

In The Matter Of:
CITY OF CAMDEN
ZONING BOARD

TRANSCRIPT OF MEETING
November 7, 2022

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ZONING BOARD
CITY OF CAMDEN

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Monday, November 7, 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 5:30 p.m.

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

- DARNELL HANCE, CHAIRMAN
- CHARLES COOPER, VICE-CHAIRMAN
- TERESA ATWOOD
- KAREN MERRICKS
- MARIZTA ALSTON
- JOSE BRITO BUENO
- RASHID HUMPHREY
- STEVEN LEE

- - - -

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

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1 MS. MUHAMMAD: 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 this meeting was posted in the
5 Municipal Clerk's Office on Monday, October 31, 2022.

6 MR. EINGORN: Further, by direction of
7 the Zoning Board of Adjustment Board Chairman,
8 Darnell Hance, this meeting tonight being held on
9 November 7, 2022 at 5:30 p.m. is being held via the
10 remote conferencing platform ZOOM. This is due to
11 the Declaration of a Health Emergency related to the
12 COVID-19 and the closure of City Hall. Instructions
13 for accessing this virtual meeting is posted on the
14 City of Camden's website. We will take a roll call
15 of those present.

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

18 CHAIRMAN HANCE: Here.

19 MR. EINGORN: Vice-Chairman Cooper.

20 VICE-CHAIRMAN COOPER: Present.

21 MR. EINGORN: Reverend Martinez. Absent.
22 Teresa Atwood. Currently not present. Karen
23 Merricks. Ms. Merricks, are you there? I see her
24 name but she's not responding. Maritza Alston is
25 currently absent. Jose Brito Bueno.

1 MR. BRITO BUENO: Present.

2 MR. EINGORN: And we have two additional
3 members in the event of a conflict of interest
4 related to the Zen Franklin Application, Steven Lee?

5 MR. LEE: Here.

6 MR. EINGORN: Is Rashid Humphrey
7 available? We haven't heard from him.

8 MS. MERRICKS: Karen Merricks here. I'm
9 sorry. I couldn't get my phone. It was stuck or
10 frozen.

11 MR. EINGORN: That's okay. No problem.
12 So having four regular members, one, two, three,
13 four, we can get started first. Do we have a motion
14 to approve the minutes from October of 2022?

15 MS. MERRICKS: Motion.

16 MR. EINGORN: Second?

17 CHAIRMAN HANCE: Second.

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

20 CHAIRMAN HANCE: Yes.

21 MR. EINGORN: Vice-Chairman Cooper.

22 VICE-CHAIRMAN COOPER: Yes.

23 MR. EINGORN: Ms. Merricks.

24 MS. MERRICKS: Yes.

25 MR. EINGORN: Mr. Brito Bueno.

1 MR. BRITO BUENO: Yes.

2 MR. EINGORN: All in favor and the motion
3 carries.

4 And I will read the list of cases
5 tonight. If you hear your name and you are
6 available, please speak up. The first matter under
7 Old Business, Jose A. Santos, 338 Emerald Street?

8 MR. SANTOS: Present.

9 MR. EINGORN: The first matter of New
10 Business, Franklin Matias, Jr., 1035 Mt. Ephraim
11 Avenue.

12 MR. MATIAS: Present.

13 MR. CIESLIK: I'm here for St. Joseph's
14 Carpenter Society which I think is the second item on
15 for tonight but I'm having trouble hearing you,
16 Solicitor.

17 MR. EINGORN: I don't know why my thing
18 muted itself. Can you hear me now?

19 MR. CIESLIK: I can hear you now. Were
20 you calling out St. Joseph's Carpenter Society?

21 MR. EINGORN: Yes, sir, I was.

22 MR. CIESLIK: We're here and ready.

23 MR. EINGORN: Thank you.

24 Next matter, Chernor Bah, 521 Ferry
25 Avenue?

1 MR. BAH: We're ready.

2 MR. EINGORN: And then Zen Franklin, LLC,
3 415 Federal Street.

4 MR. WELLS: Richard Wells on behalf of
5 the applicant.

6 MR. EINGORN: Good evening, Mr. Wells.

7 And then there were two items that had
8 deficient notice. That's 3616 Westfield Avenue and
9 220 North 27th. Both of these had deficient notice
10 and they're not being heard tonight. If you're here
11 for that matter either as part of the application or
12 as a member of the public, if you received public
13 notice for either of these items, please note that
14 they will not be heard tonight. You're free to
15 leave. You're free to stay. That's totally up to
16 you. So let's start with -- someone just joined us.

17 MS. MUHAMMAD: Mr. Humphrey.

18 MR. EINGORN: Mr. Humphrey, good evening.

19 MR. HUMPHREY: Good evening, my apologies
20 for being tardy.

21 MR. EINGORN: No worries. We appreciate
22 you joining us.

23 MR. HUMPHREY: Can you guys hear me?

24 MR. EINGORN: Yes, sir.

25 UNIDENTIFIED SPEAKER: For the matter of

1 3616, excuse me, was this listed, 3616 Westfield
2 Avenue, will this be discussed today? I wasn't sure
3 if that was the correct address.

4 MR. EINGORN: 3616 Westfield Avenue will
5 not be heard tonight.

6 UNIDENTIFIED SPEAKER: Okay. Thank you
7 so very much.

8 MR. EINGORN: Yes. And have a nice
9 night.

10 UNIDENTIFIED SPEAKER: Thank you very
11 much.

12 MR. EINGORN: Evita, who are Mr. Lee and
13 Mr. Humphrey here for tonight in the event of a
14 conflict?

15 MS. MUHAMMAD: Zen Franklin.

16 MR. EINGORN: What board members? Who
17 has conflicts?

18 MS. MUHAMMAD: Marizta Alston and Jose
19 Brito.

20 MR. EINGORN: For the record, I've
21 discussed with Mr. Brito-Bueno, the possibility of
22 his having a conflict in relation to this and we've
23 determined that he does not have a conflict. So
24 we'll only need potentially one of Mr. Lee and
25 Mr. Humphrey, whoever has the most seniority.

1 MR. LEE: Can I leave?

2 MR. EINGORN: The way I read it, whoever
3 has the most seniority gets to stay.

4 MR. LEE: That's me.

5 MR. HUMPHREY: Well, I'm late so I guess
6 I got to stay, right?

7 MR. LEE: Would you prefer to stay?
8 I mean --

9 MR. HUMPHREY: Yeah. I don't have a
10 problem. I don't have a problem with it.

11 MR. LEE: I don't want to get in trouble
12 with anybody. I mean, I'll stay. I have not
13 problem.

14 MR. HUMPHREY: I can't help you as far
15 as you getting in trouble but I don't mind staying.

16 VICE-CHAIRMAN LEE: Okay. I'm going to
17 bid you all good night then.

18 MR. EINGORN: All right, Mr. Lee, we
19 appreciate your time. And Mr. Humphrey, we
20 appreciate you staying.

21 MR. HUMPHREY: All right.

22 MR. EINGORN: Let's start with the first
23 matter which is an Old Matter, Jose A. Santos, 338
24 Emerald Street. Proposed is an auto repair shop.
25 Interpretation needed. Abandonment of a prior use.

1 Off-street parking; bulk variance needed. Applicant
2 must demonstrate off-street parking. My recollection
3 is that this was adjourned from a prior meeting. Let
4 me grab my folder here. So this is a previous matter
5 held over from last month. I'm looking for my notes.

6 Is Mr. Santos here?

7 MR. SANTOS: Yes.

8 MS. MUHAMMAD: Kyle, can we let the
9 record reflect that Ms. Marizta Alston is on?

10 MR. EINGORN: Yes. I'm looking for her.
11 I don't see her. You do see Ms. Alston?

12 MS. MUHAMMAD: Yes, I saw her. She's on.
13 I just spoke to her as well.

14 MR. EINGORN: We will mark her present as
15 well. Mr. Santos, I believe you're listed under Easy
16 Haul; is that correct?

17 MR. SANTOS: Yes.

18 MR. EINGORN: Very good. If you could
19 raise your right hand?

20 MR. SANTOS: Sure.

21 - - -

22 JOSE A. SANTOS, having first been duly
23 sworn/affirmed, was examined and testified as
24 follows:

25 - - -

1 MR. EINGORN: So the Board will recall
2 the applicant is seeking to use the property at 338
3 Emerald Street as an auto repair shop. I believe the
4 testimony if could you confirm for me, is that you
5 fixed the cars at this property and then you sell
6 them in Philadelphia; is that right?

7 MR. SANTOS: Yes.

8 MR. EINGORN: And you provided the Board
9 with multiple photographs?

10 MR. SANTOS: Yes.

11 MR. EINGORN: Everyone was here last
12 month so I'm assuming all the Board members remember
13 this application. If you have questions related to
14 the prior testimony, I believe the discussion
15 previously was that this was an auto garage before
16 and it had been used for storage. And now it's being
17 used as a garage again. Mr. Santos, can you confirm
18 that was your testimony?

19 MR. SANTOS: Yes.

20 MR. EINGORN: Very good. Does the Board
21 have questions for Mr. Santos?

22 VICE-CHAIRMAN COOPER: I have a question.
23 The pictures that he gave us here, parking is going
24 to be on both sides, one side of the street? Because
25 when I went around to that area, if there was a fire

1 and the apparatuses had to get back around there, you
2 know, will you leave enough clearance for them to
3 turn the corner?

4 MR. SANTOS: Yes.

5 VICE-CHAIRMAN COOPER: So you're going to
6 use parking on one side of the street? Because
7 there's plenty of open space around there as far as
8 parking.

9 MR. EINGORN: It looks like he has the
10 ability to leave parking open in the lot as well
11 where he's storing the cars.

12 Mr. Santos, are you able to leave spaces
13 open at the front of the parking on the side for --

14 MR. SANTOS: Yes.

15 MR. EINGORN: How many spots do you think
16 you could make there?

17 MR. SANTOS: Inside or one side?

18 MR. EINGORN: I'm sorry?

19 MS. TORRES: He wants to know if it's
20 inside or outside the parking that he has
21 available?

22 MR. EINGORN: Ma'am, are you going to
23 provide an interpretation tonight?

24 MS. TORRES: Yes.

25 MR. EINGORN: Please raise your right

1 hand.

2 MS. TORRES: Okay.

3 - - -

4 AMELIA TORRES, having first been duly
5 sworn/affirmed, was examined and testified as
6 follows:

7 - - -

8 MR. EINGORN: Can you state your name and
9 address for the record?

10 MS. TORRES: Amelia Torres, 513 Trenton
11 Avenue, Camden, New Jersey 08103.

12 MR. EINGORN: Thank you.

13 So the question pending is, in the lot
14 with all the cars being stored, is there the ability
15 to leave spaces open for parking?

16 MR. SANTOS: Yes.

17 MR. EINGORN: And about how many spaces
18 can you provide? Did we get an answer? I can't hear
19 you.

20 MR. SANTOS: Can you hear me now?

21 MR. EINGORN: Yes.

22 MR. SANTOS: I can leave eight open spots
23 in there.

24 MR. EINGORN: You said eight?

25 MR. SANTOS: Yes. That I can leave

1 enough for eight open spots in there. I'm sorry.

2 MR. EINGORN: Does the Board have any
3 other questions for Mr. Santos? If there are no
4 further questions, we should probably open this
5 matter to the public. Hearing none, is anybody in
6 the public here tonight to speak on 338 Emerald
7 Street, the application of Jose Santos for an auto
8 repair shop? Let the record reflect that we've not
9 heard from any members of the public nor seen any
10 virtual hands raised. And as such, we'll close the
11 public portion.

12 This would be the time for the Board to
13 ask any further questions of the applicant; to make a
14 discussion of the Positive and/or Negative
15 Criteria -- excuse me -- and Negative Criteria. And
16 to propose any sort of motion. The applicant is
17 requesting either an interpretation or a use
18 variance. If the Board finds that an interpretation
19 is appropriate, that this isn't a prior usage that
20 was abandoned and can be continued, that would
21 alleviate the need for a use variance.

22 The applicant is also seeking bulk
23 variance for off-street parking, although the
24 applicant states he can show eight parking spaces
25 available which would satisfy his ability for that.

1 And then the applicant, I believe, is seeking site
2 plan waiver.

3 MR. HUMPHREY: I have a question but it's
4 a procedural question, not a question about the
5 matter at hand.

6 MR. EINGORN: I'm sorry. Who is talking?

7 MR. HUMPHREY: This is Rashid Humphrey.

8 MR. EINGORN: Mr. Humphrey, I don't mean
9 to rain on your parade but unfortunately, we can only
10 use your services tonight for Zen Franklin, LLC.

11 MR. HUMPHREY: Okay. That would answer
12 my question.

13 MR. EINGORN: We'll try to take that
14 first in New Business. That way, we can send you
15 home.

16 MR. HUMPHREY: Great.

17 MR. EINGORN: Okay? Does that answer
18 your question too?

19 MR. HUMPHREY: Absolutely.

20 MR. EINGORN: Thank you so much.

21 So I'll leave it up to Chairman Hance,
22 Vice-Chairman Cooper, Ms. Merricks, Ms. Alston and
23 Mr. Brito Bueno to tackle this one.

24 CHAIRMAN HANCE: On my second visit --
25 can you guys hear me?

1 MR. EINGORN: Yes.

2 CHAIRMAN HANCE: On my second visit to
3 the property, he did clean the property up. There's
4 plenty of parking out there. He's back on a dead-end
5 street so it would be okay for him open his shop
6 out back there. Also, he stated last month that he
7 parks most of the cars on the inside so I think
8 there's more than enough parking in that area.

9 VICE-CHAIRMAN COOPER: Again, I went
10 around. It was pretty well-maintained. No cars were
11 in the street when I went through there so he's doing
12 a pretty good job on maintaining his parking. I make
13 a motion to accept.

14 MR. EINGORN: Is the motion related to an
15 interpretation that a use variance would not be
16 necessary due to the abandonment of the prior usage?
17 Is it for a use variance? And then that leads to the
18 next question, is there an determination that he
19 satisfied the need for the off-street parking? Or is
20 the motion also for a bulk variance for parking?
21 Then I'm assuming the motion includes site plan
22 waiver?

23 VICE-CHAIRMAN COOPER: Yes. The
24 interpretation, it was already a repair shop.

25 MR. EINGORN: So the motion is to grant

1 an interpretation. And then what about the bulk
2 variance?

3 VICE-CHAIRMAN COOPER: The bulk variance,
4 he meets the parking criteria, I believe.

5 MR. EINGORN: So there's a motion
6 pending. The motion is for an interpretation that
7 this was previously against; that there will be an
8 auto shop; and that the applicant has met his parking
9 burden and for a site plan waiver. Do we have a
10 second on the motion?

11 CHAIRMAN HANCE: Second.

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

14 CHAIRMAN HANCE: Yes.

15 MR. EINGORN: Vice-Chairman Cooper.

16 VICE-CHAIRMAN COOPER: Yes.

17 MR. EINGORN: Ms. Merricks.

18 MS. MERRICKS: Yes.

19 MR. EINGORN: Ms. Alston.

20 MS. ALSTON: Yes.

21 MR. EINGORN: And Jose Brito Bueno.

22 MR. BRITO BUENO: Yes.

23 MR. EINGORN: Having five in favor and
24 none opposed, the motion passes. Congratulations.
25 Let me just take a note, interpretation about the

1 parking. Thank you for your time tonight.

2 MR. SANTOS: Thank you.

3 MR. EINGORN: Mr. Santos, I'll work on
4 your Resolution for next month.

5 MS. MUHAMMAD: Kyle, Ms. Atwood is on.

6 MR. EINGORN: Very good. Good evening,
7 Ms. Atwood. So that we can get Mr. Humphrey out of
8 here at a reasonable hour and as a courtesy to him,
9 let's take Zen Franklin, LLC, 415 Federal Street as
10 the first matter in new business. Is that ready to
11 proceed, Counsel?

12 MR. WELLS: Yes, Counsel, I'm ready. I
13 just want to double check that the applicant team is
14 on here as well. Ms. Mason, are you with us?

15 MR. EINGORN: I know sometimes you guys
16 look at the agenda and say, oh, you can come late.
17 So if you need time, let me know.

18 MR. WELLS: I believe I see Ms. Mason
19 here and I believe our professionals are here as well
20 so we should be clear to proceed. I don't know if
21 you wanted to -- I know there was some conflicts and
22 you're switching around alternate members and things
23 like that. Do you want to just, I guess, clarify who
24 we're having?

25 MR. EINGORN: Sure. Ms. Alston, I

1 understand that you may have a conflict of interest
2 with this application. Can you confirm? Did we lose
3 Ms. Alston?

4 MS. MUHAMMAD: I think we did. Hold on.

5 MR. EINGORN: Mr. Wells, so for your
6 knowledge and the knowledge of those of the public,
7 we believe Ms. Alston may have indicated a conflict
8 of interest. In order to preserve the quorum,
9 although we may not need to now, we did bring in
10 Mr. Rashid Humphrey from the Planning Board pursuant
11 to N.J. 40:55D-69.1 to act in her stead in order to
12 preserve the quorum et seq, and we can confirm
13 whether there's a conflict of interest.

14 MS. MUHAMMAD: Okay. She's not on so I
15 guess we'll have to proceed on her word that she said
16 initially that she was a conflict.

17 MR. EINGORN: Okay. I mean, technically
18 without her we still have five members available,
19 one, two, three, four, five. If the applicant is
20 willing to proceed with only five members knowing
21 that they will need a use variance and a unanimous
22 vote of the Board, now it'll up to the applicant.

23 MR. WELLS: I believe we do consent to
24 that. Ms. Mason, can you just confirm that that's
25 acceptable?

1 MS. MASON: Yes.

2 MR. WELLS: Thank you.

3 MR. EINGORN: So it looks like having
4 five members, Mr. Humphrey, you can probably bail
5 too. Mr. Hance, are you still there? Yes, he is.
6 Mr. Brito Bueno and Mr. Cooper are still there.

7 MS. ATWOOD: Good evening. I'm here. I
8 just keep getting bumped off. This is Teresa Atwood.

9 MR. EINGORN: Ms. Atwood is still there.
10 Very good. Ms. Merricks, are you still there? Yes,
11 I see Ms. Merricks. So we have enough members.

12 MS. MERRICKS: Yes, I'm still here.

13 MR. EINGORN: Very good.

14 MR. HUMPHREY: Okay. I can bail if you
15 guys don't need me.

16 MR. EINGORN: We appreciate your time.

17 MR. HUMPHREY: All right. Thank you.
18 You guys have a good evening.

19 MR. EINGORN: Counsel, we worked that one
20 out. We do have five members available and ready to
21 vote potentially to the extent a motion is made
22 tonight. So we're ready for you to proceed.

23 MR. WELLS: Thank you very much. Good
24 evening ladies and gentlemen, this is Richard Wells
25 from Archer & Greiner on behalf of the applicants,

1 Zen Franklin. This is an application seeking
2 conditional use variance approval to locate a
3 proposed licensed cannabis dispensary at 415 Federal
4 Street. That's Block 123, Lots 17 & 111.

5 The property is located in the Center
6 City Zoning District as well as the Downtown
7 Redevelopment area. The use is a permitted use in
8 the area, however, there are certain conditions,
9 apparently the distance between the proposed location
10 and a public park from which we are seeking relief.

11 We are also not proposing any
12 modifications to the existing site at 415 Federal so
13 we are requesting the Board's permission or approval
14 to waive any site plans that may be associated with
15 the proposed use if we are granted an approval this
16 evening. I have a couple of exhibits that we'll use
17 that I can introduce as we go. And if I could have
18 screen-sharing ability, I'll pop those up when we are
19 ready.

20 MR. EINGORN: If everybody from the
21 public could just mute their screens because we're
22 getting some feedback here. We'd like to be able to
23 hear what the applicant has to say. Thank you.
24 Sorry about that Mr. Wells.

25 MR. WELLS: Thank you. I appreciate it.

1 And I have three witnesses with me here
2 this evening, Counsel, if you'd like them all sworn
3 in at once, we can then introduce them as we
4 proceed.

5 MR. EINGORN: That would be great. If
6 the witnesses could raise their right hand.

7 - - -

8 TAMEEKA MASON; CHARLES J. CHELOTTI, PE;
9 MARK REMSA, PP, having first been duly
10 sworn/affirmed, was examined and testified as
11 follows:

12 - - -

13 MR. EINGORN: If you could just in turn
14 give your name and address for the record.

15 MR. WELLS: We'll start with Ms. Mason.

16 MS. MASON: Tameeka Mason. My address is
17 310 State Street.

18 MR. WELLS: Mr. Chelotti.

19 MR. CHELOTTI: Charles J. Chelotti,
20 licensed professional engineer. Office location is
21 227 Market Street, 3rd Floor, Camden.

22 MR. REMSA: Good evening. Mark Remsa,
23 professional planner. The office is 10 Dewberry
24 Court, Mt. Laurel, New Jersey.

25 MR. WELLS: Thank you.

1 Ms. Mason, we'll start with you. If you
2 could provide the Board with just a brief
3 introduction to yourself, a little bit about your
4 role and background with the applicant entity, I
5 think that would be great for context.

6 MS. MASON: Yes. Thank you. Good
7 evening Board, the Zoning Board members. My name is
8 Tameeka Mason. I am a born and raised Camden
9 resident. And I currently serve in the capacity of
10 education and city government for the City of Camden.
11 Between the two it has been about professionally over
12 20 years. I'm currently an executive director for a
13 nonprofit. And I serve as an executive on multiple
14 boards throughout the City of Camden.

15 I recently served as a commissioner on
16 the Camden Cannabis Ad Hoc Commission as a
17 commissioner and also as the secretary. I also, you
18 know, mostly importantly, I am a representative as an
19 advocate in the cannabis realm. I am a double
20 minority applicant as well. I also represent the
21 Legacy Market and the Disproportionate Impact
22 Community of Camden by the Criminality of Cannabis.
23 Most importantly, my team collectively, we represent
24 the different aspects of this cannabis realm driven
25 by passion, collaboration, and a continued mission of

1 Camden Rising.

2 MR. WELLS: Thank you, Ms. Mason. And if
3 you could just give the Board a brief overview, what
4 is the status of your license application with the
5 state as well as the City?

6 MS. MASON: So right now we are an
7 applicant for a Standard Class V Retail License. Our
8 status with the City right now, the Cannabis
9 Committee has given an conditional approval based off
10 of the zoning approval. And so we are also slated to
11 be on the City Council meeting this Thursday,
12 November 10th.

13 As far as the state, because we are going
14 the traditional route of receiving the standard, we
15 are preparing our application right now to be
16 submitted to the state. And with that we need zoning
17 approval. And we also need a Resolution from the
18 City.

19 MR. WELLS: Thank you. And I'd like you
20 also just to go over the -- a brief overview of the
21 proposed location and I'll share my screen if I can
22 and I'll mark what we have as Exhibit A-1 which is
23 just basically an aerial overview or a Google Maps of
24 415 Federal Street. Is that coming up?

25 MR. EINGORN: I can see it.

1 MR. WELLS: And, Ms. Mason, what we have
2 here is an aerial of 415 Federal. The property is
3 outlined in red. Can you just describe kind of the
4 surroundings of the property and where you are?

5 MS. MASON: Yes. My team and I, my
6 partners, are both joining me this evening as well.
7 I just want to give a shout to them and also Jonathan
8 Cetel. When looking for a perfect site, you have a
9 successful cannabis business in the City of Camden,
10 we chose this site because, one, it is in Center City
11 so it's in our business district.

12 Secondly, we are located right there in
13 the transportation area so we have the transportation
14 center. We also have PATCO. We also have the River
15 Line so it makes it easily accessible. We are also
16 up the street from the concert venue as well which,
17 again, when we're thinking about a successful
18 business, not just about having the access. And just
19 key points for our out-of-the-city customers and also
20 from Philadelphia as well. I think that's pretty
21 much as far as our outside surroundings.

22 MR. WELLS: Sure. Then I'll move on to
23 our Exhibit A-2 which is a close-up aerial of the
24 site. Can you just describe for the Board some of
25 the site features and what we have on this exhibit.

1 I'll lead you through it a little bit if that's okay.
2 Is the building represented here, labeled as 415
3 Federal, is that the property you're considering?

4 MS. MASON: Yes.

5 MR. WELLS: I think that was a 'yes'.
6 You broke up a little on my end.

7 MS. MASON: Yes.

8 MR. WELLS: And primary entrance to this
9 facility is going to be on Federal Street right where
10 this red arrow is, correct?

11 MS. MASON: Correct.

12 MR. WELLS: And we have an existing
13 parking lot associated with this site that currently
14 has 15 spaces including one ADA space?

15 MS. MASON: That is correct.

16 MR. WELLS: And we have two other red
17 arrows here. The one red arrow is a proposed access
18 or exit door -- I'm sorry -- and existing exit door
19 on the east of the site. And towards the back on
20 Arch Street, we have a proposed loading door as well,
21 correct?

22 MS. MASON: That's correct.

23 MR. WELLS: And last but certainly not
24 least, we have two yellow areas outlined here. Are
25 those the proposed loading and delivery areas?

1 MS. MASON: Yes.

2 MR. WELLS: Thank you. And what I want
3 to do here before getting into some of the specifics
4 of the site and the relief that we're asking for, I
5 want the Board just to understand your specific
6 operations. So I have what we'll mark as Exhibit A-3
7 which is the proposed floor plan for the site of the
8 proposed dispensary. Now, you're just doing interior
9 renovations, correct?

10 MS. MASON: That is correct.

11 MR. WELLS: If you could walk us through
12 from the prospective of a customer, how the site
13 proposed to operate. And starting with if you're a
14 customer, let's start with the entry and move on from
15 there.

16 MS. MASON: Absolutely. So my team and I
17 were very thoughtful about what the experience would
18 be and so our model really is, that it's not just the
19 transaction; it's an experience. But we also want to
20 be in compliance. And so in thinking about what the
21 customer experience would be, I'll walk you through.

22 The customer would enter the entrance and
23 would go into a waiting area. That waiting area
24 would have I-Pads where the customer could check in.
25 Once they check in, they do have the option to also

1 kind of go through our menu and just also be able to
2 do some educational resources. That check-in would
3 then go to our eligibility check station. At that
4 point, we would have a Budtender or a greeter then
5 check the customer's identification to ensure that
6 they meet the age qualifications to enter.

7 Once they have passed that eligibility
8 check station, they can then enter the sales floor.
9 The sales floor would incorporate three pathways.
10 Those pathways would be the traditional customer
11 experience, educational experience but they would be
12 matched to a Budtender and will walk through to see
13 all of the supplies there.

14 Then the second pathway would be if they
15 did a preorder and so they will be able to just go in
16 and pick up, again, once they go through the
17 eligibility check station. And then also if they
18 already knew what they wanted and just wanted to go
19 through the fast lane, then we would have a fast
20 lane. Again, we're looking at having a staff of
21 eight full-time, seven part-time employees, five to
22 ten additional consultants that would be marketing,
23 HR, accounting and legal. And then, again, with our
24 part-time and full-time employees, packagers,
25 greeters, Budtenders and managers.

1 MR. WELLS: Thank you. I want to go back
2 and hit a couple of those points in a little more
3 detail, specifically starting with the ID check
4 aspect, is that somebody just kind of holding
5 something up to a light or is that a formal scan
6 process that you have to make sure that that idea is
7 legitimate?

8 MS. MASON: Yes, it would be a formal
9 scan to make sure that the idea is legitimate.
10 There's no -- we would actually have to be in
11 compliance with the state to ensure that the evidence
12 would be connected to a system with the state.

13 MR. WELLS: Thank you. When they move
14 into the sales floor, this is not akin to a liquor
15 store, correct, so all the product is not displayed
16 on the sales floor but it's actually in the back.
17 And is it correct that the Budtenders will then fill
18 those orders or get the product from the back rather
19 than just having it all on the sales floor?

20 MS. MASON: Yes. We will have our
21 point-of-sales counter, that's where they make their
22 transaction. But behind that counter, we'll have an
23 area where -- you can scroll down a bit -- where
24 actually these are our products. So that fulfillment
25 area there would actually be where we would fulfill

1 our products and our customer orders. We also would
2 ensure that there's security around our products as
3 well. So we do have a designated vault for those
4 materials.

5 In addition, that vault would also have
6 additional smaller vaults to hold things like petty
7 cash and also any type of damaged goods so that we
8 can send that back off to the state. Again,
9 according to compliance. The customers would not
10 have actual access to touching the product. It would
11 actually be fulfilled in a section that's qualified,
12 a fulfillment area.

13 MR. WELLS: Perfect. Thank you.

14 And another thing you mentioned was the
15 fast lane or other pathways to picking up a product.
16 I'm assuming that means you'll have some sort of
17 online ordering system where you can actually
18 schedule a pick-up time, correct?

19 MS. MASON: Absolutely. Yes.

20 MR. WELLS: And those who order online
21 and schedule their pick-up time, they still go
22 through the same ID-check process as a walk-in?

23 MS. MASON: The same ID-check process.
24 We'll have all of those pathway except for curbside
25 so there will be no curbside pick-up.

1 MR. WELLS: Thank you.

2 So I want talk about things kind of from
3 the back-of-house prospective now. Now we know how
4 the customers will operate. I want to know a little
5 more about how the actual business will function.
6 And let's start with deliveries. So obviously, you
7 need to get product in order to sell it. Tell the
8 Board a little bit about how often you expect
9 deliveries and what type of deliveries those are?

10 MS. MASON: Yes. We're pretty much
11 expecting I would say -- we don't really know
12 because, again, we are building this all out. So I
13 would say maybe about once a week we can expect
14 product to come in and be delivered. Those products
15 would consist of actual flower bud and also any
16 additional forms of cannabis that's allowed through
17 the state.

18 MR. WELLS: And that's all prepackage
19 product, correct? You're not doing any processing on
20 site?

21 MS. MASON: No processing. That's all
22 prepackaged. That's state compliance.

23 MR. WELLS: When those deliveries come in
24 roughly once a week, is that like a big 18-wheeler or
25 are we talking more along the lines of an Amazon

1 sprinter van?

2 MS. MASON: I would say more like a
3 Amazon-style sprinter van.

4 MR. WELLS: And how long do those
5 deliveries take by the time the van pulls up, they go
6 through the delivery and regulation process, are we
7 talking minutes or hours? Estimate.

8 MS. MASON: Maybe like 10 or 20 minute.

9 MR. WELLS: And those deliveries will
10 take place outside store hours, correct?

11 MS. MASON: That is correct.

12 MR. WELLS: But they won't take place at
13 some strange hour, you know, three in the morning or
14 something like that. They'll be business hours but
15 outside of your business hours?

16 MS. MASON: Yes.

17 MR. WELLS: I want to go back to our
18 Exhibit A-2 here. We have two potential loading
19 areas as we mentioned. The floor plan on A-3 showed
20 that there was a delivery area in the back. Is this
21 area along Arch Street proposed to be your primary
22 area of delivery?

23 MS. MASON: Yes, that's our primary.

24 MR. WELLS: And in the event you need to
25 access the parking lot or for some reason Arch Street

1 is blocked off for any reason, you can deliver
2 through the parking lot, correct?

3 MS. MASON: That is correct.

4 MR. WELLS: Great. With respect to --
5 I'll go back to A-3 just so we have that pulled up
6 for context here. With respect to waste generated by
7 this operation, will there be any cannabis waste, you
8 know, usable flower or useable product thrown in the
9 trash?

10 MS. MASON: No. That would have to be
11 returned to the distributors. So no, no trash.

12 MR. WELLS: So there's a whole state
13 process that you guys are required to follow if you
14 actually have to return any product?

15 MS. MASON: That is correct.

16 MR. WELLS: What about office waste
17 process? I mean, we see that this does have a
18 sizable location for employees. Do you expect to
19 generate any more office waste than the existing law
20 firm that operates there now?

21 MS. MASON: No.

22 MR. WELLS: How would you handle that
23 generally? Just kind of commercial hauler?

24 MS. MASON: Yes.

25 MR. WELLS: Do you expect the need for

1 any large dumpsters or food waste, anything of that
2 nature, any specialty waste?

3 MS. MASON: No specialty waste.

4 MR. WELLS: With respect to odor, that's
5 obviously a concern for all aspects of the cannabis
6 industry. Do you plan to follow all state
7 regulations and laws with respect to odor mitigation?

8 MS. MASON: Yes.

9 MR. WELLS: And can you describe for the
10 Board generally just what that would look like?

11 MS. MASON: Internal filtration, no air
12 vented outside. Also, again, everything would be
13 prepackaged so sales would be mitigated and then,
14 again, those packages would also be stored.

15 MR. WELLS: Great. Like you said
16 earlier, most of the product in a vault inside the
17 building, but none of that air is going to have like
18 a vent hood or anything bumped outside, right?

19 MS. MASON: That is correct.

20 MR. WELLS: And you guys are following
21 industry standards with respect to carbon filters
22 inside and just making sure that none of that smell
23 is vented outside, right?

24 MS. MASON: Yes.

25 MS. MASON: With respect to security as

1 well, so without giving away any trade secrets here,
2 can you confirm for the Board generally what your
3 security protocol would look like?

4 MS. MASON: We'll definitely will have
5 cameras. We've worked with a professional that has
6 over 30 years' experience in security. But
7 definitely over five to ten years of experience in
8 cannabis. We will work with that to come up with a
9 security plan and the security of all our cameras.
10 We'll have a locked storage areas.

11 We'll also have -- in terms of loitering,
12 we'll have signage outside and in the waiting areas
13 as well. Online and pick-up times. And, again, no
14 curbside. So when they're ordering online, we'll
15 make sure that they have pick-up times and to further
16 ensure that we have a constant flow. And then,
17 again, just making sure and ensuring that we have
18 signage in the waiting area and outside to ensure
19 there's no loitering.

20 MR. WELLS: Thank you. And you mentioned
21 cameras. I want to highlight something for the
22 Board. Obviously, that's inside and outside,
23 correct?

24 MS. MASON: That is, yes.

25 MR. WELLS: And as part of your license,

1 you're required to give the state access to your
2 camera footage as well, correct?

3 MS. MASON: Yes.

4 MR. WELLS: Any objection to cooperating
5 with the police department, if they want access to
6 your footage 24/7 or at any one period in time, any
7 objections to providing that access?

8 MS. MASON: No.

9 MR. WELLS: And then last, with respect
10 to the locking, is that just kind of a lock and key
11 or will you guys be able to track what employees come
12 in and when as part of a dedicated access system?

13 MS. MASON: Definitely an alarm system
14 and definitely a tracking system of who is going in
15 and out.

16 MR. WELLS: Perfect. Thank you.

17 So let's talk just specifically about
18 your hours and employees. I know you gave an
19 overview of what you're accepting here. But can you
20 confirm for the Board what your hours of operations
21 will look like?

22 MS. MASON: Our operations will
23 definitely be in the hours within the Ordinance of
24 the City. And our hours regularly during peak times
25 we will ask our employees. Our employees, we will

1 have about 20 employees again for regular. And then
2 during peak times, we'll have about eight to ten
3 employees working. We will have employee parking
4 off-site in addition to our parking lot. And then
5 we're also looking to do a reimbursement plan for
6 public transportation for customers that take public
7 transportation.

8 MR. WELLS: So to be clear, your goal
9 here is to use the 15 spaces that you have
10 exclusively for customers and seek an arrangement
11 where your employees can park off-site, correct?

12 MS. MASON: That is correct, yes.

13 MR. WELLS: There's also a community
14 space listed or noted on the left side with some
15 tables in there. Can you explain for the Board what
16 that space would be used for?

17 MS. MASON: Yes. Again, when we're
18 looking at our plan and the success of the business,
19 we don't want it just to be a place where there's
20 transactions. We definitely want it to be a
21 community place where we could hold different events
22 such as like expungement clinics. We can do
23 different types of educational workshops. We wanted
24 it to be community-based. As we're also serving as a
25 retail. We're looking again to expand our brand

1 beyond just being transactional and really being an
2 educational hub in the realm of cannabis.

3 MR. WELLS: So to be clear on that,
4 that's not an event space where you're going to host
5 a wedding or a party or anything like that? It's all
6 within the confines of your license, correct?

7 MS. MASON: Correct.

8 MR. WELLS: We didn't propose a signage
9 plan along with this application. This was strictly
10 use-based. Do you have any objections to
11 representing to the Board that whatever signage you
12 do propose, will be compliant with the Ordinance
13 limitations?

14 MS. MASON: That's correct.

15 MR. WELLS: And same with just general
16 requirements for what a sign can look like. We're
17 not proposing or you won't propose any sort of
18 blinking neon signage with a big Pot leaf up there or
19 anything of that nature, right?

20 MS. MASON: No.

21 MR. WELLS: Any objection obviously, if a
22 sign that you want to have up does require Board
23 approval, will you come back for that approval?

24 MS. MASON: There will be no objection
25 there.

1 MR. WELLS: Thank you.

2 Explain for the Board what you plan for
3 the exterior of the property. It's a brick one-story
4 building right now, Are you changing the exterior
5 that much?

6 MS. MASON: Not trying to do too much
7 exterior changing.

8 MR. WELLS: And it's important to note
9 also as part of your license, you can't actually
10 display any product outside, right?

11 MS. MASON: No, we can't. So there's no
12 outside display of the product. And you can't see
13 the retail floor from outside either.

14 MR. WELLS: Great. So you'll ensure that
15 the retail floor is completely invisible. Obviously,
16 based on the floor plan, there are a few walls in
17 there but you'll ensure that you're complying with
18 that as well?

19 MS. MASON: That is correct.

20 MR. WELLS: Just a few final details,
21 Ms. Mason. Just to confirm, you're not permitting
22 on-site consumption, correct?

23 MS. MASON: Correct.

24 MR. WELLS: And the signage you mentioned
25 earlier, you're going to note that no on-site

1 consumption is permitted and also to dissuade your
2 customers from public consumption which is also not
3 allowed, correct?

4 MS. MASON: Correct.

5 MR. WELLS: And there will be no
6 sales of alcohol or tobacco on site?

7 MS. MASON: No. Correct.

8 MR. WELLS: Thank you.

9 Ladies and gentlemen, I have no further
10 questions for Ms. Mason. I can open the floor for
11 operational questions before we move on if you'd
12 like.

13 MR. EINGORN: I have a quick question.
14 I was listening to Ms. Mason, your resume. What's
15 your relationship to the applicant itself? Are you a
16 member or are you the owner? Would you just advise
17 the Board.

18 MS. MASON: Yes. Absolutely. I'm the
19 president and CEO and I'm also 51 percent owner of
20 the company?

21 MR. EINGORN: Perfect. Thank you so
22 much. That was my only question. I was going to ask
23 about signage but you covered it.

24 VICE-CHAIRMAN COOPER: I have a
25 question. The hours of operations was very vague.

1 It wasn't really clear what the hours of operations
2 were going to be.

3 MR. WELLS: The response, sir, was as the
4 City allows it. Currently I believe it's no later
5 than 8:00 p.m. So if that has changed, we would like
6 to comply with whatever the City permits.

7 VICE-CHAIRMAN COOPER: As far as
8 security, a private security company or? How is that
9 going to work?

10 MR. WELLS: We're out-sourcing the
11 security. So it would be a private security
12 company.

13 MR. EINGORN: So the Board is aware, the
14 almost newly enacted Ordinance MC-5371 states that a
15 Class V cannabis retailer may operate between the
16 hours of 9:00 a.m. and 8:00 p.m. Monday through
17 Saturday and the hours of 10:00 a.m. and 5:00 p.m. on
18 Sunday. So that is what is allowed by the Ordinance.

19
20 VICE-CHAIRMAN COOPER: Thank you for
21 clarifying that.

22 MR. WELLS: Thank you, Counsel. I lost
23 myself in my notes there. So we would like to
24 represent that those would be our hours. If that is
25 changed, we would, of course, like to operate as the

1 City permits but for now, that's what we'll stick
2 to.

3 CHAIRMAN HANCE: I have a few questions.
4 When you're educating the customers, is that during
5 business hours or after business hours?

6 MS. MASON: So that could be both. So,
7 again, when you look at the experience of the
8 customer, there's three pathways. So that first
9 pathway is the traditional. I just want to explore:
10 What do you guys have; do you have this type; do you
11 have type? So we want to be able to match the
12 customer with a Budtender who would be able to get
13 education on the product that we have and what type
14 of products that were served -- that we're
15 providing.

16 Again, on the community space, those
17 could be after hours where, you know, it's outside of
18 the retail because we definitely don't want to have
19 them opened at the same time. And so that's when we
20 would host the different workshops outside of the
21 hours of our retail.

22 CHAIRMAN HANCE: Because I ask that
23 question because of the parking issue. So how long
24 do you think a customer would be hanging out in the
25 dispensary?

1 MS. MASON: That's a great question. I
2 would say no more than 20 minutes.

3 CHAIRMAN HANCE: My other question is, in
4 your dispensary and you're selling cannabis, will
5 there be other products also that deals with
6 cannabis?

7 MS. MASON: Yes. So, again, you have
8 things like Terpenes. You have gummies that fall
9 under regulations of cannabis. You have different
10 buds which is a small flower. It can be more than
11 just a flower, the buds.

12 CHAIRMAN HANCE: I have one more
13 question. I'm curious. What's the difference
14 between a methadone clinic and marijuana dispensary?

15 MS. MASON: So a methadone clinic is
16 relative to the opioid addiction. But cannabis, it's
17 not in relation to any addiction. It's recreational
18 now. And so, again, it's just based off of what the
19 customer, if the customer wants to go in or not.
20 But, again, it's not associated with any type of
21 addiction.

22 CHAIRMAN HANCE: So you're saying that if
23 you smoke marijuana, it's not an addiction or can it
24 be an addiction? I'm just curious.

25 MS. MASON: I don't necessarily -- I

1 can't say that. I'm not a medical technician. So I
2 can't speak on the medical terms of it. I can only
3 speak on a recreational. That's the license that I'm
4 going for.

5 CHAIRMAN HANCE: But you're selling
6 recreational and medical; am I correct?

7 MS. MASON: No. Just recreational.

8 CHAIRMAN HANCE: Okay. And my final
9 question is --

10 MR. WELLS: Mr. Hance, if I could just
11 supplement Ms. Mason's testimony. It's not that she
12 is opposed to selling medical but there are currently
13 no license opportunities out there to do so. So the
14 medical and recreational cannabis are governed by two
15 different laws basically. So there aren't any other
16 opportunities to sell medical products at the moment.
17 So I just wanted to make it clear, that it's not
18 they're opposed to it. There's just no opportunity
19 to do so.

20 CHAIRMAN HANCE: And my last question is,
21 when you pick a place out, explain to me how did you
22 pick that place?

23 MS. MASON: Yeah. The location, the site
24 location thinking about a successful business model
25 plan. Right? And so when we're thinking about the

1 success of the business, we wanted it to be
2 easily accessible to all of our customer base whether
3 it's somebody from the City, whether it's somebody
4 from out the City. Or whether somebody from out of
5 the state.

6 And we have high traffic right there
7 where we have the transportation center. We have the
8 PATCO; we have the River Line. We also have the
9 bridge, Benjamin Franklin Bridge where folks from
10 Philadelphia can come as well. And then we're right
11 there accessible to our highways for anyone that want
12 to come from outside of the City. So, again, when
13 we're thinking about our success of our business
14 model and our business plan, we wanted, again, to
15 just have a location that was easily accessible to
16 folks.

17 MR. EINGORN: Mr. Wells, can you show the
18 aerial view one more time?

19 MR. WELLS: Yes.

20 VICE-CHAIRMAN COOPER: Kyle.

21 MR. EINGORN: Yes.

22 VICE-CHAIRMAN COOPER: As far as trash
23 removal, nothing on there shows dumpsters or anything
24 or how they're doing to dispose of their trash out of
25 this place.

1 MR. EINGORN: I believe there was some
2 testimony about private trash hauling. The testimony
3 I heard was that this is currently a law firm. And
4 that they would not generate any more trash than the
5 law firm is currently generating. That's the
6 testimony I heard. If you'd like the applicant to
7 clarify that a little bit, you certainly can ask
8 that.

9 VICE-CHAIRMAN COOPER: Yes. Because how
10 will this cannabis be delivered, in boxes?

11 MR. EINGORN: Sure. What kind of trash
12 do you anticipate creating? Will there be cartons;
13 will there be bags; will there be -- what do you
14 anticipate? Will you need recycling?

15 MR. WELLS: Not to jump in but, Ms.
16 Mason, if you can confirm. I know most of the
17 deliveries are undertaken in plastic totes where the
18 product is then put on the shelf and the plastic tote
19 is then returned to the delivery van.

20 So this is not a box that is then dumped
21 out by the applicant. It's part of the inventory
22 process where they have to actually check what
23 product is being delivered, sign off on the
24 manifest. And then that plastic tote is then put
25 back in the van; is that accurate, Ms. Mason?

1 MS. MASON: That is correct.

2 MR. EINGORN: My questions relate to the
3 location of this property. My recollection is that
4 this is near the Prosecutor's office; is that
5 correct?

6 MS. MASON: That is correct?

7 MR. WELLS: Yes.

8 MR. EINGORN: And it's near the Rutgers
9 Camden Police Station?

10 MR. WELLS: Correct. That is on the
11 northeast side of the property, yes.

12 MR. EINGORN: And it's not too far from
13 the courthouse as well, right?

14 MR. WELLS: Correct. That's
15 southwest.

16 MR. EINGORN: I don't want to look like
17 I'm supporting this application, but I did take a
18 look at this just to see where it was and I did
19 ultimately find it a little funny that it was next to
20 the Prosecutor's Office. But in thinking about it,
21 it does seem to me like that would make this area a
22 little safer. Is that part of your intention in this
23 or is that just happens to be coincidental?

24 MS. MASON: Nope. Right you're
25 absolutely right. I'm sorry. I missed that.

1 MR. WELLS: And Ms. Mason, one thing that
2 I'll add to the siting of the property that we'll hit
3 on with our professionals as well. The site is
4 technically compliant and technically noncompliant.
5 So we are a permitted use in the zone. And is it
6 your understanding that this is actually two lots on
7 this property?

8 MS. MASON: That is correct.

9 MR. WELLS: So the lot where the
10 dispensary is located, is over 200 feet from a park.
11 But the parking lot which is a separate lot, is less
12 than 200 feet, correct?

13 MS. MASON: That is correct.

14 MR. WELLS: And our professionals will
15 testify to this later on, but it's your understanding
16 that we're also compliant with the parking demand,
17 correct?

18 MS. MASON: That is correct.

19 MR. WELLS: So would it be safe to
20 represent that one of the reasons you were interested
21 in this site, was that it is largely if not fully
22 compliant?

23 MS. MASON: That is correct as well.

24 MR. WELLS: Thank you.

25 MR. EINGORN: So my next question leads

1 to this and maybe we'll hear from the public; maybe
2 somebody is here or not from Rutgers Police or
3 whoever. I haven't heard from anybody. But have you
4 spoken to Rutgers Police or the Prosecutor's Office
5 or anybody in the area about this proposal? I'm
6 curious if there was a response from them.

7 MS. MASON: So what I did, I did ensure
8 that notices went out by certified mail to everyone
9 that was within all of the businesses that was within
10 200 feet.

11 MR. EINGORN: Sure. That's a statutory
12 requirement. I didn't know if you reached out to any
13 of these entities directly.

14 MS. MASON: Not Rutgers Police, no, and
15 not the Prosecutor's Office.

16 MR. EINGORN: Okay. That was my
17 question. Anybody else or could we move to the next
18 witness?

19 MS. MERRICKS: I have a question. I
20 understand that you said in Philadelphia, so they
21 could come from Philadelphia to Jersey to Camden to
22 pick up their product and then take it back to
23 Philadelphia?

24 MR. WELLS: Technically, no. So crossing
25 state lines with the product is technically federally

1 illegal. The states only regulate the market in
2 their boundary. So if someone takes it across state
3 lines, it's nothing that the State of New Jersey does
4 about it. It's nothing that the federal government
5 does about it.

6 It obviously happens but, you know,
7 Pennsylvania or Philadelphia specifically does not
8 have an adult use market. New Jersey does. Although
9 Philadelphia has decriminalized it and has a medical
10 market as well. So there wouldn't be any
11 violations or liability placed upon the store owner
12 if someone were to do that.

13 CHAIRMAN HANCE: Question. If they're
14 asking for ID's, why serve them if they're from
15 Philadelphia?

16 MR. WELLS: It's based upon where the
17 transaction takes place. So you're allowed to
18 purchase the product legally in-state so long as
19 you're over 21. If you have a valid government ID
20 that shows that you're over 21 and you're at a legal
21 dispensary, you're permitted to purchase the products
22 in New Jersey.

23 CHAIRMAN HANCE: But that's a Catch 22,
24 am I correct?

25 MS. MASON: Can I add? We won't be

1 advertising to Philly. We're just thinking about the
2 different access points.

3 MR. EINGORN: Mr. Hance, did you have
4 something else?

5 CHAIRMAN HANCE: Yes. My last question.
6 Since you're in the center of Camden, I'm just
7 concerned with the traffic. It's going to be a lot
8 of traffic there. I mean, busses; you got the train;
9 you got the Transportation Center; people driving
10 cars; people walking. And it's used for -- anyone
11 can use it because it's legal, right? So I'm just
12 concerned with the traffic in that area.

13 MR. WELLS: We can address that a little
14 bit. Ms. Mason, are you familiar generally with some
15 of the other dispensary operations that are currently
16 operational in the state?

17 MS. MASON: Yes.

18 MR. WELLS: I'm sure we've all seen the
19 news reports of lines around the corner, cars backed
20 up out of the parking lot, things like that. That
21 was basically the week after New Jersey announced
22 that medical marijuana was now recreationally legal.
23 Is that your understanding?

24 MS. MASON: That is correct.

25 MR. WELL: And at the time, don't quote

1 me but I believe there was roughly 12 dispensaries
2 serving the entire state, right?

3 MS. MASON: Yes. Correct.

4 MR. WELLS: Have you been to any one of
5 those 12 or so dispensaries since New Jersey has
6 announced -- since that announcement has cooled off,
7 let's say?

8 MS. MASON: Yes.

9 MR. WELLS: Is that condition where the
10 lines are wrapped around the corner, parking lots are
11 full, is that an ongoing condition or was that just
12 right at first?

13 MS. MASON: Yes. It's just that the
14 opening, the peak of an opening of a dispensary,
15 recreational dispensary. But then now you can just
16 go right in and come right out. I would also add
17 that it is already because it's in Center City,
18 there's already a lot of traffic, whether it's
19 traffic or car traffic. I don't imagine that that
20 would cause too much of a havoc with the traffic
21 currently.

22 MR. WELLS: And like we mentioned
23 earlier, you can schedule those online pick-ups as
24 well and you can also control when those can take
25 place. So if 50 people want to schedule a pick-up

1 for 5:00 p.m., you can stagger those, correct? So as
2 certain slots fill up and that, you know, a
3 5:00 p.m. will no longer be available, they have to
4 move on to 5:15 and so on. Is that part of your
5 online ordering system?

6 MS. MASON: Absolutely. Yes.

7 MR. WELLS: Thank you.

8 CHAIRMAN HANCE: That's actually great
9 about the online. I'm talking about busses, cars,
10 trains and people on foot. I mean, I know when you
11 first open up, it's going be jam backed because I too
12 have been to Bellmawr. I've been around. I like to
13 check things out. But like you said, you're right by
14 the bus transportation center. I'm from Camden.
15 I've been here all my life. And something like that
16 will cause a lot of traffic. But everything does
17 when it's new.

18 MS. MASON: Thank you.

19 MR. WELLS: Understood.

20 Ms. Mason, any objection to just
21 coordinating both with Rutgers Police and Camden
22 Police when you open up, to ensure that that initial
23 demand that everybody hopes for, is controlled? I'm
24 sure you want that to be safe. And will you take
25 measures to ensure that that demand is controlled and

1 adjust as necessary?

2 MS. MASON: Absolutely. And in reference
3 to reaching out, I have began communication and
4 collaboration with the Camden County Police
5 Department.

6 CHAIRMAN HANCE: Thank you.

7 MR. EINGORN: You can move on to your
8 next witness.

9 MR. WELLS: Mr. Chelotti, are you with us
10 this evening?

11 MR. CHELOTTI: Yes.

12 MR. WELLS: Charles, you were sworn in.
13 But can you just describe your position and
14 credentials for Board, please?

15 MR. CHELOTTI: Sure. I'm a licensed
16 professional engineer. Actually, I started my own
17 engineering firm in Camden in 2012. My first office
18 was located at the old Waterfront Technology
19 Center right down the block. Current office is right
20 around the corner over on Market Street.

21 I have been spending a lot of time in the
22 area, not as much as the Board members and residents
23 here. But I have been spending significant times
24 since 2012 in this area. I am a licensed
25 professional engineer in New Jersey and in

1 Pennsylvania. And I have appeared in front of this
2 Board and I also represent other Boards and appeared
3 in many other Boards in the State of New Jersey.

4 MR. WELLS: Thank you, sir. Counsel, any
5 objection to qualifying Mr. Chelotti as our site
6 expert engineer?

7 MR. EINGORN: No. Mr. Chelotti has been
8 accepted previously as well and we're willing to
9 accept Mr. Chelotti as a professional engineer.

10 MR. WELLS: Thank you, sir.

11 Mr. Chelotti, I'll move to what we have
12 marked as Exhibit A-4. You prepared this exhibit,
13 correct?

14 MR. CHELOTTI: Yes, we did.

15 MR. WELLS: Could you just describe it
16 for the Board and walk us through what this exhibit
17 shows?

18 MR. CHELOTTI: Sure. This exhibit is
19 based on the digital imaginary from AUTO-CAD Civil
20 3D, and the parcel data that's available from the
21 Camden County GIS System. And it's a representation
22 of where the property lines fall in relation to the
23 proposed facility. And also, really to the adjacent
24 park. And I think that's really kind of the reason
25 we did this.

1 That Ordinance which I think the
2 solicitor referenced as MC-5371, has some unique
3 exclusion criteria. And that is, it can't be any
4 closer than 200 feet from the closest property lines.
5 Not necessarily the facility, the setbacks or
6 anything like that in zoning and ordinance, but it
7 has to do with the property line.

8 So what we did was, we wanted to bring
9 the property data in. It is the 2021 data from
10 Camden County and put that on an aerial photograph
11 and show those distances between the closest point
12 which is the property line itself. And it's really
13 that triangle point. Everyone has been familiar with
14 that area. That's the main walking pathway between
15 the Transportation Center and any concert venue down
16 on the Waterfront. So that's really the closest
17 location from a property standpoint. And then we
18 also measured from the closest point of the building
19 and the back corner of the building to Roosevelt
20 Plaza Park.

21 MR. WELLS: Great. So we see two lots
22 here, Lot 17 to the east and Lot 111. Is it your
23 understanding that Lot 111 completely encompasses the
24 building?

25 MR. CHELOTTI: Yes, it is.

1 MR. WELLS: And no part of the dispensary
2 itself sort of spills over on to Lot 17 which is the
3 parking lot, correct?

4 MR. CHELOTTI: That is correct.

5 MR. WELLS: Based upon your familiarity
6 with the site, your preparation of the plan and
7 measurements associated with that, is the dispensary
8 itself, is that over 200 feet from the nearest park?

9 MR. CHELOTTI: Correct. The closest
10 point of the building is approximately 220, almost
11 220 feet to Roosevelt to the closest property line of
12 Roosevelt Plaza Park. The back corner is about 253
13 feet; where that front property corner line is about
14 129 feet.

15 MR. WELLS: Great. And we're here
16 basically based upon that 129 feet. So even though
17 there's no dispensary located on that parking lot,
18 the parking lot is used for that facility so
19 technically that would trigger this relief, correct?

20 MR. CHELOTTI: Correct.

21 MR. WELLS: Were there any other areas of
22 noncompliance that you identified during your review?

23 MR. CHELOTTI: There were none that we
24 identified

25 MR. WELLS: Thank you, sir.

1 Based upon your familiarity with the
2 operations, I believe you prepared the floor plan as
3 well, correct?

4 MR. CHELOTTI: We did not prepare the
5 floor plan.

6 MR. WELLS: My apologies for that. But
7 based upon your familiarity with the operations and
8 the site and the surrounding area, are there any site
9 modifications required on the exterior that would be
10 needed to facilitate this operation?

11 MR. CHELOTTI: Not from what we're able
12 to see. And we do have some experience doing
13 facilities like this. We've worked on other
14 facilities going back many years back into other
15 states. So that the floor plan looked very -- very
16 typical floor plan area. And it really -- these kind
17 of facilities you don't want a lot of exterior
18 changes in modifications when you have a building
19 like this.

20 That is, since it was an attorney's
21 office, I think there was an element of privacy
22 associated with the attorney's use there and I think
23 you had a similar -- it's a very nice fit into the
24 current one. The parking, it's such a unique spot
25 and location. The parking area is laid out very well

1 for the unique shape of the lot. And there's very
2 little changes or improvements that we can look to do
3 there; to make any better or to make any
4 improvements.

5 MR. WELLS: Thank you, sir. I have no
6 further questions for Mr. Chelotti. I can entertain
7 questions by the Board or proceed with planning
8 testimony if you'd like.

9 MR. EINGORN: I have a quick question.
10 I believe when we saw the floor plans, there was a
11 red area for a vault. Does that require anything or
12 that something that goes inside the building itself?
13 Is there a wall of some sort that has to be fixed?
14 Will that affect the structure at all? Can you just
15 give us a little bit about that?

16 MR. CHELOTTI: Sure. That vault itself,
17 I mean, A, it has to comply with all building code
18 requirements. I believe if there are any structural
19 modifications, they would have to meet current
20 building code requirements. And based on the amount
21 of renovation inside the building, this will have to
22 meet the most stringent. It'll be under the
23 Rehabilitation Code. But it'll be a very
24 stringent -- you know, when you're doing this much
25 work and impacting this much of the interior, for the

1 most part, you're meeting the new construction
2 requirements in the State of New Jersey under the
3 International Building Code for interior renovations.

4 And we are familiar with the building
5 next door. We've done some work on that for a
6 variety of clients, the vacant building, the old bank
7 building. They're constructed within, I believe, 15
8 years of each other. And what we were able to see
9 from my recollection of the plans, this is a very
10 well-constructed building. I think there was always
11 an intent to make this building taller so I think the
12 foundations, structural steel, wall loads and things
13 like that, were over-designed, if anything.

14 MR. EINGORN: Thanks.

15 CHAIRMAN HANCE: I do have one more
16 question for Ms. Mason. I'm just curious why you
17 guys aren't selling medical marijuana also?

18 MR. WELLS: We're unable to. So the
19 permissions to sell medical marijuana are under a
20 separate statute. That statute had a specific
21 application process where by there were certain
22 requests for applications that the state would
23 release.

24 The state has not released anymore
25 requests for applications. Meaning, that no one

1 else is able to sell medical products if they wanted
2 to. I don't know if that will change. But
3 basically, there are no other opportunities for
4 anyone else to sell medical marijuana, not just Ms.
5 Mason or within the City of Camden. It's just that
6 there are no further opportunities for that product.

7 CHAIRMAN HANCE: Thank you.

8 MR. WELLS: Thank you, sir. I will move
9 on to our planning professional and reserve Mr.
10 Chelotti for any further questions that may arise.
11 Mr. Remsa, are you with us?

12 MR. REMSA: Yes, I am. Thank you, ir.
13 You were previously sworn. If you could provide an
14 update for the Board as to your qualifications and
15 licensure.

16 MR. REMSA: Yes. Thank you. Good
17 evening, Mr. Chairman and Board members and members
18 of the public. I am approaching my 43rd year in the
19 field of planning. In the State of New Jersey I am
20 licensed as a professional planner and a landscape
21 architect. With regard to my educational attainment,
22 I have a Bachelor of Science in Environmental
23 Planning and Design, a Master of City and Regional
24 Planning, and a Master of Business Administration
25 with a concentration of Finance.

1 And I must note that the last degree I
2 attained at the Rutgers Camden Campus. I have
3 appeared before Superior Court and have been
4 qualified as a planning expert. I've also been
5 before numerous planning boards and zoning boards.
6 And this is the second time I've had the opportunity
7 to present before this Board.

8 MR. WELLS: Thank you, sir. Mr.
9 Solicitor, any objections to qualifying Mr. Remsa as
10 a planning expert?

11 MR. EINGORN: No objections. The Board
12 will accept Mr. Remsa as a professional planner.

13 MR. WELLS: Thank you, sir.

14 Mr. Remsa, just to start off, are you
15 familiar with the site and the surrounding area for
16 this application?

17 MR. REMSA: I am.

18 MR. WELLS: Have you reviewed the
19 application materials and exhibits that have been
20 submitted and presented this everything?

21 MR. REMSA: I have.

22 MR. WELLS: Are you also familiar with
23 the City's Ordinance governing both cannabis uses and
24 general zoning uses in the area?

25 MR. REMSA: I am.

1 MR. WELLS: And have you also reviewed
2 the Master Plan and Redevelopment Plans governing
3 this area?

4 MR. REMSA: I have, yes.

5 MR. WELLS: Based upon your review of
6 those documents and your familiarity with the site,
7 first with respect to a parking prospective on this
8 application, are we compliant with the obligations?

9 MR. REMSA: Well, the parking
10 requirements under the Ordinance MC-5371 indicates
11 that the parking is required to be one space for 250
12 square feet of gross floor area. And the building is
13 7,908 square feet. It requires 32 spaces of which 15
14 are provided on site. And there is sufficient
15 on-street parking.

16 And if you zoom in on the map you have
17 before us now, you'll see the excellent on-street
18 parking supply that's provided along Federal Street.
19 And Federal Street is a very wide street with
20 on-street parking on both sides. So with a
21 combination of the ability to have parking on-site
22 and right next to the site, I believe it's compliant.

23 MR. WELLS: What about the parking
24 obligations outlined within the Redevelopment Plan
25 that governs this district as well?

1 MR. REMSA: Yes. The Camden Downtown
2 Redevelopment Plan that was prepared in October of
3 2004, it has a different set of standards. And the
4 reason why it has a different set of standards, is
5 that it recognizes that the traditional downtown
6 areas often rely on pedestrians and folks walking to
7 stores and shops in the downtown area. So because of
8 that, it has a requirement of one parking space for
9 every 500 square feet but of gross sales floor area.

10 So it really looks at the area where the
11 patrons will be coming into a business. And so the
12 sales area that's proposed for this application is
13 2283 square feet. And if we look at the
14 Redevelopment Plan requirement, only five spaces are
15 required. And, again, we have 15 that's going to be
16 on-site and certainly adequate on-street parking. So
17 we're compliant with that as well.

18 MR. WELLS: Thank you, sir.

19 Now, what about other the elements of the
20 Ordinance? We're here because Lot 17, the parking
21 area that serves this proposed dispensary is within
22 200 feet of an existing park. Can you explain for
23 the Board what type of relief that requires and
24 whether or not in your professional opinion we've
25 satisfied those standards?

1 MR. REMSA: Yes. So under the Ordinance,
2 I talked about, it actually modified a section of the
3 of the Ordinance itself. Meaning, that's your land
4 use and zoning section. And because it creates a
5 condition that's required for the setback between the
6 park and the property, we're required to have a use
7 variance for a conditional use. So that's a unique
8 aspect but it's a conditional use variance.

9 MR. WELLS: And does a conditional use
10 variance have the same standard that a regular use
11 variance does? Or does that focus on something
12 different on specifically the deviation that we're
13 requesting?

14 MR. REMSA: Well, it does not carry the
15 same heavy requirements for a typical use variance.
16 That is true.

17 MR. WELLS: So would it be safe to say
18 then that we're focused here or our inquiry that
19 we're undertaking from a land use prospective, is
20 focused specifically on the deviation from that
21 standard? So 128.7 feet where 200 feet would
22 otherwise be required, that is basically the limit of
23 what we're reviewing here today; is that accurate?

24 MR. REMSA: That is correct.

25 MR. WELLS: In your opinion, do we

1 satisfy the Positive and Negative Criteria applicable
2 to that, that one deviation?

3 MR. REMSA: Yes. And if I may, I'll
4 touch on those points for the Board.

5 So in terms of the Positive Criteria, you
6 know, there are "Special Reasons" to advance and
7 promote the intent and purpose of the Municipal Land
8 Use Law. In this case, I'm going to talk about
9 N.J.S.A. 40:55D-2, and then I'm going to give the
10 subsection letters to the sections that this, I
11 believe, this application advances.

12 So that's one to provide sufficient space
13 and appropriate locations for a variety of uses
14 specifically commercial uses. And in this case,
15 we're providing a retail use which is for cannabis
16 products that is conditionally permitted in the CC
17 Zoning District.

18 The next one would be 'H' and that's to
19 promote the free flow of traffic. I heard comments
20 about that. But what's important to know, is that
21 this property has the 15 on-site spaces, has
22 sufficient on-street parking spaces, but also because
23 it's in the Central Business District or we called it
24 the Center City area of Camden.

25 There's also a lot pedestrian traffic.

1 And because we're located so closely to those public
2 transport services, as we heard before from the
3 Walter Rand Center, this is the ideal situation that
4 you want for a central business district is to have
5 people that will be visiting a business to be using
6 public transport and less reliance on the
7 automobile.

8 The next one is 'J' and that's to prevent
9 urban sprawl and degradation of the environment.
10 Well, we're reusing an existing building, an existing
11 parking lot. And, certainly, this re-use and
12 renovation of the office space speaks to this
13 purpose. And then finally, I go back to 'A' and
14 that's to encourage municipal action to guide the
15 appropriate use or development of all lands in the
16 state in a matter which will promote the public
17 health, safety, morals and general welfare. And
18 given all those other purposes that are being
19 promoted, we can also talk about 'A' being promoted.

20 So the second part of the Positive
21 Criteria is the site suitability. And the site in
22 this instance, we already have a building that can
23 easily accommodate the retail operation. We have an
24 existing parking lot that can serve the community.
25 Also, the site is located in the Center City area of

1 Camden. And it's well-served by sidewalks and public
2 transport for pedestrians.

3 Also, the site is located within easy
4 walking distance to the Light Rail station which we
5 talked about which is only about 175 feet away. And
6 the site is well-served by the on-site parking as we
7 can see from the exhibit before us. So this site is
8 perfectly located within the Central Business
9 District where it will serve its patrons.

10 So the Negative Criteria has two parts to
11 it as well. So the first part is substantial
12 detriment to the public good. In this instance we
13 look at impacts to the surrounding properties. And
14 to the north we have the Rutgers' Police Station and
15 the Light Rail tracks that run through there to the
16 east, is where we do have the park but it's the
17 outermost reach of the park which is basically the
18 sidewalks that meet 3rd & Federal. I don't see any
19 negative impact. And furthermore, the front of the
20 building is actually facing Federal, not facing the
21 park at all. So I don't see any significant
22 detriment to the fact that it's 129 feet from the
23 park.

24 To the south we have the former library
25 and the parking lot. I see no negative impact on

1 that at all. And then to the west we talked about
2 the empty former bank building and this proposal will
3 have no negative impacts. So when we look at what
4 surrounds this property particularly to the east, and
5 if it's not yet for the oddly-shaped property that we
6 have which is Lot 17, there's really no negative
7 impact caused by this application.

8 So then we have to go and look at the
9 Master Plan. And the Master Plan which is the future
10 Camden Master Plan that was prepared and adopted in
11 2022, talks about a lot of important revitalization
12 of the community. And so it looks at the fact that
13 it wants to anchor economic revitalization in the
14 City with retail and wholesale trade. And certainly
15 this proposed use is a retail trade and it is part
16 of -- not the sole solution, but it's part of the
17 solution for helping to revitalize the City with
18 retail trade.

19 Also, the Master Plan talks about the
20 strategy of retail service center. And certainly
21 being located so closely to the public transport
22 being located centrally in the central business
23 district, this would contribute towards that strategy
24 of helping Camden become a regional service center.
25 And service, meaning, for the retail trade.

1 Also, the Master Plan talks about to
2 maintain and attract a job generation in the City.
3 And certainly this proposal will create new jobs in
4 the retail facility. Another one is to create a
5 mixed use 24-hour central business district. And
6 that's an important component for revitalizing
7 any city or community. But as we've learned, the
8 hours and days of operation are not 24/7 because they
9 have to be limited. But, nevertheless, from
10 9:00 a.m. to 8:00 p.m. Monday through Friday -- on
11 Saturday, excuse me. And then 10:00 a.m. to
12 5:00 p.m. on Sunday. This will help contribute
13 toward -- working toward that goal of creating a more
14 vibrant downtown.

15 And finally, the Master Plan talks to
16 create compact and lively retail centers along the
17 major commercial corridors. And Federal is one of
18 those that's identified in the Plan. So I would say
19 that this also speaks to that as well. And the
20 Redevelopment Plan echoes all of these purposes and
21 goals of the Master Plan.

22 So in conclusion, I would say that the
23 use variance for the conditional use can be approved
24 because it promotes the purposes of the Municipal
25 Land Use Law. It occurs on a site that's

1 particularly suited for this use. It accrues no
2 significant detriment to the public good. And
3 that's, again, we're talking about that 129 feet, and
4 does not substantially impair the intent and purpose
5 of the Zone Plan and Zoning Ordinance. And I would
6 even say that it helps advance the goals of the
7 Master Plan.

8 MR. WELLS: Thank you, sir. Any
9 questions for Mr. Remsa? Counsel, I don't know if --
10 it looks like you said something but nothing came
11 through on my end.

12 MR. EINGORN: No questions.

13 MR. WELLS: I have no further questions
14 for the applicant team. I'd be happy to reserve them
15 for responses to Board questions or public comment as
16 well.

17 MR. EINGORN: Great. Can you just stop
18 sharing your screen for us.

19 MR. WELLS: Thank you.

20 MR. EINGORN: Does the Board have
21 questions for any of the applicant's witnesses at
22 this time?

23 CHAIRMAN HANCE: Yes. I have one more
24 question.

25 MS. MASON: I'm sorry, Mr. Hance. You

1 are breaking up.

2 MR. WELLS: I think he's frozen too.

3 CHAIRMAN HANCE: Are all of the jobs
4 available in Camden?

5 MR. EINGORN: Is the question whether the
6 applicant will be hiring people from the City of
7 Camden?

8 MS. MASON: Absolutely. That is a part
9 of our Community Workforce Development Plan.

10 MR. WELLS: I think I heard one question,
11 are the jobs taken or available. So I think he was
12 asking, Mr. Hance was asking if you have already
13 hired everyone or there are additional jobs open?

14 CHAIRMAN HANCE: Thank you.

15 MS. MASON: We're not able to do any
16 hiring as of yet. We have to receive our licenses as
17 a part of the process in receiving our license in
18 order to operate.

19 MR. WELLS: All those jobs are open then?

20 MR. REMSA: Yes.

21 MR. WELLS: Great.

22 MR. EINGORN: Any other questions?

23 VICE-CHAIRMAN COOPER: No.

24 MR. EINGORN: Okay. So we should proceed
25 to open this application to the public. Is there

1 anybody in the public tonight who like to weigh in on
2 this application, have questions or concerns? If so,
3 you should speak up now? I'm seeing no hands raised
4 and nobody has spoken up. At this time, we will
5 close the public portion.

6 And the Board should now ask any final
7 questions, consider the Positive and Negative
8 Criteria which Mr. Remsa did a nice job of
9 summarizing at least the standard. And then
10 thereafter, propose a motion regarding the
11 application. And as I understand it, and Mr. Wells
12 can correct me if I'm wrong, you're seeking
13 conditional use variance approval related to the
14 distance from the park, as well as a site plan
15 waiver; is that correct?

16 MR. REMSA: That is correct. Thank you.

17 VICE-CHAIRMAN COOPER: I'm going to open
18 by just saying that, you guys, I like where you all
19 are going to put this building at. It's not no where
20 in a residential neighborhood. It's not in a
21 residential neighborhood. You got a lot of support
22 around that area. I think it's a good thing.

23 And, you know, we're going to have to
24 allow something coming into the City as far as the
25 cannabis. I think it's some type of law or something

1 that you have to have a cannabis or something in the
2 City. Again, you guys got a good location. I don't
3 think it'll be a detriment to the neighborhood.

4 MR. EINGORN: The biggest issue here is
5 the distance to the park, right? And the testimony
6 was, hey, the building is outside of the required 200
7 feet but the parking lot is inside. So I think we
8 need a little bit of discussion as to that --

9 CHAIRMAN HANCE: Right. I said --

10 VICE-CHAIRMAN COOPER: But the --

11 MR. EINGORN: Mr. Hance, we're having
12 trouble hearing you.

13 CHAIRMAN HANCE: Can you hear me?

14 MS. ATWOOD: No.

15 CHAIRMAN HANCE: I'm breaking up. I'm
16 saying that there is enough distance from the park to
17 operate. My main concern was the traffic and the
18 parking which was answered. So I have to say that
19 it's time for Camden to move forward.

20 MS. ATWOOD: I concur with what Mr.
21 Cooper said about the location; that it's not near
22 any residential area so I think it's a good spot for
23 them.

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

1 MS. MERRICKS: A motion to approve.

2 MS. ATWOOD: Second.

3 MR. EINGORN: Was the motion by

4 Ms. Merricks?

5 MS. MERRICKS: Yes.

6 MR. EINGORN: And the second by Ms.

7 Atwood?

8 MS. ATWOOD: Yes.

9 MR. EINGORN: We will take a roll-call
10 vote. Chairman Hance.

11 CHAIRMAN HANCE: Yes.

12 MR. EINGORN: Vice-Chairman Cooper.

13 VICE-CHAIRMAN COOPER: Yes.

14 MR. EINGORN: Ms. Atwood.

15 MS. ATWOOD: Yes.

16 MR. EINGORN: Ms. Merricks.

17 MS. MERRICKS: Yes.

18 MR. EINGORN: Mr. Brito Bueno.

19 MR. BRITO BUENO: Yes.

20 MR. EINGORN: Ms. Alston, are you there?

21 I don't hear her. Well, having five in favor and
22 none opposed, the motion passes. I would like to
23 congratulate the applicant. I hope you have a
24 wonderful night.

25 MS. MERRICKS: Congratulations.

1 MR. WELLS: Thank you ladies and
2 gentlemen.

3 MS. MASON: Thank you. Mr. Hance, maybe
4 you and I can sit down and talk.

5 MR. EINGORN: We can save those
6 discussions for after. I'd rather them not be on the
7 record.

8 MS. MASON: Sorry. Thank you.

9 MR. EINGORN: That's okay. I think Mr.
10 Wells would rather be off the record as well.

11 MR. WELLS: Thank you, Counsel. Have a
12 nice evening everyone. I appreciate you time.

13 VICE-CHAIRMAN COOPER: Kyle, can we take
14 five minutes, please.

15 MR. EINGORN: Yes. We will come back at
16 7:25 p.m. Thank you everyone.

17 VICE-CHAIRMAN COOPER: Thank you.

18 - - -

19 (The proceedings are off the record at
20 7:20 p.m.)

21 (The proceedings are back on the record
22 at 7:25 p.m.)

23 - - -

24 MR. EINGORN: The next matter is Franklin
25 Matias, Jr. Are you available and ready to proceed?

1 MR. MATIAS: Yes. Sorry.

2 MR. EINGORN: Don't be sorry. I often
3 get stuck on mute. Are you ready to proceed tonight,
4 Mr. Matias?

5 MR. MATIAS: Yes.

6 MR. EINGORN: Great. Can you raise your
7 right hand?

8 MR. MATIAS: Yes.

9 - - -

10 FRANKLIN MATIAS, JR., having first been
11 duly sworn/affirmed, was examined and testified as
12 follows:

13 - - -

14 MR. EINGORN: Do you want me to read your
15 appeal for zoning or are you prepared to proceed?

16 MR. MATIAS: I'm prepared.

17 MR. EINGORN: You're prepared. Very
18 good.

19 MR. MATIAS: The appeal, I believe, is
20 for a building. What I have there is a shed -- for a
21 three-car garage, I should say. Not a shed. A
22 three-car garage. I put it there because I had a lot
23 of break-ins into customers' cars and stuff like
24 that. So I built to basically protect my clients'
25 cars. And that's pretty much why I got it there.

1 I'm not exactly sure. Are there any questions?

2 MR. EINGORN: All right. Let's start at
3 the top. Are you the owner of the property located
4 at 1035 Mt. Ephraim Avenue, Camden, New Jersey?

5 MR. MATIAS: Yes.

6 MR. EINGORN: And the pictures that you
7 have provided, they say Matias Auto Center. Am I
8 pronouncing that correctly?

9 MR. MATIAS: Matias.

10 MR. EINGORN: Thank you. You should have
11 told me earlier.

12 The building that's three-car garage,
13 Matias Auto Center in the photographs provided. Is
14 that the building we're talking about?

15 MR. MATIAS: So the building that says
16 Matias Auto Center on it with the phone number,
17 that's already -- that's been there for God knows how
18 long. The building next to it, it's a steel
19 building. And that's the one that we are building.

20 MR. EINGORN: The steel building.

21 MR. MATIAS: The one in question.

22 VICE-CHAIRMAN COOPER: So that building
23 is already --

24 MR. EINGORN: I see it now. I got you.
25 The last photograph in my packet. So it's a

1 three-car, three-stall steel building?

2 MR. MATIAS: Yes.

3 MR. EINGORN: Okay.

4 And what do you say the dimensions are of
5 this building?

6 MR. MATIAS: I believe they are 40 by
7 30, I believe. Yes, I believe it's 40 by 30.

8 MR. EINGORN: Forty feet by 30 feet.

9 MR. MATIAS: Yes.

10 MR. EINGORN: It looks like from the
11 picture, that there's lifts or something inside the
12 building; is that correct?

13 MR. MATIAS: Yes. There's one lift in
14 there.

15 MR. EINGORN: Here's the issue I have
16 right now. I think the Board needs to see something
17 where we could see the building's relationship to the
18 lot lines. The only picture I have of the building
19 itself, I don't know if you could see it is this,
20 which shows two bays here; not the whole thing.
21 I don't know what's going on.

22 MR. MATIAS: If I could --

23 MR. EINGORN: How about we adjourn you
24 until the December meeting and you can just bring
25 back some additional photos and stuff. It's really

1 hard to tell what's going on.

2 MS. MUHAMMAD: Kyle, is he able to screen
3 share?

4 MR. EINGORN: Do you have any other
5 pictures or anything available?

6 MR. MATIAS: The pictures that I have, I
7 don't know -- I do have all the pictures that I sent
8 in. I assume you do.

9 MR. EINGORN: My issue is, if we go on
10 Google Maps, the building may not be reflect -- when
11 was this building constructed?

12 MR. MATIAS: Its been a few years now.

13 MR. EINGORN: Okay. Maybe it is.

14 MR. MATIAS: It probably it is on there.
15 As a matter of fact, the last I looked on Google
16 Maps, it was.

17 MS. MUHAMMAD: And you pulled it up?

18 MR. EINGORN: Can you see my screen?

19 MR. MATIAS: Yes.

20 MR. EINGORN: Great. Let's try this.

21 VICE-CHAIRMAN COOPER: Google Maps showed
22 the three bays. But the one bay is closed.

23 MR. EINGORN: Let the record reflect that
24 I am sharing my screen. And we're on Google Maps
25 looking at a view of the property, subject property.

1 Can everybody see this?

2 MR. MATIAS: Yes. I think this is very
3 helpful.

4 MR. EINGORN: The applicant constructed
5 this, if you can see my cursor, this three-car steel
6 building. And then there's something in a fenced-in
7 area to the right of that building. Can you tell us
8 what that is?

9 MR. MATIAS: Yes, that's fenced-in
10 tires. That used to be directly next to the original
11 building. We removed it from there and put it to
12 make more space for the building and put it on the
13 other side.

14 MR. EINGORN: Okay. On the opposite side
15 of that, there's some brush.

16 MR. MATIAS: Yes. On the opposite side,
17 that's another -- somebody else's property. Those
18 bushes are basically in between both our properties.
19 What's the distance between the edge of the building
20 here and these bushes?

21 MR. MATIAS: Good question. Twenty-four
22 feet.

23 MR. EINGORN: Okay. Let's go around the
24 side here. How many spaces do you have out here to
25 park cars? You got a lot of cars going on. So it

1 looks like a lot of spaces. How many would you say
2 you have?

3 MR. MATIAS: I would say all together, 15
4 to 20 spaces of parking.

5 MR. EINGORN: Let's go down the side
6 street. Can you tell me what this cross-street is
7 here?

8 MR. MATIAS: Chestnut.

9 MR. EINGORN: Chestnut. Great. Thank
10 you. So this is the back of the building. Do you
11 own this lot back here as well?

12 MR. MATIAS: No. That is a street.

13 MR. EINGORN: Oh, this is a street?

14 MR. MATIAS: Yes. What I know, it's just
15 a street. It's not anybody's lot.

16 MR. EINGORN: Okay. So this pre-existing
17 building, we'll call it, does that back right up to
18 the lot line or do you have part of this area back
19 here where this white Chevrolet is parked?

20 MR. MATIAS: Yes. So it's around there.
21 I'm looking at tax map. It's another seven feet.

22 MR. EINGORN: And the building that you
23 constructed which we can't really see from this
24 angle, and we could try to go a little further there.
25 Is that the same distance or is it further from the

1 lot line, the rear lot line?

2 MR. MATIAS: It's about the same
3 distance.

4 MR. EINGORN: Let's see if we can get an
5 aerial. I'm not very good at this. I'm doing my
6 best here.

7 VICE-CHAIRMAN COOPER: So you can drive
8 into the back of this building too and enter your two
9 bays?

10 MR. MATIAS: Yes.

11 VICE-CHAIRMAN COOPER: So this easeway
12 here, was it a street?

13 MR. MATIAS: Yes. It was a street. I
14 went to -- years and years ago I went to the City to
15 find out about the property or the land I should say,
16 and I found that the street can't be purchase or
17 anything. It's a street of the City of the Camden.

18 MR. EINGORN: Thank you.

19 CHAIRMAN HANCE: I think he's going to
20 have to come back with more pictures. I'd like to
21 see what's behind there and where their property line
22 starts and ends in the back of the unit and what's
23 the true size of the unit. Just for the Board's
24 edification, here we are looking at the aerial. For
25 the record, this is still Google Maps. We've changed

1 from the street view to the aerial. So this whole
2 block here seems to be sort of automotive-related.
3 These properties here, are these residential behind
4 you?

5 MR. MATIAS: Yes, sir, they're
6 residential. And everything else is, you're right,
7 is automotive. And it was one point, if you go up a
8 little bit the other line.

9 MR. EINGORN: Up this way?

10 MR. MATIAS: Yes. These other lines to
11 the left. Now that they're empty in there but that
12 used to be from what I know the City of Camden had
13 parked their cars there before. I'm not exactly
14 sure. The City cars and all, I don't know who owns
15 it now. But it was all automotive.

16 MR. EINGORN: I think I heard one person
17 who asked for more photographs and dimensions. Is
18 that Chairman Hance?

19 CHAIRMAN HANCE: Yes. Also, who actually
20 built the three garages?

21 MR. MATIAS: It was a company called
22 Eagles Steel Building which had a company there.

23 CHAIRMAN HANCE: I would bring those
24 blueprints back and I would take more pictures back
25 there and show us where your property line ends. It

1 looks like it ends at the fence. But really without
2 seeing it, we got an aerial view here but I think we
3 need more pictures.

4 MR. MATIAS: No problem. I did a
5 survey.

6 CHAIRMAN HANCE: Can you also bring that
7 back also with you? And that way, we can really get
8 an on-hand sight of it.

9 MR. MATIAS: I have a survey here.

10 MR. EINGORN: Do you have it saved so
11 that you can share your screen and show it to the
12 Board? It's tough to hold it up to the screen. We
13 can't really see it.

14 MR. MATIAS: Yeah, I understand. I don't
15 know how to do that actually. I don't have it saved.
16 I'm on my own.

17 MR. EINGORN: So I think you heard that
18 the Board would like to see additional pictures of
19 the rear of the building and along the side. They
20 would like some dimensions; confirm the dimensions;
21 bring your survey. Anything else? So those are the
22 items that you should submit to the planning office.
23 Okay?

24 MR. MATIAS: All right.

25 MR. EINGORN: We'll see you in December.

1 MR. MATIAS: Thank you.

2 MR. EINGORN: For the record, this
3 application is being adjourned to December as notice
4 was property for tonight. No further notice will be
5 required of the applicant to appear at that time.
6 Have a good night.

7 MR. MATIAS: Thank you.

8 MR. EINGORN: The next matter is St.
9 Joseph's Carpenter Society, 627 Raritan Street.

10 MR. CIESLIK: Good evening. My name is
11 Vincent Cieslik. I'm with Capehart & Scatchard, a
12 law firm in Mt. Laurel. I'm here on behalf of St.
13 Joseph's Carpenter Society. St. Joseph's Carpenter
14 Society is a local non-for-profit affordable housing
15 builder that builds affordable homes or reconstructs
16 homes, renovates homes for sale to affordable housing
17 buyers. This particular project at 627 Raritan
18 Street is a renovation project which is a joint
19 project with the City of Camden under what's called
20 the Home Program.

21 And I have two people from St. Joseph's
22 Carpenter Society ready to testify but I'll just give
23 the Board an overview. This is a rehabilitation and
24 renovation of the home. It's a single-family home
25 with existing nonconforming uses on the side yard

1 setbacks. They already existed before our
2 application. We're not expanding them. Our main
3 application is because we're expanding and renovating
4 the home in the rear of the building. And we're
5 going into the rear yard setback.

6 So we're expanding the building to
7 include an additional bedroom, additional kitchen
8 space and additional half-bath. The reason for that
9 is because Carpenter's Society builds within the
10 guidelines and the model from the State of New
11 Jersey. And those guidelines talk about the need to
12 add additional bedrooms for multiple children within
13 a family, to add to the living space by adding a
14 kitchen or a bathroom or other improvements. And
15 that's exactly what our application is for. So it's
16 a pretty simple application.

17 We're going beyond the rear-yard setback
18 because of the way we're expanding the building.
19 We're not affecting impervious coverage because the
20 addition to the home will be on pillars. So we will
21 not be affecting any of the coverage of the ground.
22 I have both representatives of the Carpenter Society
23 available to testify as well as our professional.
24 And I'm going to ask Enrique Rivera and Tracy Bell.
25 If one of you can just take a moment and just explain

1 a little bit more about the construction project
2 please.

3 MR. EINGORN: How about we swear
4 everybody in real quick?

5 MR. CIESLIK: Thank you.

6 MR. EINGORN: If all of the persons
7 seeking to testify tonight in this application can
8 raise their right hand.

9 - - -

10 JOSEPH DAVIDSON, RA; ENRIQUE RIVERA,
11 TRACY BELL, having first been duly sworn/affirmed,
12 was examined and testified as follows:

13 - - -

14 MR. EINGORN: And you can give your name
15 and address for the record.

16 MR. RIVERA: Sure, I'll begin. I'm
17 Enrique Rivera. I work at St. Joseph's Carpenter
18 Society. Our office is on 20 Church Street in East
19 Camden.

20 MR. CIESLIK: Enrique, just give us a
21 general sense of what the rehabilitation and
22 renovation project will entail for this property?

23 MR. RIVERA: So 627 Raritan has been
24 abandoned for at least five years now. It has been
25 abandoned, typical for a lot of the houses in Camden

1 where a person just left the house. Then the house
2 just became deteriorated, taxes have been piling up.
3 We were able to acquire the property in partnership
4 with the City of the Camden and then go after City
5 Home Funds to complete the renovation of it. The
6 project that you'll see is a gut-rehab so it's
7 completely ripping out everything from the house,
8 putting in basic systems, new roof, new appliances,
9 new plumbing, pretty much taking it down to the studs
10 and then rebuilding it.

11 What we're proposing is, changing the
12 configuration from a two-bedroom home that it's
13 currently is and it's a tight two-bedroom home. It
14 was built pre-war. Those houses were really meant
15 for workforce housing. And just modernizing it and
16 putting an addition to it so we can have a third
17 bedroom and make it a three-bedroom and
18 one-and-a-half bathroom home.

19 I do have pictures of the current home if
20 you'd allow me to share my screen.

21 MR. CIESLIK: Enrique, while you're
22 sharing that screen, can you just tell us a little
23 bit more about why you would add those additional
24 bedrooms and living spaces?

25 MR. RIVERA: Yes. So you alluded to it a

1 little bit. We do typically follow the state's
2 balance housing rules -- I'm sorry -- I think I just
3 pulled it down -- which has minimums for bedroom
4 sizes. And currently as it exists, one of the
5 bedrooms is less than 100 square feet. So this
6 addition will allow us to meet and exceed those rules
7 that we typically use on some of our rehabs.

8 MR. CIESLIK: In that instance, you're
9 trying to prepare for the eventuality that maybe a
10 family has more than one child, right?

11 MR. RIVERA: Yes. So in a two-bedroom
12 home it would very difficult for a family who may
13 have a boy or a girl to be in the same bedroom. So
14 we're planning for -- if we were to sell this house,
15 a four-family house that has a boy and a girl, that
16 they'll each have their own areas where they could
17 sleep.

18 MR. CIESLIK: And approximately how much
19 money are you spending for the cost of construction?
20 Just give the Board a ballpark. So houses you could
21 see and I don't know if you could see my screen, but
22 it's in really bad shape. We would with everything
23 considered, with the addition, it would be about over
24 \$200,000 in construction costs and other costs that
25 we have to like pay the professionals and all that

1 stuff.

2 MR. CIESLIK: And you can see on the
3 picture that I can see on my right, you could see a
4 door and then there's some paint with some vandalism
5 there. So the existing construction is going to be
6 expanded where that doorway is and you're going to
7 build above that doorway, correct?

8 MR. RIVERA: Yes. I think I have a
9 schematic of what the addition will look like.

10 MR. CIESLIK: I think you can generally
11 describe it to the Board.

12 MR. RIVERA: Sure. So the building
13 itself will be on pylons or pillars and it would be
14 above the door level and it would extend out. So it
15 would extend -- in these houses typically the first
16 floor is in the basement. The second floor is where
17 you enter. So you could see in the front picture,
18 you would go up into technically the second floor.
19 The second floor and third floors would be bumped out
20 to expand the kitchen and to add an additional
21 bedroom.

22 MR. CIESLIK: So in the spaces that we
23 can see with the four windows that currently do not
24 have a window in them, you're expanding that area and
25 going towards the rear of the property, correct?

1 MR. RIVERA: Correct.

2 VICE-CHAIRMAN COOPER: Can we see more
3 pictures of the rear?

4 MR. RIVERA: This is the only picture I
5 have of the rear right now. This is the only one I
6 have currently. I can maybe pull up one. This is
7 facing the alley that's back there.

8 MR. CIESLIK: And you anticipated my next
9 question. The construction will move towards the
10 rear of the property but there's an alley in the
11 back, correct?

12 MR. RIVERA: Yes.

13 MR. CIESLIK: And that's not going to
14 impact any other homeowner adjacent to you because
15 there's an alleyway in between?

16 MR. RIVERA: Correct.

17 MR. CIESLIK: Last question for you and
18 then we'll move on to our professional. You're not
19 expanding the footprint of the home in terms of being
20 on top of the ground or coverage, correct?

21 MR. RIVERA: That is correct.

22 MR. CIESLIK: I have nothing further for
23 this witness unless the Board has any questions for
24 the witness.

25 CHAIRMAN HANCE: Yes. That used to be a

1 parking lot behind the house and there was also a
2 garage there; am I correct?

3 MR. CIESLIK: Yes, you're correct.

4 CHAIRMAN HANCE: So when you built that
5 extension, they'll still be able to park under that
6 extension?

7 MR. RIVERA: Yes.

8 CHAIRMAN HANCE: I'm familiar with the
9 area. Thank you.

10 MR. CIESLIK: If nobody else has any
11 questions, I have Mr. Davidson from the professional
12 firm available to give us just a moment or two of his
13 thoughts on the project. Joe, can you hear me okay?

14 MR. DAVIDSON: Yes.

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

17 MR. DAVIDSON: Sure. I'm Joe Davidson,
18 licensed architect at Vissi Architecture and Design.
19 Our address is 10000 Lincoln Drive in Evesham, New
20 Jersey. I do have a picture of that and I can share
21 my screen. I'd be happy to share it with the Board.

22 MR. EINGORN: That would be excellent.

23 MR. CIESLIK: Mr. Davidson, while you're
24 sharing your screen there to give us that picture,
25 can you just explain to the Board, you worked on this

1 project and the plans and you're familiar with the
2 plans?

3 MR. DAVIDSON: Yes, I am.

4 MR. CIESLIK: And you listened to what
5 Mr. Rivera had to say. Is there anything you'd like
6 to add in terms of what he mentioned in terms of the
7 construction?

8 MR. DAVIDSON: No. Mr. Rivera covered
9 the construction well and I do have some plans that I
10 can show the Board, to kind of show that addition and
11 how it adds the additional bedroom.

12 MR. CIESLIK: That would be perfect.
13 Thank you.

14 VICE-CHAIRMAN COOPER: Thank you.

15 MR. DAVIDSON: This is that back area
16 where the addition is going to come off of. Here's
17 the former, I guess, garage door that went into what
18 is the basement. And then this is the adjacent
19 neighbor. As you can see, this whole area right now
20 has a slight slope back to the building and is
21 covered with concrete at this time.

22 MR. CIESLIK: And the proposed
23 construction is leading away from the building, much
24 in the manner in which what appears to be a deck on
25 the adjacent lot?

1 MR. DAVIDSON: That is correct.

2 MR. CIESLIK: And is there anything else
3 you'd like to add in terms of the plans for the
4 construction and the actual construction itself?

5 MR. DAVIDSON: I'm just going to share
6 some of those plans with the Board.

7 MR. CIESLIK: Thank you.

8 MR. DAVIDSON: So what we're looking at
9 right now is what we'll call it the first level.
10 We'll call it the first floor plan which has a living
11 room, dining room and then this is the addition off
12 of the back that we are proposing with a small galley
13 kitchen, a half bath and a laundry room.

14 And I know Mr. Enrique had spoke about
15 the basement area. This is an existing basement and
16 putting that addition up on piers as to not take up
17 any of that space that's on the split level right so
18 it's at grade. On the first floor on the front side
19 of the building and then at grade at the basement
20 side on the back side of the building. And then
21 there are four piers that we are proposing to support
22 the construction above.

23 And then the second floor plan, again, we
24 have a primary bedroom and then two additional
25 bedrooms. One is in the addition with a bathroom as

1 well that is serving this house. And then here I
2 have the front of the building and some of the work
3 that we're doing here.

4 MR. CIESLIK: And the additional work
5 that we're doing also includes replacing the systems
6 inside the house, shingles, roofing. It's a almost
7 total rehab, right?

8 MR. DAVIDSON: It's a gut and replacement
9 of most of the house, yes.

10 MR. CIESLIK: And when it's done, it will
11 be a very nice single-family home, right?

12 MR. DAVIDSON: That is correct.

13 MR. CIESLIK: Is there anything that
14 you'd like to add to what you've already testified to
15 so far?

16 MR. DAVIDSON: No. Unless there's any
17 questions from the Board.

18 MR. CIESLIK: If the Board doesn't have
19 any questions, we're more than happy to rest our
20 presentation. But if you do have any questions, we'd
21 be more than happy to answer them. As I said in my
22 initial presentation, it's simply a bump out and
23 moving the back of the property with an addition
24 towards the rear lot line which is in the rear
25 setback, which is the reason for our request for a

1 Bulk C Variance.

2 CHAIRMAN HANCE: My question, are you
3 guys doing anymore homes in that area on Raritan
4 Street? Or is this just your first home that you're
5 doing in that area?

6 MR. CIESLIK: Mr. Rivera, can you answer
7 that one?

8 MR. RIVERA: Yeah. And I would offer
9 that question to Tracy about the historical units
10 that we've done on the block. But we are
11 targeting -- so right next to 627 there is an empty
12 house, 629 Raritan Street. And we are actively
13 trying to acquire that one to do the same thing.

14 CHAIRMAN HANCE: My last question is, I
15 know you guys help people get homes. So is this one
16 of the homes that you'll be helping a lucky family
17 get?

18 MR. DAVIDSON: Yes. So people who
19 purchase our homes have to go through out Housing
20 Counseling Education Program. It's eight weeks of
21 housing education. So the first four weeks are about
22 financial capability, budgeting, credit, savings.
23 After completing those four weeks, it's four weeks of
24 basics on home-buying. So that will include
25 insurance contracts, mortgages and understanding how

1 much you can afford as a payment. After you complete
2 those classes and you're certified, you then see one
3 of our 100-proof counselors that will walk you every
4 step of the way in purchasing the home.

5 So as we're working on the construction
6 of this home, when we get about 50 or 60 percent
7 complete we would then market the home. And then it
8 would be whoever comes first, you know, who is
9 qualified to come purchase it. So the housing
10 counselor will make sure that they can afford it.

11 And this process has been really
12 successful for us. Out of the 700-plus homes that
13 we've done their homeownership units, only about four
14 percent or a little bit more than four percent, have
15 been foreclosed upon. So we've had a pretty good
16 tract record of making sure that the families who do
17 purchase the home, stay in the home and sustain
18 becoming home owners.

19 CHAIRMAN HANCE: And are you guys still
20 located right by St. Joseph's School on that little
21 street right there?

22 MR. RIVERA: Yes. We're still at 20
23 Church, right across the street with the white
24 building with the blue doors.

25 CHAIRMAN HANCE: Thank you very much.

1 MR. CIESLIK: If the applicant doesn't
2 have anything else in terms of testimony that we're
3 going to put on, unless the Board has any other
4 questions for us that it would like us to address.

5 MR. EINGORN: Can you stop sharing your
6 screen, please. Does the Board have any further
7 questions for the applicant?

8 VICE-CHAIRMAN COOPER: None.

9 MR. EINGORN: Hearing none, we'll open
10 this application to the public. Is there anybody
11 tonight seeking to address this application either
12 for or against or have questions? Hearing no
13 members of the public and seeing no virtual or
14 physical hands raised, we will close the public
15 portion.

16 At this time the Board should do, ask any
17 further questions; do a discussion of the Positive
18 and Negative Criteria and propose a motion. Through
19 all of that is completed by way of quick overview,
20 this is a request for rear and side-yard bulk
21 variances. The applicant was also suppose to provide
22 an updated plot plan showing the addition with
23 setbacks. Is that shown?

24 MR. CIESLIK: I believe that was in the
25 package.

1 MR. DAVIDSON: I do have that if it needs
2 to be shown here but I believe that was submitted as
3 part of the package.

4 MR. EINGORN: I will just popped it up on
5 the screen real fast so that we can at least confirm
6 that we did it.

7 MR. DAVIDSON: Here's the plot plan of
8 the property. The shaded gray area is the addition.
9 On the left side of the addition, we are holding off
10 two inches off the property line. On the rear we're
11 holding back a one-foot setback off the property
12 line. And on the left side of the property is a
13 3-foot 10" hold back from the property line.

14 MR. EINGORN: Will this extend further
15 out than the deck that you showed on the neighboring
16 property?

17 MR. DAVIDSON: I don't know. We did not
18 survey that deck so I am not sure.

19 MR. EINGORN: Okay. So we have the plot
20 plan. So, again, that part has been satisfied so
21 rear and side yards are deficient. Bulk variances
22 are needed. That's what the applicant is here for.
23 So do you have any questions or discussion of the
24 Positive and Negative Criteria and a motion?

25 VICE-CHAIRMAN COOPER: As far as the

1 setback and everything, that still could be used as a
2 yard space or whatever, correct?

3 MR. DAVIDSON: That's correct.

4 VICE-CHAIRMAN COOPER: Because it's on
5 pilars so I think you guys meet that criteria.

6 MR. DAVIDSON: Correct.

7 VICE-CHAIRMAN COOPER: I think they meet
8 that criteria. I think it's a positive. I live in
9 the East Camden area and I see the work that St.
10 Joe's has been doing. They've been doing excellent
11 work. If anyone doesn't have anything else to add, I
12 move to approve their variance.

13 MS. ATWOOD: Second.

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

16 CHAIRMAN HANCE: Yes.

17 MR. EINGORN: Vice-Chairman Cooper.

18 VICE-CHAIRMAN COOPER: Yes.

19 MR. EINGORN: Ms. Atwood.

20 MS. ATWOOD: Yes.

21 MR. EINGORN: Ms. Merricks.

22 MS. MERRICKS: Yes.

23 MR. EINGORN: Mr. Brito Bueno.

24 MR. BRITO BUENO: Yes.

25 MR. EINGORN: Do we have Ms. Alston? No

1 Ms. Alston.

2 Having five in favor and none opposed,
3 the motion carries and the application is granted and
4 we wish you a very good night and thank you for
5 appearing tonight.

6 MR. CIESLIK: Thank you, very much.

7 MR. DAVIDSON: Thank you. Have a good
8 night.

9 MR. EINGORN: We have one final matter
10 for this agenda. This is Chernor Bah, 521 Ferry
11 Avenue. Is the applicant ready?

12 MR. BAH: Yes.

13 MR. EINGORN: Good evening. Did I
14 mispronounce your name?

15 MR. BAH: Yes. Chenor Bah.

16 MR. EINGORN: Is Ms. Johnson going to
17 testify tonight as your --

18 MR. BAH: Yes.

19 MR. EINGORN: And is she available?

20 MR. BAH: Yes.

21 MR. EINGORN: If you both could raise
22 your right hand.

23 - - -

24 CHERNOR BAH; AYLCE JOHNSON, having first
25 been duly sworn/affirmed, was examined and testified

1 as follows:

2 - - -

3 MR. EINGORN: Mr. Bah, would you please
4 give your name and address for the record?

5 MR. BAH: Chernor Bah, 521 Ferry Avenue,
6 Camden New Jersey.

7 MR. EINGORN: Very good. And Ms.
8 Johnson.

9 MS. JOHNSON: Aylce Johnson, 958 S. 8th
10 Street, Camden, New Jersey.

11 MR. EINGORN: Let the record reflect that
12 I did speak to Ms. Johnson tonight. She is appearing
13 as a witness. She's not appearing as an attorney.
14 She did prepare the plans for this matter and she'll
15 describe those for the Board.

16 So with that in mind, Mr. Bah, do you
17 want to tell us about your application? Would you
18 like me to read the appeal for the zoning? How would
19 you like to proceed?

20 MR. BAH: Yeah, you can go ahead and read
21 it.

22 MR. EINGORN: Okay. Great.

23 The appeal for zoning reads as follows:
24 The name of the applicant is Chernor Bah, 500 Adams
25 Lane, Apt. 12-E, North Brunswick, New Jersey. He's

1 the owner of the property at 521 Ferry Avenue,
2 Camden, New Jersey 08104. The property is located in
3 the R-2 Zoning District with a frontage of 29.78
4 feet. There's one building on the lot and that's 3
5 stories with a basement, and it's currently vacant.

6 The applicant is proposing a five-unit
7 apartment building. And he's proposing to do
8 renovations to the existing structure. The zoning
9 officer denied a permit because it's an expansion of
10 a non-permitted use so a use variance is needed.
11 Off-street parking is needed. And site plan approval
12 is also needed. The building has been vacant over
13 ten years so it'll help revitalize the immediate
14 area. The parking should be granted due to available
15 off-street parking.

16 Just to re-cap. The applicant is looking
17 for a five-unit apartment building at 521 Ferry
18 Avenue. It's an expansion of a non-permitted use so
19 a use variance is needed, off-street parking and site
20 plan approval. I have very limited materials. So I
21 don't know if the Board received more than I did. So
22 do you have some photographs, some drawings, some
23 dimensions you can share with the Board?

24 MS. JOHNSON: Yes, we do.

25 MR. EINGORN: Great. Mr. Bah, can you

1 tell me what the property is currently? Is it
2 single-family; is it apartment units?

3 MR. BAH: Right now it's a single-family
4 right now.

5 MR. EINGORN: Single-family right now.
6 And you're proposing five units. How many bedrooms
7 would each unit be?

8 MR. BAH: Two.

9 MR. EINGORN: Two bedrooms each?

10 MR. BAH: Yes.

11 MR. EINGORN: And each one will have its
12 one kitchen and bathroom?

13 MR. BAH: Yes.

14 MR. EINGORN: And can you tell me how
15 many parking spaces you have?

16 MR. BAH: I got ten spots.

17 MR. EINGORN: Ten spots?

18 MR. BAH: Yes.

19 MR. EINGORN: Awesome.

20 I'm sorry, Ms. Johnson. You have a
21 picture on the screen. Would you like to tell us
22 what we're seeing?

23 MS. JOHNSON: Yes. This is an existing
24 structure just after the purchase of the property
25 from Mr. Bah. He did go in and kind of secure it and

1 put a fence around it due to the heavy traffic -- due
2 to the unwanted heavy traffic going in and out the
3 building, the vacant building. He did go in and
4 secure the building and secure the roof as well for
5 this particular picture.

6 Right now today, all the framing, all the
7 structure securing, has been taken down because it
8 has been secured. I'm not sure if anybody is
9 familiar with the area, this is an aerial view from
10 Google Earth. And pretty much this is his property
11 right in this area. This is pretty much his
12 property. Excuse the drawing. So this is an aerial
13 view. I'm trying to clear it up now.

14 This is walking down Filmore Street.
15 Turning back around coming down Filmore Street
16 crossing over Ferry Avenue, this is the existing
17 building. And this is the rear of the building which
18 shows adequate parking, if necessary. It is a
19 40 by 100 the lot here and it would house about ten
20 cars. And that would cover the parking spaces that
21 we need, 6.75 spaces as required. And then coming
22 down Ferry Avenue, there's no parking, no, I guess
23 legal parking in this area right now.

24 And going to another picture, we're going
25 to what we're proposing, this is pretty much what

1 we're proposing. This is coming from Broadway going
2 to Ferry Avenue. A side view of the proposed
3 renovation. We're asking for a variance to install
4 our stairwell to get to the second and third floors.
5 Each apartment will have their own entrance. The
6 first floor would have a first floor entrance.
7 There's two apartments on the first floor; one
8 apartment on the second; one apartment on the third
9 and then one in the basement, which the basement has
10 two entrances as well.

11 Let's see going up to the drawings. This
12 would be the multi-unit drawing set which is in your
13 set, I believe. This is the basement drawing. So
14 this is an entrance for the basement. This is very
15 preliminary. It'll be one apartment in the basement
16 proposed or approved for five. Worst case scenario,
17 if we're not approved for five, we can definitely put
18 four and use the bottom as storage space or
19 whatever.

20 This is proposed -- this is existing and
21 this is proposed. This is our first floor. This is
22 existing. It's pretty much a gut-out. It's pretty
23 much gutted out. There's some existing makeshift
24 stairs in there right now. But this is proposed over
25 here to your right, two apartments with two bedrooms

1 a piece. The entrance from the rear for one
2 apartment and an entrance from the front for the
3 second apartment. But the left apartment will have
4 two entrances, a front and rear right here.

5 And going to the second floor, going up
6 the stairwell on the second side of the building, its
7 own entrance will accommodate a three-bedroom
8 apartment with a master suite. And our third floor
9 with its own entrance as well, will accommodate a
10 two-bedroom apartment as well. As for our parking,
11 I think we have enough adequate parking for on-street
12 as well as off-street parking.

13 As we stated earlier, if you go up Ferry
14 Avenue, there's no parking but there's only four
15 houses on this block. So there's plenty adequate
16 spacing for on-street parking if needs be. And it
17 will not be intruding on any neighbors as well. So
18 that's pretty much what I have unless you have any
19 questions.

20 MR. EINGORN: Just so I can confirm. The
21 applicant is proposing a one-bedroom in the basement;
22 two 2-bedrooms on the first floor; and three-bedroom
23 apartments on the second and third floor; is that
24 correct?

25 MS. JOHNSON: A three-bedroom on the

1 second floor and a two-bedroom on the third floor.
2 And also, I do want to make sure we have this
3 addressed. On the second floor off the master suite,
4 we are also proposing an off-bedroom deck on top of
5 the first floor. No exit off the deck. It's off the
6 deck from the bedroom. We are proposing that as well
7 for our bulk variance. And also a balcony off the
8 third floor.

9 That's all I have right now. Well, not
10 exactly. And before Mr. Bah purchased the property,
11 the neighborhood was very much engrossed with drug
12 use. The building was really populated with drug use
13 and people living in the building. So once he
14 purchased the building, closed it up and secured it.
15 As you see, you see that little trailer right there,
16 that was a trailer that was used for the common drug
17 use. So he did close that off and he pretty much
18 fenced the whole area. And already, just the way he
19 has done already, it has reduced the traffic flow of
20 unwanted transactions. That's where we are.

21 VICE-CHAIRMAN COOPER: I have a couple of
22 questions. This parking lot area back here, you guys
23 acquired that land, acquired that property?

24 MS. JOHNSON: Yes.

25 VICE-CHAIRMAN COOPER: Or did it come

1 with the house?

2 MR. JOHNSON: It came with the property.
3 This is his site right here and this is that property
4 right there.

5 VICE-CHAIRMAN COOPER: Wow. And also on
6 the left side of this, is there still a house there
7 where you're proposing a parking lot?

8 MS. JOHNSON: Right back here?

9 VICE-CHAIRMAN COOPER: No. To the left.

10 MS. JOHNSON: Right in here?

11 VICE-CHAIRMAN COOPER: Right in here.
12 There's a house there, right?

13 MS. JOHNSON: Yes, I believe it is. Let
14 me go down that street.

15 VICE-CHAIRMAN COOPER: Because the plans
16 that I'm looking at, that was like a part of your
17 parking lot or something? You didn't show that on
18 your plans.

19 MS. JOHNSON: No. The only parking lot
20 that we have is in the rear.

21 VICE-CHAIRMAN COOPER: Okay. Because
22 when I'm looking at this one picture here, it's
23 showing that there's no house there or anything and
24 just the parking in the rear.

25 MS. JOHNSON: Through the rear

1 rendering?

2 VICE-CHAIRMAN COOPER: Yes.

3 MR. JOHNSON: Yes, the rear rendering is
4 just to house the --

5 VICE-CHAIRMAN COOPER: Yeah, because we
6 had that fire escape coming down that.

7 MS. JOHNSON: Yes. That's one of the
8 variances we would need because I believe the
9 variance calls for at least ten feet within the
10 property line and we only have three feet. We still
11 will keep that three feet existing opening. So we're
12 going to still strive to keep that three-foot opening
13 between the existing opening between the house and
14 the building next door. And then the new stairwell
15 will start from the existing porch coming up.

16 VICE-CHAIRMAN COOPER: Okay.

17 CHAIRMAN HANCE: As the house sits now,
18 you only have off-street parking; am I correct?

19 MS. JOHNSON: Sorry. What was your
20 question?

21 CHAIRMAN HANCE: As the house stands
22 right now, you only have off-street parking,
23 correct?

24 MS. JOHNSON: Yes. We have enough
25 space. As of now, yes. We have off-street parking

1 as well.

2 CHAIRMAN HANCE: Not the pictures that
3 you're showing me right now. As the house stands
4 right now with no work done, there's only off-street
5 parking there on Filmore Street.

6 MS. JOHNSON: There is on-street parking
7 on Filmore right here. There's only four houses.

8 CHAIRMAN HANCE: So you have off-street
9 parking as the house stands right now?

10 MS. JOHNSON: I would say yes but we're
11 prepared to use the off-street parking.

12 CHAIRMAN HANCE: Hold that picture.
13 Where that car is parked at, this is where you have
14 parking right now for that home?

15 MS. JOHNSON: Yes.

16 CHAIRMAN HANCE: Okay. My only other
17 question and this is for Kyle. They need a D(2)
18 variance; am I correct? Could you read to the Board
19 what a D(2) variance is?

20 MR. EINGORN: Sure. What they're seeking
21 is and I'm of the impression that they have a prior
22 approval maybe for four units, I think is what ms.
23 Johnson told me when I spoke this afternoon. And
24 that they want to make it five. I'd have to look
25 at -- this is R-2. So they're trying to expand a

1 nonconforming use. Right? They're trying to take a
2 nonconformity and basically make the nonconformity
3 even more nonconforming.

4 CHAIRMAN HANCE: So what I read that if
5 you do something like that, it's actually illegal and
6 they're grandfathered in. That's what I read this
7 afternoon. Am I correct on that?

8 MR. EINGORN: I mean, I don't know what
9 you mean as illegal in that sense. What they're
10 saying is, we're not allowed to make this more
11 nonconforming than it already is. And we're asking
12 for your permission to do that.

13 VICE-CHAIRMAN COOPER: So, Kyle, a
14 question. This was a single-family home at one
15 point. When did it become multi-unit?

16 MR. EINGORN: That's a question for the
17 applicant. Mr. Bah, can you tell us what kind of
18 approvals there are for multi-family at this
19 property?

20 MR. BAH: When I bought it from the
21 company that I bought it from, it shows that they
22 have approval for four units already. Yes, that's
23 why I bought it because of the approval of the
24 four-unit and the parking.

25 VICE-CHAIRMAN COOPER: Wait a minute.

1 This property here came before us before?

2 CHAIRMAN HANCE: Yes.

3 VICE-CHAIRMAN COOPER: And this property
4 was never -- it was denied. I'm quite sure it was
5 denied.

6 CHAIRMAN HANCE: Actually, we passed it.
7 It was a single home and we did pass it for four
8 units.

9 VICE-CHAIRMAN COOPER: Oh, you did.

10 CHAIRMAN HANCE: And the gentleman who
11 owned it sold it to the gentleman.

12 VICE-CHAIRMAN COOPER: Okay. Got you.
13 Thanks for clearing that up.

14 CHAIRMAN HANCE: Not a problem.

15 MR. BAH: Thank you, sir.

16 MR. EINGORN: So he's asking for the
17 additional unit. I'm assuming the additional unit is
18 in the basement?

19 MR. BAH: Yes.

20 VICE-CHAIRMAN COOPER: You have to have a
21 walkout, right, in order to have a living space in
22 the basement, correct?

23 MR. BAH: I got two exits on that.

24 MS. JOHNSON: This is one exit on
25 Filmore and the one is off of Ferry Avenue.

1 MR. EINGORN: My biggest concern, are you
2 seeking to pave that area where the parking is?

3 MR. BAH: If required, I would do
4 gravel. Yes.

5 MS. JOHNSON: So we're looking to at
6 least pack it with gravel or worse case scenario.
7 Or if required, he will pave it with asphalt.

8 MR. EINGORN: To the extent that you're
9 going to do that, my issues are that you have water
10 flow and water retention issues there. Also
11 buffering. Right? Are you going to buffer the --
12 you know, landscape the area around the parking so
13 that it's not hidden from the street, but the impact
14 of this large parking area is now mitigated? What
15 are your plans to buffer that? You're going to have
16 five units. If you're going to put in this area, is
17 there going to be trash disposal. What kind of trash
18 disposal are you going to have?

19 MS. JOHNSON: Yes. And in reference with
20 the existing trash pick-up and drop-off, it will
21 accommodate that as well with the existing. If
22 required, he will build it with regard to add the
23 additional trash pick-up if necessary or provide a
24 dumpster.

25 VICE-CHAIRMAN COOPER: So, Kyle, can we

1 get a site plan involved with this?

2 MR. EINGORN: Well, they're asking for
3 site plan approval. If you need more information
4 about what they plan and how they're going to do it,
5 that's something you can certainly ask for.

6 VICE-CHAIRMAN COOPER: Yes.

7 MR. EINGORN: I mean, I think you need a
8 more of a firm commitment from the applicant is what
9 they're doing in this rear parking area. Because if
10 it's not properly sloped; if it doesn't have proper
11 drainage, where is all that water going to go? Right
12 now it's going into the ground. Is it going to end
13 up running into the house and creating an issue? Is
14 it going to run into a neighbor's yard?

15 Because I think at least to the left of
16 the building as you face the front entrance, there's
17 a house there. I mean, if it runs towards the
18 street, I guess that's not as big an issue but I
19 don't know where the nearest drainage is off the
20 street. So where is all that water going to run to?
21 Those are my biggest concerns.

22 I'm not trying to make like a mountain
23 out of a mole hill or anything. But that does look
24 to be like a large asphalt area. The area is pretty
25 big and it's going to back up to that house. So

1 where does it start; where does it end; are you going
2 to meet the ten-foot setback? I think it's ten feet
3 in the rear.

4 MS. JOHNSON: Yes, it's 20 feet. This
5 area will be 20 feet.

6 MR. EINGORN: Right. But how close is
7 the parking area intended to be next to the house
8 that you're showing right now?

9 MS. JOHNSON: Actually, it's showing
10 pretty much right there on the property line which
11 will have that covered fence, the affected fence to
12 hide the lights and all of that to cover the
13 lighting.

14 MR. EINGORN: My question is, is the
15 applicant intending to push that parking lot right up
16 against the back of that house?

17 MS. JOHNSON: For the space that's
18 required for that one-lane parking spot, we'll
19 probably leave that 40 by 100 space, yes.

20 MR. EINGORN: Right. So then if they
21 look out their windows, they're going to be looking
22 right into that fence or those cars. That's my
23 concern.

24 MS. JOHNSON: When they look at their top
25 window, yes. And that's -- yes, that will happen,

1 yes.

2 CHAIRMAN HANCE: I think we need pictures
3 of the area before anything is done to it.

4 I believe on the lefthand side, there's four or five
5 apartments on Ferry Avenue. And then there's a store
6 also in the rear of that area. It's going to be more
7 on the lefthand side on Broadway. So I think we're
8 going to need a lot more pictures of that back area.

9 MS. JOHNSON: Of the rear where the
10 parking would be?

11 CHAIRMAN HANCE: Right on the lefthand
12 side, right here. You see right here, right here
13 where the red brick area is on the lefthand side,
14 there's five apartments there. And there's also one
15 apartment that sits all the way in the back so it
16 should be near the parking lot. Go back. Yes, here
17 you go. Back here there's a parking lot all the way
18 in the back.

19 MS. JOHNSON: This is their parking right
20 now for those apartments.

21 MR. EINGORN: Chairman Hance, I see your
22 lips moving but we can't hear you.

23 CHAIRMAN HANCE: I'm always in that area.

24 MR. EINGORN: I mean, this seems like a
25 really nice project. My concern is that back parking

1 area as it relates to the other properties. I think
2 it's great that they want to provide the parking. I
3 think the Board needs just a little more information
4 as to what the construction plan is; exactly the
5 dimensions and how it'll affect the other properties?
6 I mean, those issues of site plan that you need to
7 confirm.

8 VICE-CHAIRMAN COOPER: Yeah. The run-off
9 of that building and the way it's made, we need more
10 pictures here.

11 MR. EINGORN: Right. And we kind of need
12 to know which way this is going to be slanted; how
13 the construction is going to be; if there's going to
14 be a drain in the middle of the parking lot. Because
15 if it's slanted one way, the water is going towards
16 the house. If it's slanted the other way, it's going
17 toward the neighbor. If it's slanted downward toward
18 the street, then you're pouring a lot of additional
19 water into the street. Where is the nearest down
20 grate to go into the sewer system?

21 VICE-CHAIRMAN COOPER: I think there's
22 one on Ferry Avenue.

23 MS. JOHNSON: Yes, it is.

24 MR. EINGORN: Right. But how long
25 is the run from that point to that grate? And these

1 are issues that are related to site plan. Because
2 they're sticking a variance, a use variance
3 essentially, they don't qualify. They're required to
4 get site plan approval.

5 VICE-CHAIRMAN COOPER: Site plan
6 approval.

7 MR. EINGORN: So if you look at what used
8 to be 577 which is now 870-42, waiver of site plan,
9 the applicant has to clearly demonstrate because of
10 the peculiar conditions, the literal enforcement of
11 the Ordinance is impracticable or will exact undue
12 hardship. It may only permit such a waiver or
13 exemption as reasonable within the general purpose
14 and intent of regulations and standards established
15 by this Ordinance.

16 You may waive the requirements for site
17 plan approval where there is a change in occupancy
18 and no extensive construction of improvements or De
19 Minimus construction or improvements are sought. The
20 waiver may be granted only upon a Resolution that the
21 use will not affect the existing drainage,
22 circulation, relationship of the buildings,
23 landscaping, buffering, lighting and other
24 considerations.

25 Here you have issues with potential

1 drainage, circulation because now you're creating an
2 entry where -- and probably they're going to need a
3 curb-cub which I think City Council has to grant.
4 The relationship of the buildings, you're putting a
5 parking lot right next to another building. Then you
6 got issues with landscaping, buffering and
7 potentially lighting back there because you're going
8 to need some safety, I guess, for the parking lot.
9 These are issues that require site plan.

10 And I think really just that parking lot
11 is your biggest issue. We need a little more
12 information to provide the Board how it's going to be
13 drained; what the material is going to be; how it's
14 going to be landscaped; and what the circulation will
15 be, meaning, the ingress, the egress, that sort of
16 thing.

17 MS. JOHNSON: I have a question. So
18 asking for the site plan waiver because we knew we
19 had enough space, enough parking if required for
20 on-street parking, could we -- because there's enough
21 on-street parking to facilitate the 6.75 cars that's
22 needed.

23 MR. EINGORN: So you're saying instead of
24 asking to put in the parking lot, instead ask for the
25 variance for the off-street parking; is that what

1 you're suggesting?

2 MS. JOHNSON: Yes.

3 MR. EINGORN: Mr. Cooper, you're muted.
4 I saw you speaking but we can't hear you.

5 VICE-CHAIRMAN COOPER: I said, by looking
6 at the area, there's ample parking. There will be
7 ample street parking.

8 MS. JOHNSON: Yes.

9 MR. EINGORN: I mean, that's up to the
10 applicant if you want to bail on the parking lot and
11 ask for a variance for off-street parking, you know,
12 the Board can consider that. But eliminating the
13 parking lot, you've eliminated your drainage,
14 circulation, your lighting, your relationship to the
15 other properties. All of that kind of goes out the
16 window. Now you're saying essentially, all we're
17 doing is the interior renovations in the stairway.
18 Now, it's a Board determination but I think it gets
19 you much closer to the waiver you're requesting.

20 MR. BAH: Okay. Thanks.

21 CHAIRMAN HANCE: I have one question.
22 Kyle, if you have five apartments, how much parking
23 do you need?

24 MR. EINGORN: He needs 6 and 3/4 spaces.
25 He needs basically seven spaces.

1 CHAIRMAN HANCE: Okay.

2 MR. EINGORN: Remember, they already have
3 approvals for four units. Right?

4 CHAIRMAN HANCE: Right.

5 MR. EINGORN: So they really have
6 approval for probably five of these off-street spaces
7 already. So you're adding an additional probably
8 space to three-quarter (3/4) or space and a half
9 maybe. That's the exacerbating factor there as you're
10 adding maybe one, one and a half cars and an
11 additional unit.

12 CHAIRMAN HANCE: So right across the
13 street there's a business right there. So there's a
14 pallet place on my lefthand side across the street.

15 MS. JOHNSON: Right here?

16 CHAIRMAN HANCE: To the left; over to the
17 left. You're going on your side. We're crossing the
18 street right now. There's a pallet business right
19 there. Yes, right there. That business is open.

20 MS. JOHNSON: Mr. Bah said he's not open
21 on the weekends.

22 CHAIRMAN HANCE: No, they're open every
23 day.

24 MS. JOHNSON: I'm not aware of it.

25 CHAIRMAN HANCE: I'm very familiar with

1 that area.

2 MS. JOHNSON: I'm not sure what type of
3 business it is. But it looks like they have -- I'm
4 not sure where they --

5 MR. BAH: They park in there. It's one
6 truck and a car.

7 CHAIRMAN HANCE: You can't park on Ferry
8 Avenue because it's a two-way street. You have to
9 other stuff going on down that street.

10 MS. JOHNSON: You're right. And it's
11 two-sided parking. So for another car and a half or
12 say, two cars, I think we might be okay. I think
13 we'd be okay with your approval.

14 MR. EINGORN: And if parking becomes a
15 problem at a later time, you can always come back and
16 ask to develop the back lot there for a parking lot.
17 Once you have other plans and stuff developed, then
18 you can better explain your intentions.

19 MR. BAH: Yes. Thank you.

20 MR. EINGORN: Is there any further
21 testimony or anything else you want to add to the
22 application? Does the Board have any other
23 questions?

24 VICE-CHAIRMAN COOPER: No, I don't.

25 MR. EINGORN: Ms. Johnson, if you can

1 just stop sharing your screen for us, please.

2 MS. JOHNSON: Yes.

3 MR. EINGORN: Thank you.

4 I'm not hearing anymore questions. Is
5 anybody in the public here tonight on this
6 application, would like to be heard for or against?
7 Hearing nobody in the public, seeing no hands raised
8 physical or electronic or otherwise, we'll close the
9 public portion.

10 So as I understand it, the applicant now
11 is coming before the Board to seek an additional
12 apartment. This property was already previously
13 granted a variance for four apartments. They're also
14 asking for off-street parking, bulk variance, and a
15 site plan waiver. They're not seeking to construct
16 the parking lot at this time. Are there questions?
17 If not, a discussion of the Positive and Negative
18 Criteria related to this application and a motion.

19 VICE-CHAIRMAN COOPER: I have one more
20 question, though. In that building, all your HVAC
21 system will be in the basement where someone is going
22 to live at?

23 MS. JOHNSON: No. The design will be --
24 each unit will house their own units.

25 VICE-CHAIRMAN COOPER: Oh, okay.

1 CHAIRMAN HANCE: The positive thing is,
2 someone wants to do something with that house because
3 it has been empty for ten years. My only concern is
4 the parking. So that's my only issue with that
5 building. I'll say this, you could rent it out to
6 one person or two people and they may have two to
7 three cars. You have two adults, they may have two
8 cars. So this is what I'm looking at right now.

9 MR. EINGORN: At the same time, the
10 requirement is six and three-quarter cars. I mean,
11 there's always potential that one person will have
12 11 cars. Right? I mean, if you have a car business
13 and you didn't now it. Or you could have five people
14 here that have zero cars total. That's always a
15 possibility too. But the applicant needs a variance
16 for six and three-quarter or basically seven cars.
17 That's what he's required to provide.

18 VICE-CHAIRMAN COOPER: Mr. Hance, can
19 seven cars get on that street?

20 CHAIRMAN HANCE: It might get on the
21 street. You still have people living down the block
22 from the street. Like I said, you can't park on
23 Ferry Avenue --

24 VICE-CHAIRMAN COOPER: No, not at all.

25 CHAIRMAN HANCE: -- in front of the

1 house. And then there's a business across from that
2 house or directly on the corner, which they have
3 trucks. They move pallets all the time. They go and
4 take pallets or they build pallets. So I'm just
5 shooting it that way.

6 MS. JOHNSON: Can I share my screen
7 again?

8 MR. EINGORN: Sure. One last time.
9 Sorry. We're getting a little late here. That's
10 all.

11 MS. JOHNSON: Like I said, we'll just go
12 with what we have and it'll be at the mercy of the
13 panel. That's all right. We'll go with what we
14 have. Thank you.

15 VICE-CHAIRMAN COOPER: So to put all of
16 this in a nut shell here, they want approval for an
17 additional apartment and they scratched their
18 off-street parking. So basically we're just voting
19 for them to be able to put the apartment in the
20 basement?

21 MR. EINGORN: Correct. It means more
22 than that but that's essentially what it comes down
23 to. It's a one-bedroom apartment in the basement; is
24 that correct?

25 MS. JOHNSON: Yes.

1 MR. EINGORN: So you're adding one
2 bedroom?

3 MS. JOHNSON: That's where the other
4 couple of spaces come in at as well. Six point seven
5 (6.7) all together.

6 CHAIRMAN HANCE: I'm going to make a
7 motion that we accept to pass it.

8 VICE-CHAIRMAN COOPER: I second it.

9 MR. EINGORN: We have a motion to pass.
10 I'll take a roll-call vote. Chairman Hance.

11 CHAIRMAN HANCE: Yes.

12 MR. EINGORN: Vice-Chairman Cooper.

13 VICE-CHAIRMAN COOPER: Yes.

14 MR. EINGORN: Ms. Atwood.

15 MS. ATWOOD: Yes.

16 MR. EINGORN: Ms. Merricks.

17 MS. MERRICKS: Yes.

18 MR. EINGORN: Mr. Brito Bueno.

19 MR. BRITO BUENO: Yes.

20 MR. EINGORN: And I take it that Ms.
21 Alston is long gone. So five to zero, the motion
22 passes. Congratulations.

23 MR. BAH: Thank you.

24 MR. EINGORN: I hope you have a wonderful
25 night. I wish you a lot of luck with your project.

1 MS. JOHNSON: Thank you everyone.

2 MR. EINGORN: We have final Adoption of
3 Resolutions. Let's see. We have to do two separate
4 motions because Ms. Merricks did not weigh in SNRC,
5 LLC. So let's do two votes. We'll start with, we
6 need a motion to adopt the following Resolutions:

7 MS. ATWOOD: Motion to adopt.

8 MR. EINGORN: Wait. Let me read the
9 Resolutions first. We'll do a first vote on these
10 following Resolutions: Granting Use Variance
11 Approval for Lorenzo Hernandez. That's North-South
12 Thompson 104 East State Street.

13 Granting Use Variance for Rodrigo
14 Gonzalez, 3821 Westfield Avenue.

15 Granting Use Variance Approval and Bulk
16 Variance Approval for Cooper Cancer Center, 3 Cooper
17 Plaza.

18 Granting Use Variance Approval and Site
19 Plan Waiver for Hipolito Hernandez, 452 Clinton
20 Street.

21 Granting Use Variance Approval, Bulk
22 Variance Approval for Julian T. Canuso for 334 Point
23 Street and 336 Point Street. Those are separate
24 Resolutions.

25 Granting Use Variance Approval for Haddon

1 Property Group, 2621 Mt. Ephraim Avenue (rear).

2 Denying Bulk Variance Approval for
3 Marquise Properties, LLC. That's 436 South 6th.

4 So everybody can vote on those
5 applications -- wait. Do I have that right? I don't
6 have that right. I'm sorry. Everything from Lorenzo
7 Hernandez to Julian T. Canuso, can be voted on by
8 Chairman Hance, Ms. Atwood, Ms. Merricks and
9 Mr. Brito Bueno because Mr. Cooper I don't believe
10 was at the September hearing. I'm sorry. I totally
11 messed that up. Do we have a motion to adopt those
12 one, two, three, four, five, six Resolutions?

13 CHAIRMAN HANCE: Motion to adopt.

14 MS. ATWOOD: Second.

15 MR. EINGORN: I'll take a roll-call vote.
16 Chairman Hance.

17 CHAIRMAN HANCE: Yes.

18 MR. EINGORN: Ms. Atwood.

19 MS. ATWOOD: Yes.

20 MR. EINGORN: Ms. Merricks.

21 MS. MERRICKS: Yes.

22 MR. EINGORN: Mr. Brito Bueno.

23 MR. BRITO BUENO: Yes.

24 MR. EINGORN: Very good. Motion carries.

25 Now I need a motion to adopt Haddon

1 Property Group and Marquise Properties Resolutions.

2 CHAIRMAN HANCE: I make a motion to
3 adopt.

4 VICE-CHAIRMAN COOPER: Second.

5 MR. EINGORN: We'll do a roll-call vote.
6 Chairman Hance.

7 CHAIRMAN HANCE: Yes.

8 MR. EINGORN: Vice-Chairman Cooper.

9 VICE-CHAIRMAN COOPER: Yes.

10 MR. EINGORN: Ms. Merricks.

11 MS. MERRICKS: Yes.

12 MR. EINGORN: Ms. Atwood.

13 MS. ATWOOD: Yes.

14 MR. EINGORN: Mr. Brito Bueno.

15 MR. BRITO BUENO: Yes.

16 MR. EINGORN: Then lastly, Granting Use
17 Variance Approval, Bulk Variance Approval, Site Plan
18 Waiver for SNRC, LLC, 1200 Atlantic Avenue.

19 Everybody on this one can vote except for Ms.
20 Merricks. Do we have a motion?

21 VICE-CHAIRMAN COOPER: Motion.

22 MR. EINGORN: Do I have a second?

23 CHAIRMAN HANCE: Second.

24 MR. EINGORN: I'll take a roll-call vote.
25 Chairman Hance.

1 CHAIRMAN HANCE: Yes.

2 MR. EINGORN: Vice-Chairman Cooper.

3 VICE-CHAIRMAN COOPER: Yes.

4 MR. EINGORN: Ms. Atwood.

5 MS. ATWOOD: Yes.

6 MR. EINGORN: Mr. Brito Bueno.

7 MR. BRITO BUENO: Yes.

8 MR. EINGORN: Motion passes. And lastly
9 but not least, a motion to adjourn.

10 VICE-CHAIRMAN COOPER: Motion.

11 CHAIRMAN HANCE: Second.

12 MR. EINGORN: All in favor?

13 THE BOARD: Yays.

14 MR. EINGORN: See you all in December.

15 - - -

16 (**Meeting concluded at 8:40 p.m.**)

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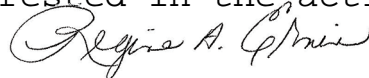
1 CERTIFICATION

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

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

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

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

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