are proposing. The only thing I'm not quite sure on
6 is the size of that billboard. It may be larger than
7 what we have but it's very, very similar.

8 VICE-CHAIRMAN COOPER: Do you know where
9 that billboard is at? It's at a red light.

10 MR. FELICI: So that must be there on a
11 variance.

12 VICE-CHAIRMAN COOPER: It's at a red
13 light.

14 CHAIRMAN HANCE: What I'm saying is, it's
15 not offensive to me and I drive by it and sometimes
16 I don't pay no mind. I have no problems with it at
17 all.

18 VICE-CHAIRMAN COOPER: To get back to the
19 Redevelopment Zone, Admiral Wilson Boulevard, you got
20 these locks and blocks. I thought that whole
21 boulevard was part of the Redevelopment? And you're
22 saying that where your sign is, it's not part of that
23 Redevelopment Plan?

24 MR. BERR: So I can ask Mr. Auciello to
25 speak more in depth on that. But on the face of the

1 Redevelopment Plan, it lists the specific blocks and
2 lots to which it applies. Our property is not on
3 that list. Ours is -- just to make sure I get it
4 right, Block 1208, Lot 3 which is not one of the lots
5 that are listed on that plan.

6 VICE-CHAIRMAN COOPER: But you fall in
7 between it, don't you?

8 MR. BERR: So this property is adjacent
9 to one of those lots but it's not in that area.

10 VICE-CHAIRMAN COOPER: Okay.

11 MR. BERR: If I have it correct. I'll
12 ask Mr. Auciello to comment on that.

13 MR. AUCIELLO: Yes. It's my
14 understanding based on my review of the Redevelopment
15 Plan, specifically the section of the plan which
16 lists the block and lots that are contained within
17 that plan area and also the aerial exhibit with the
18 block and lots that are overlaid on that plan as
19 well. It's my opinion that based on my review of
20 that particular page of the plan, this property is
21 not located because it's not cited as being located
22 either in text or via the map.

23 VICE-CHAIRMAN COOPER: One other question
24 for you guys. Now, that sign when it changes, it
25 goes out and comes back in or it keeps moving?

1 Because to be not permitted in our City, if it's a
2 flash, a blink or a rotation.

3 MR. EINGORN: Or a copy change.

4 VICE-CHAIRMAN COOPER: Yes, or a copy
5 change. Because if it goes out, it's a blink.

6 MR. BERR: Mr. Tantala, do you want to
7 address that?

8 MR. TANTALA: Yes. It changes. It
9 displays the same message for eight seconds. Then it
10 has one second to change to another eight-second
11 message. During that change, there's no appearance
12 of animation. It doesn't sweep in; it doesn't blink
13 out or blink in. And it's very much consistent
14 with what you would see with a conventional board.
15 It's just the rate of change really constitutes a
16 convenient method of copy change. And that's why the
17 Federal Highway Administration gave guidance to the
18 states including the State of New Jersey, that this
19 type of technology does not constitute quote
20 flashing, animated, etc., etc.

21 The Federal Highway Administration
22 actually has in its guidance memorandum, it
23 recommends change between four to ten seconds. Less
24 than four seconds may constitute flashing, right, and
25 that's why they set those guidance. So that

1 memorandum that the federal government gave to the
2 states saying it's okay to interpret this as not
3 flashing and not animated because of the rate of
4 change. In theory, all signs change copy whether
5 it's conventional or digital. The definition is the
6 rate of change. So if it changes so frequently that
7 it would be less, say in that four seconds or far
8 less than that, it could be interpreted as flashing
9 change.

10 Similarly, if it were changing a static
11 message and sliding slowly off the screen and sliding
12 back on to the screen or blinking to gain your
13 attention, that would qualify as flashing. This type
14 of technology, as I've explained in my testimony
15 earlier, is strictly controlled. It doesn't
16 necessarily do what accessory or on-premise signs do.
17 It is strictly controlled in that it can only have an
18 eight-second message with no blinking, no animation,
19 no twirl, no change. And it has to change in a very
20 specific way to the next static message.

21 And by meeting those Criteria, no
22 appearance of animation and also, the rate of change
23 of messages which is not only controlled by the
24 federal government, but controlled by the state, that
25 doesn't meet the Criteria of flashing, moving,

1 revolving, rotating, flutter, all the things that you
2 have in your Ordinance --

3 MR. EINGORN: I don't want to cut you off
4 but it's 10:20 and we've heard this testimony. So
5 I'm not trying to be rude, but we've got two other
6 applicants waiting.

7 MR. TANTALA: Yes, sir.

8 MR. EINGORN: So are there any other
9 questions from the Board members for the applicant or
10 his professionals? Okay. Hearing none, we'll open
11 to the public. Is anybody in the public here for
12 1700 Admiral Boulevard, Keystone Advertising
13 Billboard? Hearing none, we'll close the public
14 portion.

15 It's my job as a Zoning Board solicitor
16 to give you guys sound advice and to tell you what
17 the law is. The Ordinance in this City specifically
18 Section 870-37.E: All uses not expressly permitted
19 by this chapter are prohibited in all districts
20 (unless permitted by a conditional use permit as
21 elsewhere in this chapter provided), such prohibition
22 to include would not be limited to the following:
23 E. Billboards.

24 We then turn to Sign Ordinance
25 870-253.C(14): Can't have a sign that's quote

1 automatic electronically-controlled copy changes.

2 -21: The replacement of any nonconforming
3 sign. Mr. Auciello testified. This is really quote
4 expansion of a nonconforming use unquote.

5 Let's see, -37: Signs or billboards
6 which this has been typed as on numerous occasions,
7 which advertise, promote, indicate the location of,
8 or otherwise direct attention to a business,
9 commodity, service or entertainment that is not
10 available on the lot upon which a sign is located,
11 except as permitted in this section. This sign will
12 not advertise anything that's on-site.

13 We'll skip 38. We'll give them that one.
14 But 39: Changeable copy signs, unless the sign
15 relates to a movie, theater or school. I know this
16 is an old Bush Refrigeration Building. Unless
17 they're going to put either of those in there, it's
18 that now.

19 Whether or not they meet the Positive
20 Criteria, I don't see how they can meet the Negative
21 Criteria here without impairing the intent or purpose
22 of the Zone or Ordinance. The Ordinance says, no
23 billboards. And it says, if you're going to change
24 the billboard, you can't change it to a nonconforming
25 item which is this obviously being a billboard.

1 That's my two cents on it. That's my legal opinion.
2 It's the Board's decision to make the requisite
3 analysis of the Positive and Negative Criterias
4 because this clearly needs a use variance.

5 To the extent that the Board is going to
6 consider granting this application, it's got to be
7 subject to some kind of bonding requirement. Because
8 if this billboard is abandoned, you have a black
9 hole. A black hole above this building. It will be
10 a black screen. So there must be a substantial
11 bonding requirement that increases with inflation or
12 something so that this billboard has to come down at
13 some point to the extent it becomes abandoned. And
14 that's my two cents on this.

15 Now, let's hear what the Board has to say
16 and the discussion of the Positive and Negative
17 Criteria and thereafter a motion.

18 VICE-CHAIRMAN COOPER: The Negative
19 Criteria is that it's prohibited within our City
20 limits or whatever. The Positive, it could have been
21 a good thing. Like they say quote unquote, to put up
22 Amber Alerts and things like Silver Alerts,
23 government messages. That's good too. Again, it's
24 banned in the City so... Something that's banned.
25 Until they go in and change their laws or whatever,

1 our hands are tied pretty much. Anyone else?

2 CHAIRMAN HANCE: Like you said, our hands
3 are tied. I think it's the future but it's banned in
4 our City. Do we have a motion?

5 MS. ALSTON: I make a motion to deny.

6 CHAIRMAN HANCE: Second.

7 MR. EINGORN: We have a motion to deny
8 and a second. Remember that a 'yes' vote is a 'yes'
9 in favor of the motion to deny. So a 'yes' is to
10 deny. Chairman Hance.

11 CHAIRMAN HANCE: Yes.

12 MR. EINGORN: Vice-Chairman Cooper.

13 VICE-CHAIRMAN COOPER: Yes.

14 MR. EINGORN: Reverend Martinez. You're
15 muted sir.

16 REVEREND MARTINEZ: You asked me. Yes.

17 MR. EINGORN: MS. Washington. I'm having
18 trouble hearing you. Can anybody hear her?

19 REVEREND MARTINEZ: I hear her but I
20 don't know what she's saying.

21 MR. EINGORN: We'll come back to Ms.
22 Washington. Ms. Atwood.

23 MS. ATWOOD: Yes.

24 MR. EINGORN: Ms. Alston.

25 MS. ALSTON: Yes.

1 MR. EINGORN: Ms. Washington, maybe you
2 can give us a thumbs up or a thumbs down. Now she's
3 frozen.

4 MS. WASHINGTON: Kyle, can you hear me?

5 MR. EINGORN: No, I did not.

6 VICE-CHAIRMAN COOPER: She just muted
7 herself again.

8 MR. EINGORN: I think she's trying to
9 mute and unmute and see if it fixes it.

10 MS. WASHINGTON: Can you hear me now?

11 MR. EINGORN: Yes.

12 MS. WASHINGTON: Yes.

13 MR. EINGORN: Okay. Very good. Six in
14 favor of denial and none opposed. We will have a
15 Resolution for you next month. Thank you.

16 MR. BERR: Thank you.

17 MR. EINGORN: The next application is
18 Dajua Fussell, 1573 Mt. Ephraim Avenue.

19 MR. EINGORN: Pressing forward, the next
20 matter on the agenda is, Dajua Fussell; is that
21 right; did I get it?

22 MS. FUSSELL: Yes, you did, Dajua
23 Fussell.

24 MR. EINGORN: Ms. Fussell, I'm going to
25 need you to show your screen so that I can swear you

1 in for your application.

2 MS. FUSSELL: Okay.

3 MR. EINGORN: Please raise your right
4 hand.

5 - - -

6 DAJUA FUSSELL, having first been duly
7 sworn/affirmed, was examined and testified as
8 follows:

9 - - -

10 MR. EINGORN: Do you want me to read your
11 appeal for zoning?

12 MS. FUSSELL: Yes, that's fine.

13 MR. EINGORN: The name and address of the
14 applicant is Dajua Fussell, 1573 Mt. Ephraim Avenue,
15 Camden, New Jersey. The name and owner of the
16 property is Junior Tines. The property is located at
17 1573 Mt. Ephraim Avenue, Camden, New Jersey in the
18 C-2 Zoning District. One building on the lot but two
19 stories. Presently vacant.

20 The proposed use of the building and
21 premises is small celebrations and multi-purpose
22 room. Also to hold classes and empowerment groups.
23 There's no proposed construction. The zoning officer
24 denied a permit because the multi-purpose area is not
25 a permitted use in the C-2 Zone District. A use

1 variance is needed; a waiver requested.

2 Appeal is made under the Zoning Ordinance
3 to permit small celebrations and multi-purpose room,
4 classes and empowerment groups. The reason why the
5 appeal should be granted is: I would like to offer
6 my community an affordable and nice space to
7 celebrate with family and friends. Not your average
8 big parties. More of an intimate gathering.

9 Also with my social work bachelor's, I'd
10 like to orchestrate empowerment groups for young
11 entrepreneurs like myself. And the zoning permit
12 denial letter dated July 27, 2021 does say that the
13 multi-purpose area is not permitted in the C-2 Zone
14 as a use variance is required. That the site plan
15 approval or waiver may be needed and that is in the
16 Liberty Park Redevelopment Plan.

17 So Ms. Fussell, why don't you tell us a
18 little bit more about what you're trying to do here?

19 MS. FUSSELL: Okay. So I'm trying to use
20 the bottom space. The first floor is more of a --
21 I guess it was for a retail at first. It used to be
22 a hardware store. So at this time, it's a big open
23 floor plan. There's two rooms like a bigger room in
24 the front. In the middle there's a bathroom and then
25 in the back there's like a smaller room.

1 My use of it is, like you said, at first
2 a multi-purpose room. To better like explain that,
3 it's basically a small room for like celebrations or
4 even like small gatherings for families. Because the
5 capacity of the building is only between like 40 and
6 50, it won't be a type of a hall as you can say like
7 in the City where a bunch of people are coming out,
8 there are bigger parties or you know like more of
9 disturbance.

10 It's not that type of hall that I'm
11 trying to propose. I'm trying to propose something
12 more small for like -- instead of like -- for
13 instance, in the past, I've used it for like
14 Thanksgiving. Instead of them having a Thanksgiving
15 dinner where the whole 40 or 50 people come out and
16 they're inside of a small home, they would use my
17 hall instead. Or it could be for like someone's
18 birthday, a small gathering; you invite your
19 immediate family and friends. Not the type of event
20 where you'll be inviting, you know, people who are
21 like open to the public type of thing like some of
22 the halls in the city.

23 It's not that type of like hall that I'm
24 trying to propose. It's more for like smaller like
25 gatherings that you would say. As far as the groups

1 that I'm trying to run, so I have a list of like
2 different groups that I have ran. Some of those are
3 like entrepreneurs creative space. So that is
4 somewhere where basically different entrepreneurs
5 like myself will come out and like teach their craft.

6 So for instance if they're in the beauty
7 industry. A lot of times people are like renting
8 spaces or halls or even doing it in their homes where
9 they're like in the City right now, they're teaching
10 something that they're good at; something they're --
11 whatever they do in their business, they're teaching
12 it to other people in the City but they're doing it
13 within their homes. Or they're doing it, you know,
14 at other places that they can rent. So I'm trying to
15 give that safe space for that.

16 As far as groups that I'm trying to run
17 outside of that, I'm trying to do empowerment groups
18 for women and men, parenting classes, domestic
19 violence victims, safe space. I've worked in a
20 domestic violence shelter for about two years.
21 Before gradation I was kind of like in the middle
22 a year before graduation and a year after. So I'm
23 trying to do classes for domestic violence victims.

24 I'm also trying to incorporate some type
25 of safe space for like men and teens, men and women

1 who just need somewhere where, let's say, today I'm
2 having a class. Like every week or however I would
3 run it, maybe every two weeks, I would change the
4 topic for them to come and speak. And just like an
5 open space to just share thoughts; get advice; have
6 someone to talk to in a more open space rather than
7 the everyday -- maybe go to a counselor, or things
8 that sometimes it's not as comfortable for people my
9 age.

10 I also wanted to offer -- because the
11 school, there's directly across the street, Camden
12 Prep. So I also wanted to help to offer homework
13 help and tutoring since it's right directly across
14 the street. I actually was doing that at one point.
15 It just became -- it just kind of happened itself
16 just from the kids like walking home or just like
17 outside of the building waiting for rides or
18 whatever. And I would just explain to them, you
19 know, like I help with homework; I do tutoring. They
20 recently had a state test today actually.

21 So before I was notified that I had to
22 wait to open my building for zoning and all,
23 I planned on help all of those teaching them and
24 mentoring them and giving homework help in the
25 building. But because I had to wait for this, I did

1 it in my home. So for the last week, I actually
2 worked with six kids in preparation for the state
3 test today just to give some background.

4 MR. EINGORN: A lot of ideas here. So
5 the C-2 Zone Section 870-67 allows 'F,' business
6 services; 'G,' club social or fraternal.

7 MS. WASHINGTON: Kyle, can you hear
8 me?

9 MR. EINGORN: Yes.

10 MS. WASHINGTON: Kyle, did we do that --
11 we did that building a couple of years ago so what
12 happened?

13 MR. EINGORN: I'm sorry?

14 MS. WASHINGTON: That building she is
15 talking about, that hardware store, we did that maybe
16 last year sometime for somebody else. What
17 happened?

18 MR. EINGORN: I don't recall. I can
19 look. It does look like Ms. Fussell has a lease that
20 began August 1, 2020.

21 MS. WASHINGTON: Darnell, do you remember
22 that?

23 VICE-CHAIRMAN COOPER: I don't remember
24 that one.

25 MS. WASHINGTON: Kyle --

1 VICE-CHAIRMAN COOPER: This is Mr.
2 Cooper. I don't remember that.

3 MS. MUHAMMAD: I don't recall either.

4 MR. EINGORN: I don't know if you've
5 talked to your landlord. The lease says you're going
6 to use this property for a beauty salon which would
7 be a use that's permitted in the C-2 Zone.

8 MS. FUSSELL: Yes, that was my original
9 plan two years ago. When I first got the building,
10 I wanted to create a beauty salon because I had a
11 previous beauty salon in the Fairview section in the
12 Yorkshire Square. So my plan was to move it to this
13 location. However, when I finally got into the
14 location and during my process of, you know, really
15 coming together with what I wanted to do with it, I
16 noticed that there were several beauty salons on the
17 same street.

18 And I just thought about, you know, when
19 I looked into the community, why don't we have. I
20 looked and saw that we have several halls that are
21 similar to mine. But those halls, you know, capacity
22 is maybe around 100 or 150. So they are more of,
23 you know, parties, like by more of a party sense;
24 more of a lot of people present at one time. I
25 didn't see a safe space, you know, a smaller space,

1 not even so much safe.

2 I guess just the capacity itself makes it
3 more space or makes it more safe when there's less
4 people. But I just didn't see it, an open space for,
5 you know, people to say, hey, I want to come here and
6 this is what I want to teach or, hey, I want to come
7 here and this is what I want to host. Like even
8 small -- I didn't see a use for or a building that
9 offered the use that I was offering basically.

10 MR. EINGORN: These photographs that
11 you've supplied, is this a party that was hosted at
12 the property?

13 MS. FUSSELL: Yes. So those were like
14 setups. I think I supplied like five different
15 photos or four different photos. And those were like
16 different setups just so that I guess because I was
17 coming in for like a use variance, so I wanted to
18 show you guys like the way that the building is set
19 up and the way that the setups would be for like
20 different --

21 MR. EINGORN: Here's the issue I see.
22 You got a lot of great ideas and a lot of things you
23 want to use the space for so you need a use variance
24 at least for multiple uses. But you're attracting
25 people to the building, so what kind of parking does

1 this property have?

2 MS. FUSSELL: So there's lots of parking
3 like around the perimeter of the building. So right
4 in the front on the Mt. Ephraim side, there's only
5 three residences that are directly next door to my
6 building. And those three residences, one of the
7 homes are vacant right now. Two of the homes do not
8 have drivers for those homes, like there's no cars
9 for those. So a lot of the times, guests will park
10 right on the Mt. Ephraim side. It's Mt. Ephraim like
11 past those three residences all commercial so there's
12 a lot of parking on that side.

13 And then on the side street which will be
14 Lowell Street, that is directly across from the
15 Camden Prep School, there's also a lot of parking.
16 The building takes up around like five to six spaces
17 itself on the side street which will be Lowell. So
18 those parking spots are kind of already permitted for
19 that building, I guess you could say. And then as
20 you go down further, that's when there are more
21 homes.

22 But based on the capacity like my own
23 observation, if my capacity is around 50 or 40, I'd
24 say that'll be around 10 to 12 cars and the parking
25 spot does permit at least 10 to 12 spots easily

1 without any like confusion with the residents because
2 there aren't no residents like really like there.
3 There's only three homes.

4 MR. EINGORN: So it's all-street parking?

5 MS. FUSSELL: It's all-street parking,
6 yes.

7 MR. EINGORN: Okay. Does the Board have
8 questions?

9 UNIDENTIFIED SPEAKER: Can I speak on
10 that?

11 MR. EINGORN: Not yet. Are you with the
12 applicant?

13 UNIDENTIFIED SPEAKER: No. I'm one of
14 the residents that she says don't have no car.

15 MR. EINGORN: When we open to the public
16 portion, that's your time. Okay?

17 UNIDENTIFIED SPEAKER: Okay. Thank
18 you.

19 VICE-CHAIRMAN COOPER: Kyle, how big
20 is -- how many people can you hold in this place at
21 one time?

22 MS. FUSSELL: So my capacity at the time
23 was between 45 and 50. That's the capacity so my
24 guests never go over that because they know that's
25 the capacity so they keep it around I'll say at the

1 most, 30 to 35. Knowing that the capacity is 50.

2 MR. EINGORN: Was that confirmed by the
3 Fire Marshall?

4 MS. FUSSELL: What did you say?

5 MR. EINGORN: The capacities that you're
6 quoting, are they confirmed by the Fire Marshall?

7 MS. FUSSELL: I believe so because when I
8 first applied and got like the -- and I'm looking for
9 the correct term -- basically like the plan of the
10 building, that was the capacity that they told me.

11 VICE-CHAIRMAN COOPER: So she would need
12 a variance for parking too?

13 MR. EINGORN: It's not cited here but any
14 time you have a change of use, you got to provide
15 parking.

16 VICE-CHAIRMAN COOPER: Yes, she's going
17 to have --

18 MS. FUSSELL: That's only street parking.
19 Like it's plenty of parking all up and down Mt.
20 Ephraim.

21 MR. EINGORN: Right. The issue is that
22 the Ordinance requires off-street parking, meaning,
23 that you can provide parking on your piece of
24 property. That's what the Board is currently
25 referencing.

1 MS. FUSSELL: And would that be
2 considered like I said because of like the
3 actual building size so the side street, the actual
4 side? If I can share my screen, I have like a
5 picture of kind of what I'm saying side street.

6 MR. EINGORN: Yes.

7 MS. FUSSELL: Okay.

8 CHAIRMAN HANCE: She would have to come
9 back. Because if it was a beauty salon, she'd have
10 to come back over again because she's changing the
11 use?

12 MR. EINGORN: That's why she's here.

13 MS. FUSSELL: I never used it for a
14 beauty salon at all.

15 MR. EINGORN: But the beauty salon would
16 not need a use variance. What needs a use variance
17 is the multi-purpose part of this.

18 MS. FUSSELL: Is my screen being shared
19 right now?

20 VICE-CHAIRMAN COOPER: Yes, it is.

21 MS. FUSSELL: Okay. So when I was
22 speaking of as far as parking, I'm speaking on this
23 side street right here. On the side of Lowell, you
24 notice that's also the garage that's a part of my
25 building so it goes from this top part all the way

1 down there.

2 CHAIRMAN HANCE: What time of day is
3 this?

4 MS. FUSSELL: What did you say?

5 CHAIRMAN HANCE: What time of day?
6 What time would it be?

7 MS. FUSSELL: This is -- what time would
8 my hours of operation be?

9 CHAIRMAN HANCE: No. Right now. The
10 picture that you're showing me, what time of day is
11 it?

12 MS. FUSSELL: This is around probably --
13 I guess it was around five or six o'clock probably
14 because this is after school hours around so it was
15 around five, six o'clock. It's definitely during the
16 day.

17 MR. EINGORN: Did you get that photograph
18 from Google Maps?

19 MS. FUSSELL: Yes.

20 MR. EINGORN: So you didn't take it.
21 You're just presuming that's the time it was taken?

22 MS. FUSSELL: Yes. I was just showing
23 from like the time of day because during like the
24 school hours, I'm trying to show this other side.
25 All of this is usually filled like with children all

1 and up down this side; all in the street; sometimes
2 on my side as well.

3 VICE-CHAIRMAN COOPER: Can we have her
4 take pictures and give us pictures of different times
5 of the school especially like on the weekends. Cause
6 it seems like you're going to be open on the weekend
7 a lot. Get some pictures all up and down the side
8 and around your building. Because the problem is,
9 you get granted and you need x-amount of parking
10 spaces to occupy that building. I would hate to see
11 you get fined for every space.

12 MS. FUSSELL: I've never had any issues
13 like with parking for two years now. I didn't know
14 that like one of the neighbors had -- like no one
15 ever came to me and said, you know, we have a
16 problem with parking. And I never had an issue
17 with parking at all because it's Mt. Ephraim Avenue
18 so it's like a bunch of cars being parked there.

19 Most of the businesses that are like
20 directly next to me, are closed or been vacant for a
21 little while now. So like their parking, I guess,
22 that would be prohibited for their businesses. Like
23 my parking like I never had an issue with parking at
24 all. And then also like streets that are a side
25 issue like you said, on-street parking for the other

1 streets that are like neighboring my building. So
2 parking has never, ever been an issue.

3 CHAIRMAN HANCE: Just know that you
4 should know it's painted yellow all the way around.

5 MS. FUSSELL: What did you say?

6 REVEREND MARTINEZ: What worries me is
7 about you having 35 people at a party. You got to
8 have a lot of parking there so how are you going to
9 manage the parking?

10 MS. FUSSELL: It's breaking up on my end
11 right now.

12 MR. EINGORN: The question was, if you
13 have 35 people, how do you manage all the cars that
14 come to the property?

15 MS. FUSSELL: So as far as managing like
16 the traffic of the cars, it kind of like people just
17 come and they park where they decide to park. I
18 guess because it's local. A lot of times people are
19 getting dropped off or just coming from close areas.
20 I never had like anyone who has even come in and
21 saying like, I couldn't find parking; it's hard for
22 me to park. It's like the parking is there. It's
23 Mt. Ephraim Avenue so it's not a far walk.

24 There are other businesses where people
25 may park in front of my business to walk down to the

1 barber shop. Or people may park down the street
2 further to walk to the school. Like it's not --
3 there's plenty of parking. It hasn't been an issue
4 with parking at all. And then it's not a residential
5 area on that Mr. Ephraim side. Next door to me, like
6 I said, there's only three homes so I never had an
7 issue with parking like at all. And based on the
8 capacity at the most there will be like 10 to 15 cars
9 just based on two or three people being in each car.

10

11 MS. WASHINGTON: What stores are you
12 saying is --

13 MS. FUSSELL: Sorry, ma'am, I can't hear
14 you.

15 MS. WASHINGTON: Do you hear me?

16 MS. FUSSELL: Yes, I can hear you. What
17 did you say?

18 MS. WASHINGTON: I said, what stores --
19 you said stores in that area are closed. What stores
20 are closed in that area?

21 MS. FUSSELL: Directly across the street
22 the Steve Fish Store was closed; Kettles Barber Shop
23 was closed which is also across the street and then
24 on the same side as me, there used to be a Bonanza
25 the discount store, that was also closed. The two

1 stores that are directly across from the street from
2 me are closed. And then the business besides me is
3 closed.

4 VICE-CHAIRMAN COOPER: Would it be safe
5 to say she would need to show us pictures as far as
6 parking?

7 CHAIRMAN HANCE: Yes.

8 MR. EINGORN: I think that's a safe
9 request.

10 MS. FUSSELL: For parking?

11 VICE-CHAIRMAN COOPER: Yes. Please.

12 MS. FUSSELL: Okay.

13 CHAIRMAN HANCE: Mid-day and evening.

14 MR. EINGORN: Did you hear what he
15 said?

16 MS. FUSSELL: I didn't hear him.

17 MR. EINGORN: Multiple times a day. Try
18 mid-day especially on the weekend, morning, evening,
19 take a few of each and label them so you remember
20 which one is which. Submit them to Evita. All
21 right?

22 MS. FUSSELL: Okay.

23 MR. EINGORN: And then we'll need you to
24 come back next month.

25 MS. FUSSELL: Okay.

1 MR. EINGORN: And then Ms. Francesca
2 Vicente, this is going to be adjourned to next month.
3 Evita, when is the next meeting?

4 MS. MUHAMMAD: June 6.

5 MR. EINGORN: So this will be heard again
6 on June 6th.

7 MS. VICENTE: So I can't speak my peace
8 on that now?

9 MR. EINGORN: We haven't opened to the
10 public yet because we want to see the additional
11 proofs that Ms. Fussell may bring.

12 MS. VICENTE: But she's lying a lot about
13 everything, okay. It's three homes here, two
14 apartments.

15 MR. EINGORN: Whoa, whoa. Do yourself a
16 favor. Come back with pictures of your own and
17 present them in June if you believe --

18 MS. VICENTE: It's a problem for the
19 children at school. I have grandkids going to that
20 school.

21 MR. EINGORN: Ma'am, ma'am. The public
22 hasn't been opened. None of this is making it into
23 the record. I need you to come back in June. I
24 appreciate that you're passionate about it and we
25 like having people come and speak. Because of this

1 prospective, we don't have otherwise.

2 MS. VICENTE: For more than a year it
3 was --

4 MR. EINGORN: We understand. Come back
5 in June, please, and bring pictures of your own if
6 you'd like and we can take a look at them at that
7 time. Have a nice night unless you want to stay for
8 the next application because we're almost done which
9 is Lorenzo Hernandez, 506 to 510 North 27th Street,
10 proposes a warehouse with office use.

11 Is Mr. Hernandez here?

12 MR. HERNANDEZ: Yes.

13 MR. EINGORN: Great. I see two people on
14 the screen. Are you both going to speak?

15 MS. PERALTA: I'm the accountant. My
16 name is Sarah Peralta. I'm his accountant.

17 MR. EINGORN: How about you both raise
18 your right hand.

19 - - -

20 LORENZO HERNANDEZ, SARAH PERALTA, having
21 first been duly sworn/affirmed, was examined and
22 testified as follows:

23 - - -

24 MS. PERALTA: Sarah Peralta, 6167 Cedar
25 Avenue, Pennsauken, New Jersey 08109.

1 MR. EINGORN: Sir, your name?

2 MR. HERNANDEZ: Lorenzo Hernandez, 1103
3 North 23rd, Camden, New Jersey 08105.

4 MR. EINGORN: Perfect. So the
5 applicant?

6 MS. PERALTA: He's seeking variance and
7 site plan approval to be able to use the site as a
8 warehouse.

9 MR. EINGORN: Do we have pictures of what
10 this site looks like?

11 MS. PERALTA: And also an office. I do
12 have a few pictures. This is the area where
13 everything will be stored. This is the warehouse
14 area.

15 MR. EINGORN: Can you start with maybe
16 the outside of the building?

17 VICE-CHAIRMAN COOPER: Can she click it
18 on?

19 MS. PERALTA: Hold on because I didn't
20 put it in here. I only have the inside of the
21 building here. Give me one second. Hold on. Give
22 me one second, please.

23 So here is a picture of the back of what
24 it looks like. That's an entrance there. Both of
25 them are entrance or exit. And then this will be the

1 front which is 27th Street on Federal Street. And it
2 also has two exits and entrance. It has enough
3 parking spaces as you can see as this can be used as
4 parking space.

5 VICE-CHAIRMAN COOPER: I am so sorry but
6 you're going to have to give us better pictures.

7 MS. PERALTA: Am I going too fast?

8 CHAIRMAN HANCE: No. We're going to need
9 better pictures.

10 VICE-CHAIRMAN COOPER: We're going to
11 need pictures.

12 CHAIRMAN HANCE: They're kind of too far
13 away.

14 MR. EINGORN: Can you guys take a whole
15 bunch of pictures of the property and the surrounding
16 area? You're asking for a warehouse which might
17 require loading and unloading. We're going to need a
18 description of what kind of trucks are going to come.
19 It's really tough. It's tough. The pictures are
20 showing up really small. The property is really far
21 away.

22 MS. PERALTA: Okay.

23 MR. EINGORN: Can you come back in June
24 with a lot more focused pictures?

25 MS. PERALTA: Okay.

1 MR. EINGORN: And if you submit copies
2 then we can have them in front of us instead of
3 having to click through them on the computer.

4 MS. PERALTA: I can do that.

5 VICE-CHAIRMAN COOPER: That's the best
6 thing.

7 MR. EINGORN: That would be very helpful.

8 MS. PERALTA: I can do that.

9 MR. EINGORN: Let's put this one off to
10 June so that we can get new pictures. We appreciate
11 your time. Anything else you think might be helpful
12 when you come back, would be great. Things that
13 support what you want to do in the area; something
14 that would show that the area is able to accept maybe
15 a high traffic use which a warehouse might be.

16 MS. PERALTA: This warehouse is not for
17 like to be receiving any trailer. The only time they
18 receive a trailer is only once a week. And it's to
19 take the packages that he ships out.

20 MR. EINGORN: Right. So we need to see
21 the street and stuff like that so we can see if you
22 have the ability to back in or load it. You know
23 what I mean? A trailer --

24 MS. PERALTA: So you want something that
25 you can visualize?

1 MR. EINGORN: Yes.

2 MS. PERALTA: Okay. No problem.

3 MR. EINGORN: And there are no
4 Resolutions because we did that last month so we need
5 a motion to adjourn.

6 VICE-CHAIRMAN COOPER: Motion to adjourn.

7 MR. EINGORN: A second.

8 CHAIRMAN HANCE: Second.

9 MR. EINGORN: All in favor?

10 THE BOARD: Yays.

11 MR. EINGORN: So moved. We'll see you in
12 June. Congratulations to our Chairman and
13 Vice-Chairman.

14 - - -

15 *** (Meeting concluded at 10:57 p.m.) ***

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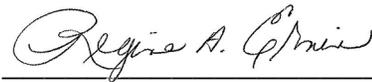
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