

In The Matter Of:
CITY OF CAMDEN
ZONING BOARD

TRANSCRIPT OF MEETING
January 8, 2024

Regine A. Ervin Reporting
609-280-2230
RegineCSR@gmail.com

ZONING BOARD
CITY OF CAMDEN

- - - -

Monday, January 8, 2024

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Transcript of proceedings in the above
matter taken in City Counsel Chambers, 2nd floor
City Hall, 520 Market Street, Camden, New Jersey
08101, commencing at 5:45 p.m.

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

- DARNELL HANCE, CHAIRMAN
- ISASIA MARTINEZ
- THERESA ATWOOD
- MARITZA ALSTON
- JOSE M. BRITO BUENO

A-P-P-E-A-R-N-C-E-S:

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

Regine A. Ervin, CCR
Certified Court Reporter
Email: RegineCSR@gmail.com
(609) 280-2230

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1 CHAIRMAN HANCE: Happy New Year and
2 welcome to the Zoning Board of Adjustment of our
3 regular scheduled meeting of January 8, 2024.

4 Reading of the Sunshine Law: In
5 conformance with the Sunshine Law of New Jersey,
6 notice of the meeting was posted in the Municipal
7 Clerk's office on Wednesday, January 4, 2024. Roll
8 call.

9 MR. EINGORN: Chairman Hance.

10 CHAIRMAN HANCE: Here.

11 MR. EINGORN: Vice-Chairman Cooper.
12 Absent. Reverend Martinez.

13 REVEREND MARTINEZ: Here.

14 MR. EINGORN: Ms. Atwood.

15 MS. ATWOOD: Present.

16 MR. EINGORN: Ms. Merricks. Absent.
17 Ms. Alston.

18 MS. ALSTON: Present.

19 MR. EINGORN: And Mr. Brito Bueno.

20 MR. BRITO BUENO: Present.

21 MR. EINGORN: Good evening, everyone.

22 Before we get started on our large list of agenda
23 items, we have Reorganization of the Board. I would
24 like a nomination for temporary chairman. Do you
25 nominate --

1 REVEREND MARTINEZ: I nominate Chairman
2 Hance.

3 MR. EINGORN: As temporary chairman?

4 REVEREND MARTINEZ: Yes.

5 MR. EINGORN: Great. Do I have a second
6 on that nomination?

7 MS. ATWOOD: Second.

8 MR. EINGORN: I'll take a vote on the
9 appointment of Temporary Chair.

10 MR. EINGORN: Reverend Martinez.

11 REVEREND MARTINEZ: Yes.

12 MR. EINGORN: Ms. Atwood.

13 MS. ATWOOD: Yes.

14 MR. EINGORN: Ms. Alston.

15 MS. ALSTON: Yes.

16 MR. EINGORN: Mr. Brito Bueno.

17 MR. BRITO BUENO: Yes.

18 MR. EINGORN: Great. Now I need a
19 nomination for Board Chairman for 2024.

20 REVEREND MARTINEZ: Mr. Hance.

21 MR. EINGORN: We have a nomination by
22 Reverend Martinez of Mr. Hance to be the Chairperson
23 for 2024. Do we have a second on that nomination?

24 MR. BRITO BUENO: Second.

25 MR. EINGORN: Great. I'll take a vote on

1 Chairman. Reverend Martinez.

2 REVEREND MARTINEZ: Yes.

3 MR. EINGORN: Ms. Atwood.

4 MS. ATWOOD: Yes.

5 MR. EINGORN: Ms. Alston.

6 MS. ALSTON: Yes.

7 MR. EINGORN: Mr. Brito Bueno.

8 MR. BRITO BUENO: Yes.

9 MR. EINGORN: So moved.

10 We need an election of a Vice-Chair.

11 Do we have a nomination for Vice-Chair?

12 REVEREND MARTINEZ: Mr. Cooper.

13 MR. EINGORN: Do we have a motion to
14 elect Mr. Cooper?

15 CHAIRMAN HANCE: I make a motion.

16 MR. EINGORN: Do I have a second?

17 MR. BRITO BUENO: Second on the motion to
18 elect Mr. Cooper as Vice-Chair.

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

21 CHAIRMAN HANCE: Yes.

22 MR. EINGORN: Reverend Martinez.

23 REVEREND MARTINEZ: Yes.

24 MR. EINGORN: Ms. Atwood.

25 MS. ATWOOD: Yes.

1 MR. EINGORN: Ms. Alston.

2 MS. ALSTON: Yes.

3 MR. EINGORN: Mr. Brito Bueno.

4 MR. BRITO BUENO: Yes.

5 MR. EINGORN: Great. Appointment of
6 Secretary. Can I have a motion to appointment Evita
7 Muhammad as the Secretary of the Zoning Board?

8 CHAIRMAN HANCE: I make a motion to
9 accept.

10 MR. EINGORN: Do I have a second?

11 REVEREND MARTINEZ: Second.

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

14 CHAIRMAN HANCE: Yes.

15 MR. EINGORN: Reverend Martinez.

16 REVEREND MARTINEZ: Yes.

17 MR. EINGORN: Ms. Atwood.

18 MS. ATWOOD: Yes.

19 MR. EINGORN: Ms. Alston.

20 MS. ALSTON: Yes.

21 MR. EINGORN: Mr. Brito Bueno.

22 MR. BRITO BUENO: Yes.

23 MR. EINGORN: So moved. Next, I need
24 appointment of Board Attorney. That would be my
25 firm, Dembo, Brown & Burns, LLP. Do we have a motion

1 to appoint my firm as the Board Attorney?

2 CHAIRMAN HANCE: Motion.

3 MR. EINGORN: Do I have a second?

4 REVEREND MARTINEZ: Second.

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

6 Chairman Hance.

7 CHAIRMAN HANCE: Yes.

8 MR. EINGORN: Reverend Martinez.

9 REVEREND MARTINEZ: Yes.

10 MR. EINGORN: Ms. Atwood.

11 MS. ATWOOD: Yes.

12 MR. EINGORN: Ms. Alston.

13 MS. ALSTON: Yes.

14 MR. EINGORN: Mr. Brito Bueno.

15 MR. BRITO BUENO: Yes.

16 MR. EINGORN: I need a motion for the
17 appointment of Conflicts Attorney CGO Law, PC. Do
18 I have a motion?

19 CHAIRMAN HANCE: I make the motion.

20 MR. EINGORN: Do I have a second?

21 REVEREND MARTINEZ: Second.

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

23 Chairman Hance.

24 CHAIRMAN HANCE: Yes.

25 MR. EINGORN: Reverend Martinez.

1 REVEREND MARTINEZ: Yes.

2 MR. EINGORN: Ms. Atwood.

3 MS. ATWOOD: Yes.

4 MR. EINGORN: Ms. Alston.

5 MS. ALSTON: Yes.

6 MR. EINGORN: Mr. Brito Bueno.

7 MR. BRITO BUENO: Yes.

8 MR. EINGORN: So move. I need a motion
9 to approve the minutes for December 2023.

10 REVEREND MARTINEZ: Motion to accept.

11 MR. EINGORN: Do I have a second?

12 CHAIRMAN HANCE: Second.

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

15 CHAIRMAN HANCE: Yes.

16 MR. EINGORN: Reverend Martinez.

17 REVEREND MARTINEZ: Yes.

18 MR. EINGORN: Ms. Atwood.

19 MS. ATWOOD: Yes.

20 MR. EINGORN: Ms. Alston.

21 MS. ALSTON: Yes.

22 MR. EINGORN: Mr. Brito Bueno was not
23 here last month, so that was all in favor.

24 MR. EINGORN: Let's move on to the
25 reading of the list. Before we get started, please

1 note that there was an application that had deficient
2 notice. That was for Barbara Clark, 314 Marlton
3 Pike. If anybody is here related to 314 Marlton
4 Pike, Barbara Clark, that will not be heard tonight
5 and notice was deficient. You're welcome to stay;
6 you're welcome to leave. I'll leave that decision up
7 to you.

8 The next matter noted on the agenda is
9 Cannabista, LLC, 2035 Admiral Wilson, Blvd. That
10 will not be heard tonight. They requested an
11 adjournment to the February meeting. The February
12 meeting is February 5th. So that matter will be
13 adjourned to February 5th. This is notice of that
14 adjournment; notice of that hearing. There will be
15 no further public notice. If you're here tonight for
16 that application, 2035 Admiral Wilson. Blvd.,
17 Cannabista, LLC, will not be heard tonight. That
18 will be heard in February. You're welcome to stay;
19 you're welcome to leave. Again, that decision is up
20 to you.

21 The first matter of Old Business is
22 Stevens Housing, LLC. I believe I saw Ms. Stevens.
23 Good evening. We'll mark you present.

24 The first matter on New Business,
25 Victoria Realty, 523 N. 27th Street. Good evening.

1 Roger D. Machigal, 2500 Baird Blvd.

2 MR. IZZO: Present. We would prefer to
3 see the whole Board. We need five affirmative votes.

4 Mr. EINGORN: Yes.

5 MR. IZZO: We have five voters here
6 tonight.

7 MR. EINGORN: Yes.

8 MR. IZZO: So we prefer to come back with
9 a seven-member Board.

10 MR. EINGORN: I can't guarantee you seven
11 members.

12 MR. IZZO: I understand.

13 MR. EINGORN: Evita, do we have room on
14 the next month's agenda?

15 MS. MUHAMMAD: Not February.

16 MR. EINGORN: February is really packed.
17 We'd probably have to move you to March. Are you
18 sure you want to --

19 MR. IZZO: We'll do March.

20 MR. EINGORN: The applicant will waive
21 the tolling of time?

22 MR. IZZO: Yes.

23 MR. EINGORN: Okay. You're adjourned to
24 March --

25 MR. IZZO: And --

1 MR. EINGORN: One second. I don't want
2 to have you to renotice. So let's get this on the
3 record now. March 4th, 2024. The application of
4 Roger D. Machigal, 2500 Baird Blvd., Block 1177, Lot
5 133 has been adjourned to March 4th. No further
6 notice is required. No further notice will be
7 provided. If you're here tonight for that matter, it
8 will be heard on March 4th. You're free to leave;
9 you're free to stay. You're welcome to do whatever
10 it is you please.

11 The next matter for the agenda, Melany
12 Garcia, NS Sherman, 60 E. 28th Street.

13 MR. IZZO: Charles Izzo, attorney for the
14 applicant. And the same request, please. We would
15 appear before the seven-member Board, please.

16 MR. EINGORN: So the applicant would like
17 to take the chance on a seven-member Board so we'll
18 adjourn that to March. Again, Melany Garcia, NS
19 Sherman, 60 E. 28th Street. If you're here tonight
20 for that application, it's going to be heard on
21 March 4th. No further notice to the public is
22 required. This is the notice for that adjournment.
23 If you'd like to stay and listen, great. If you want
24 to leave, that's up to you but you're not required to
25 stay. Thank you, Mr. Izzo. It was nice to see you.

1 The next matter on the agenda is
2 Cannabista which we already adjourned.

3 The next matter is House of Restoration
4 & Church Healing, SW 4th & Spruce. Is that matter
5 here tonight?

6 MR. DIDUCH: Good evening. Yes, Counsel,
7 we're here and ready to proceed.

8 MR. EINGORN: Good.

9 MR. DIDUCH: The same with Michael
10 Cherfane.

11 MR. EINGORN: So Michael Cherfane Elite
12 Holdings III, LLC is present and ready to proceed.

13 1426-1444 Mount Ephraim, LLC, is that
14 here tonight?

15 MR. BERR: Yes, we're here and ready to
16 proceed.

17 MR. EINGORN: Very good.

18 Baird Properties, LLC here for both 2640
19 to 2642 and 2648 to 2650?

20 MR. ROSARIO: Yes.

21 MR. EINGORN: Very good.

22 Eastern Sign Tech, LLC, 1 Harbour Blvd.

23 MR. BERR: We're here and ready to
24 proceed.

25 MR. EINGORN: Very good.

1 Camden Aquarium, 1 Aquarium Drive is
2 present.

3 MR. SHEEHAN: Here.

4 MR. EINGORN: Apple Tree Homes, LLC, 516
5 S. 8th Street.

6 MR. JABLONSKY: Present.

7 MR. EINGORN: Then we'll have the
8 Adoption of our Resolutions. Great.

9 Old Business: Stevens Housing, LLC.

10 If the Board will recall, this is Old
11 Business, a continued application from last month.
12 Mr. Brito Bueno was not here. So just give Mr. Brito
13 Bueno a quick run-down of what the applicant is
14 requesting. Please raise your right hand.

15 - - -

16 ANDREW STEVENS, having first been duly
17 sworn/affirmed, was examined and testified as
18 follows:

19 - - -

20 MR. EINGORN: Please state your full name
21 and address for the record.

22 MR. STEVENS: Andrew Stevens, 1160 Haddon
23 Avenue, Camden, New Jersey.

24 MR. EINGORN: Mr. Stevens, you need to
25 speak much louder.

1 MR. STEVENS: Okay.

2 MR. EINGORN: Everybody needs to hear
3 you. This is your time to shine.

4 MR. STEVENS: So it was zoning for an
5 apartment; for turning my house into apartments.

6 MR. EINGORN: So you want a duplex; is
7 that correct?

8 MR. STEVENS: For a duplex, yes.

9 MR. EINGORN: And that's at 1160 Haddon
10 Avenue?

11 MR. STEVENS: Yes.

12 MR. EINGORN: Great.

13 MR. STEVENS: I provided more pictures and
14 the diagram.

15 MR. EINGORN: Right. And so the Board
16 will recall, the property looks like this so I'm
17 holding up the photograph that was previously
18 provided. And the applicant required proof of
19 parking, I think. Those were the pictures that were
20 needed?

21 MR. STEVENS: Yes.

22 MR. EINGORN: And a floor plan. It looks
23 like the Board had received a hand-drawn floor plan
24 for the first and second floor, as well as photos,
25 one, two, three, four five -- five photographs of the

1 exterior of the property and the parking.

2 Mr. Stevens, it's currently
3 single-family, right?

4 MR. STEVENS: Yes.

5 MR. EINGORN: And you're going to convert
6 it into a duplex and that's your intention?

7 MR. STEVENS: Yes, sir.

8 MR. EINGORN: And you're here tonight for
9 bulk variances only; is that correct?

10 MR. STEVENS: Yes, sir.

11 MR. EINGORN: And those bulk variances
12 are for lot area, lot width and building coverage?

13 MR. STEVENS: Yes.

14 MR. EINGORN: And off-street parking?
15 There's no off-street parking; is that correct?

16 MR. STEVENS: Right.

17 MR. EINGORN: No off-street parking.

18 As Dena may advise you, there is a parking fee. If
19 you get a variance for parking, it can be up to
20 \$6,000 which would be something discussed to the
21 extent that Remington & Vernick has to get involved
22 in the application. But I am required to advise you
23 of that fee that's in the Ordinance.

24 MR. STEVENS: Okay.

25 MR. EINGORN: I'm giving you the courtesy

1 of that understanding. This is a pretty
2 straight-forward application from the applicant.
3 Does the Board have questions regarding what's
4 requested; what is there; need more information from
5 Mr. Stevens; further testimony?

6 CHAIRMAN HANCE: I did go past the
7 property. It's mostly public parking. So there is
8 parking for the public which I guess the house is
9 included.

10 MR. EINGORN: You're not increasing the
11 number of bedrooms, are you?

12 MR. STEVENS: No.

13 MR. EINGORN: All right.

14 CHAIRMAN HANCE: Is this the one where
15 you're going to live upstairs and your mom is going
16 to live downstairs, or is it just for rent?

17 MR. STEVENS: Either or. I'm trying to
18 figure it out. It's not set in stone just yet but
19 either or. I'll probably take upstairs.

20 UNIDENTIFIED SPEAKER: I would --

21 MR. EINGORN: Come forward. You need to
22 be sworn in.

23 MR. EINGORN: Would you raise your right
24 hand, please.

25 - - -

1 JEANETTE STEVENS, having first been duly
2 sworn/affirmed, was examined and testified as
3 follows:

4 - - -

5 MR. EINGORN: Please state your full name
6 and address for the record.

7 MS. STEVENS: My name is Jeanette
8 Stevens, 2151 Route 38, Apt. 705, Cherry Hill, NJ.

9 MR. EINGORN: Can you state again what
10 you said before?

11 MS. STEVENS: I'm saying that I'm
12 downstairs and he's going to be upstairs. I got to
13 be his bodyguard and I'll be downstairs.

14 MR. EINGORN: Got you. Anything else
15 from the Board that would like to know about the
16 property, the applicant's intentions? Is it safe to
17 open to the public?

18 CHAIRMAN HANCE: Yes.

19 MR. EINGORN: Is anybody in the public
20 here tonight that would like to be heard on 1160
21 Haddon Avenue, the application of Stevens Holdings,
22 LLC? After viewing the room, I don't see anybody who
23 would like to be heard on this application. We'll
24 close the public portion.

25 MS. STEVENS: We're a good family.

1 MR. EINGORN: Nobody is questioning that,
2 ma'am. So the public portion has been closed. It's
3 now the Board's obligation to do a discussion of the
4 bulk variance criteria, the Positive and Negative
5 Criteria. They are requesting bulk variances for lot
6 area and lot width, building coverage, off-street
7 parking related to the construction or the
8 renovation of the property into a duplex.

9 CHAIRMAN HANCE: They can't go left or
10 right. It's within two other buildings. Also, it's
11 good any time when someone is putting a house back
12 together in Camden showing that we're moving
13 forward.

14 REVEREND MARTINEZ: I agree. Keep the
15 place clean in our City and maintain it. It's good
16 for me. I don't have a problem or issue with it.
17 I'm good with it.

18 MS. ALSTON: I wasn't here last week or I
19 must have left before this came on. So they're
20 proposing a duplex?

21 MR. EINGORN: Yes.

22 MS. ALSTON: And we went through the two
23 different meters, all that stuff?

24 MR. EINGORN: Yes. The photographs have
25 all been provided that show. And that's why I asked

1 for an overview. The applicant is going to do the
2 construction; do all the construction related to
3 converting this into a duplex. They would be
4 required to get all the permits necessary; all the
5 proper inspections; discussion to code enforcement
6 and all that. They'll obviously also have to get
7 rental inspections. Or if they're going to rent it,
8 and CO approval for each unit. So they'll have to go
9 through all that. So if the meters don't exist and I
10 can't remember if they will exist as required by the
11 City.

12 MS. ALSTON: Okay.

13 MR. EINGORN: Any other questions? A
14 motion?

15 REVEREND MARTINEZ: Motion to accept.

16 MR. EINGORN: Do we have a second?

17 MS. ATWOOD: Second.

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

20 CHAIRMAN HANCE: Yes.

21 MR. EINGORN: Reverend Martinez.

22 REVEREND MARTINEZ: Yes.

23 MR. EINGORN: Ms. Atwood.

24 MS. ATWOOD: Yes.

25 MR. EINGORN: Ms. Alston.

1 MS. ALSTON: Yes.

2 MR. EINGORN: Mr. Brito Bueno.

3 MR. BRITO BUENO: Yes.

4 MR. EINGORN: Having all in favor, the
5 motion passes. Congratulations guys.

6 MR. STEVENS: Thank you.

7 MS. STEVENS: Thank you.

8 MR. EINGORN: I'll work on a Resolution
9 for next month.

10 The next matter, Victoria Realty, 523 N.
11 27th Street.

12 MR. EINGORN: Good evening. This is the
13 application of Victoria Realty Management, LLC. A
14 limited liability company is the entity. Do we have
15 an attorney present?

16 MS. ABED: No. It's a single-member
17 owned LLC.

18 MR. EINGORN: Perfect. So let's --

19 MS. ABED: She's the owner and I'm just
20 a --

21 MR. EINGORN: One moment, please. Let's
22 start over. Would you both raise your right hand,
23 please.

24 - - -

25 LEILE MELLO; FRANCESCA ABED, having

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

3 - - -

4 MR. EINGORN: Please state your full
5 names and addresses for the record, please.

6 MS. MELLO: My name is Leile Mello.
7 Address is 401 Kaighns Avenue, Camden, New Jersey
8 08103.

9 MS. ABED: My name is Franchesca Abed.
10 Address is 401 Kaighns Avenue, Camden, New Jersey
11 08103.

12 MR. EINGORN: Great. So let's start.
13 Ms. Mello, you are 100 percent owner of the entity
14 which is involved here?

15 MS. MELLO: That's correct.

16 MR. EINGORN: Tell us about your
17 application.

18 MS. ABED: The original application that
19 was made -- the building that we're discussing is
20 523 N. 27th Street. It was the original Paul's Glass
21 if anybody familiar with that Cramer Hill 27th Street
22 area. It was Paul's Glass and Paul's Insurance so it
23 had two commercial locations within one structure and
24 then it had the additional storage on the side. We
25 are planning to keep the exact same situation. What

1 we are asking for is two commercial locations in that
2 same facility where Paul's Glass was and also Paul's
3 Insurance was. And we're asking for storage. And
4 the reason we were denied was because storage is not
5 permitted by the Redevelopment Agency. We're not
6 asking for anything different than was existing
7 there. There was storage there.

8 The type of storage that was there, was
9 not the type of storage that we're doing. The type
10 of storage was, literally everything was thrown
11 there. And we actually have things more organized,
12 cleaned up. I don't know if anybody has been in that
13 area, has seen the stuff of work we've been doing and
14 the clean-up work, the stuff that we can do before we
15 got the approval for you guys.

16 Pictures were submitted to the Board.
17 I hope everybody has them. The color pictures were
18 submitted to the Board. Where you see the two front
19 facade parts of the commercial locations, the
20 existing conditions and the interior renovations
21 as-is, re-rock, drop ceiling repairs, separating and
22 making thing more safe and efficient for the future
23 tenants. Ms. Mello has Victoria Realty Management
24 where she has primarily invested in residential
25 properties and has been adding commercial properties

1 to her portfolio; where she's been doing exactly
2 this, purchasing commercial properties and
3 tenant-fitting them out to a blank space so that
4 people can then go before the Board on their own
5 accord and ask to get fitted out to whatever it may
6 be, be it a hair salon, be it a doctor's office,
7 whatever it may be.

8 And then the storage facility is
9 available for local contractors and anybody who might
10 be storing material. There is a storage of storage
11 in the City if anybody knows that. And whether it's
12 materials, whether it's people with just extra things
13 like the traditional American way of over-buying we
14 have. And then the pictures that were submitted of
15 the garages on the side, show the new overhead doors
16 and the new stucco work and the clean-up work that
17 was done. And then I believe the yard, you see the
18 full depth of the yard. It goes back pretty far.
19 It was multiple lots that were combined previous to
20 us owning it.

21 One of the reasons that it was denied was
22 to be brought back to be reviewed against the
23 Redevelopment Plan. Because of its -- it says:
24 Storage unit is not permitted; amendments to the
25 Redevelopment Plan may be needed. It's the close

1 proximity to the Conrail. There's a railroad, I
2 guess -- I don't want to say it's an extension but
3 there is an area that's allotted to them behind. It
4 has nothing to do with our physical property. It's
5 just the proximity of the property to our property.

6 MR. EINGORN: Let me stop you here for
7 one second. You're here tonight as a construction
8 liaison and you are from what company?

9 MS. ABED: Ralf's Plumbing, Heating,
10 Electrical, and General Contractors Corp.

11 MR. EINGORN: And Ralf's is now doing the
12 construction on the interior of the building?

13 MS. ABED: Correct. So what we've done
14 so far is all cosmetic work. But the answer is
15 yes.

16 MR. EINGORN: And there's no other --
17 you're not building any other buildings?

18 MS. ABED: No.

19 MR. EINGORN: It's all related to the
20 preexisting building; is that correct?

21 MS. ABED: Correct.

22 MR. EINGORN: And so -- I don't want to
23 cut you off.

24 MS. ABED: No. That's fine.

25 MR. EINGORN: The applicant is here

1 tonight requesting a Cert of Nonconforming Use; is
2 that correct?

3 MS. ABED: Correct.

4 MR. EINGORN: So it's the applicant's
5 position that this use as storage predated the
6 Ordinance or the Redevelopment Plan?

7 MS. ABED: Correct.

8 MR. EINGORN: And I can't read what that
9 is.

10 MS. ABED: I don't know. You may be
11 looking at a floor plan.

12 MR. EINGORN: Maybe.

13 MS. ABED: It was like a hand-sketched
14 floor plan done by the applicant.

15 MR. EINGORN: Ms. Mello, is it your
16 understanding that this building has been in use of
17 storage prior to the Redevelopment Plan?

18 MS. MELLO: Yes.

19 MR. EINGORN: And have you talked to the
20 prior owner?

21 MS. MELLO: Yes.

22 MR. EINGORN: Have you talked to the
23 prior owner about the use of the property?

24 MS. MELLO: Yes.

25 MR. EINGORN: So you have confirmed how

1 long it has been used as storage?

2 MS. MELLO: They were there for a long
3 time. They were there forever.

4 MR. EINGORN: Okay.

5 MS. MELLO: Then we gutted the building
6 thinking it would stay the same way.

7 MS. ABED: They used to store glass so it
8 would be windshields and actual glass for commercial
9 locations. That's what they stored before.

10 MR. EINGORN: What kind of storage are we
11 thinking now?

12 MS. ABED: So we were thinking -- I think
13 contractor storage so whether like materials and
14 things like that or just regular people who just need
15 extra storage.

16 MR. EINGORN: Does the Board have
17 questions for the applicant?

18 REVEREND MARTINEZ: So you're saying
19 you're not doing different than what it is right
20 now?

21 MS. ABED: Correct. I was storage before
22 and it's going to be storage and commercial. Two
23 commercial storefronts and it's still going to be
24 storage and two commercial storefronts.

25 REVEREND MARTINEZ: I know the place real

1 good. I work for the City and I know Paul's Glass.
2 My thing is with the garage, so that's going to be a
3 rental?

4 MS. MELLO: Yes.

5 REVEREND MARTINEZ: Do you know what kind
6 of -- do you know what you're going to put in there?
7 And if I want to rent it, are you requiring me to
8 tell you what I'm going to put in there?

9 MS. ABED: So there is basic guidelines
10 that are required for storage. That's through the
11 Mercantile and Licensing Division. So that would be
12 like -- I don't know if you're familiar with Chief
13 Inspector Marvin Poveda. So he has like basic stuff
14 like we can't store propane, oil, gas, anything
15 hazmat. So he has his basic stuff. Additional to
16 that, our insurance has a limit on what we're allowed
17 to store too. So we have to follow whatever is in
18 the guideline of the insurance and then whatever is
19 in the guidelines of obviously the City. And I saw a
20 picture where it said something like a kid's
21 something?

22 MS. ABED: No. That's actually the
23 billboard for the tenant behind us. So he has one of
24 those billboards that are rented. I guess they pay
25 him rent for. That has nothing to do with us.

1 That's a billboard on the property next to us. It's
2 just above our location.

3 REVEREND MARTINEZ: It shows just like
4 a --

5 MS. ABED: No. It actually does look
6 like it's part of the building but it's not. It's
7 the billboard for the adjacent property.

8 REVEREND MARTINEZ: Got you.

9 CHAIRMAN HANCE: So Ralf's Plumbing is
10 going to use it also for storage; is that what you
11 said?

12 MS. ABED: That was part of our deal is,
13 Ralf's is going to use it for storage when we do new
14 construction homes in the area. We do a lot of new
15 construction homes for St. Joseph's and for Habitat
16 for Humanity. So when we're in the area, this way if
17 we have to store any of our machinery, a backhoe or
18 anything like that, we have somewhere local in East
19 Camden that we can lock it up and we don't have to
20 bring it down to South Camden every single time.

21 CHAIRMAN HANCE: So I am very familiar
22 with that property also. I live right on 28th &
23 Mitchell Street. We used to play baseball back
24 there. They allowed us to. That's how big it is in
25 the rear. Also, I have my car insurance there. And,

1 sadly to say, a couple windshields replaced.

2 REVEREND MARTINEZ: I had my electric and
3 insurance there with Paul's. They were good.

4 MR. EINGORN: Any other questions
5 regarding the Cert of Nonconforming Use?

6 CHAIRMAN HANCE: The only thing that
7 I don't see is lighthing.

8 MS. ABED: So it's not there because we
9 needed to make sure that we were going to be approved
10 for this exact same stuff so that we can then
11 separate the lighting into the two those separate
12 panels and things like that. We didn't want to keep
13 putting in money until we got officially approved.

14 REVEREND MARTINEZ: And security?

15 MS. ABED: The fencing was all fixed. I
16 don't know if anybody was familiar with the way the
17 fencing was before. The fencing was all fixed and
18 there will be security, yes.

19 MR. EINGORN: And the lighting will
20 comply with the City Ordinance?

21 MS. ABED: The lightings will comply with
22 City Ordinance, yes.

23 MR. EINGORN: Any other questions? No.
24 So let's open to the public. Is anybody here tonight
25 that would like to be heard on Victoria Realty

1 Management, LLC, 523 N. 27th Street? Going once;
2 going twice. Nobody in the public. No public
3 comment. We'll close the public portion.

4 This is a request for a Cert of
5 Nonconforming Use by the applicant, Victoria Realty,
6 Management, LLC. The applicant testified that the
7 storage use which is in question, predated the Cramer
8 Hill Redevelopment Plan or the Ordinance and provided
9 additional information regarding the proposed storage
10 to continue in the property.

11 Now is the time for the Board to do a
12 discussion of the application and the requested Cert
13 of Nonconforming Use and to make a motion.

14 REVEREND MARTINEZ: I've seen that before
15 and now it's a huge difference; I mean huge. That's
16 what we want to see in the City. That's what I want
17 to see. When I drive around the City, see locations,
18 see places, see our City grow, clean. For the site
19 where they are right now, it looks beautiful right
20 now. So if I get a motion, I say a motion to pass.
21 Does anybody got anything different to say?

22 CHAIRMAN HANCE: I'd say that it's in a
23 business area.

24 REVEREND MARTINEZ: It is.

25 CHAIRMAN HANCE: Right across the street,

1 it's shipping and receiving. To the left it's a car
2 lot, I guess. They sell cars and then there's a
3 barber shop on the corner. It's in Cramer Hill when
4 you go over the bridge. I don't think they're going
5 to affect anyone's homes in that area. I've been
6 following them a while and they keep it clean, quiet.

7 REVEREND MARTINEZ: Yes.

8 CHAIRMAN HANCE: So I'm piggybacking off
9 of you right now.

10 REVEREND MARTINEZ: Amen.

11 MR. EINGORN: Anybody else. Sounds like
12 we had a motion.

13 REVEREND MARTINEZ: Motion to accept.

14 MR. EINGORN: Do we have a second?

15 MR. BRITO BUENO: Second.

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

18 CHAIRMAN HANCE: Yes.

19 MR. EINGORN: Reverend Martinez.

20 REVEREND MARTINEZ: Yes.

21 MR. EINGORN: Ms. Atwood.

22 MS. ATWOOD: Yes.

23 MR. EINGORN: Ms. Alston.

24 MS. ALSTON: Yes.

25 MR. EINGORN: Mr. Brito Bueno.

1 MR. BRITO BUENO: Yes.

2 MR. EINGORN: Having five in favor and
3 none opposed, the motion passes. Thank you and have
4 a nice night.

5 MS. MELLO: Thank you.

6 MS. ABED: Thank you.

7 MR. EINGORN: The next one is House of
8 Healing and Church Healing, SW 4th & Spruce.

9 MR. DIDUCH: Good evening ladies and
10 gentlemen. My name is Kevin Diduch. I'm the owner
11 and principal attorney of KD Law in Haddonfield, New
12 Jersey. My last name is spelled D-I-D-U-C-H and
13 pronounced Diduch. Please let me know if I need to
14 raise my voice. I'm happy to do so. My wife is
15 Italian. I have to raise it quite often. So I'm
16 used to doing so.

17 This evening it's my privilege to present
18 an application on behalf of my client, House of
19 Restoration and Healing Church, Incorporated with
20 respect to a property that's identified on our tax
21 map as Block 238, Lots 71 and 75. The property
22 address is SW 4th & Spruce Street in Camden, New
23 Jersey. The property is presently situated on a
24 corner lot with frontage on Spruce Street, as well as
25 4th Street.

1 It's presently a vacant lot. It was
2 previously the home to my client's church.
3 Unfortunately in August of 2009, there was an
4 incidental fire which caused the church to burn down.
5 The congregation has since then made headway,
6 considerable headway in having the church revitalized
7 as well reconstructed. That's what we're here today
8 to talk about. We have approximately three causes
9 for this evening's application. The first of which
10 is a use variance which we'll talk about, as well as
11 a preliminary and final site plan approval, as well
12 as a minor subdivision.

13 The use is considered a conditional use.
14 It would be -- it's currently zoned R-2 Residential
15 Zone. And we have approximately ten variances and
16 four waivers which we're requesting this evening.
17 The first of those is a waiver from Section 870-56
18 for the maximum lot area. The requirement currently
19 is 8,000 square feet. We're proposing 8,162 square
20 feet. Under that same section building coverage,
21 we're required to provide 40 percent building
22 coverage and we're providing approximately 45 percent
23 square building coverage. Under that very same
24 section, impervious coverage, we are looking for a
25 variance where 60 percent is required. We're

1 proposing 84 1/2 percent. We also have under that
2 same section, a combined side yard setback of 25 feet
3 where no proposed setback is being proposed.

4 Also, additionally under
5 Section 870-231.B.1.(a), the drive aisle width, we're
6 proposing 10.58 to 11 feet, whereas 18 feet are
7 required. Under Section 870-231.B.1(c), the length
8 of the handicapped parking spaces, we're looking for
9 a variance to that, as well as the length of parallel
10 parking spaces under Section 870-231.B Section 4.

11 Next under 870-243.D.2, we're looking for
12 the lighting levels variance. Section 870-243.A.10,
13 another variance under that section for the lighting
14 of the property. And 870-189.C, accessory structure
15 setback variance as well. And last but not least,
16 870-230 off-street parking, whereas 20 spaces are
17 required and two are provided under the plan.

18 We have four waivers that are being
19 requested. One is a buffer waiver from Section
20 870-144.A. Trash enclosure landscape screening
21 waiver from 870-224.B.14. A mechanical and electric
22 screening waiver under Section 870-224.B.19. And
23 then finally, a foundation plantings waiver under
24 Section 870-244.C.6.

25 I have two professionals this evening

1 that are prepared to present. One is Mr. Samuel
2 Agresta who is present and sitting over here to my
3 right, as well as Mr. Sam Mody who is from Kellar
4 Engineers who the Board is quite familiar with as
5 well as myself. I would first call Mr. Agresta and
6 Mr. Mody to be sworn in if we could, please.

7 MR. EINGORN: Dena, do you want to be
8 sworn in at the same time?

9 MS. MOORE: Yes.

10 MR. EINGORN: Would you raise your right
11 hands, please.

12 - - -

13 DENA MOORE, P.E., C.M.E; SAMIR D. MODY,
14 P.E.; SAMUEL AGRESTA, P.E., P.P., having first been
15 duly sworn/affirmed, was examined and testified as
16 follows:

17 - - -

18 MR. EINGORN: Please state your full
19 names and addresses for the record.

20 MR. AGRESTA: Sam Agresta. Address, 28
21 Brookwood Drive, Voorhees, New Jersey 08043.

22 MR. MODY: Sam Mody, 35 Kings Highway
23 East, Suite 120, Haddonfield, New Jersey 08033.

24 MR. DIDUCH: Because our application
25 really hinges on the first component which is the use

1 variance, I'm going to ask Mr. Agresta to first step
2 forward and provide his testimony explaining as to
3 why we should be permitted with this use. And then
4 I'd like to switch over to the second part of the
5 application which will be handled by Mr. Mody that
6 involves both the preliminary and final site plan, as
7 well as the Subdivision Criteria. So Mr. Agresta,
8 can you please step forward. Make sure you're
9 speaking loudly so the folks can hear you.

10 MR. AGRESTA: Absolutely.

11 MR. DIDUCH: Thank you.

12 MR. AGRESTA: Sam Agresta, Agresta
13 Engineering and Planning. I have a Bachelor's Degree
14 in architectural engineering from Drexel University.
15 I'm a licensed professional planner, as well as
16 professional engineer in the State of New Jersey.
17 All my licenses are currently active and I've
18 provided testimony in front of numerous boards
19 throughout the state.

20 MR. EINGORN: Great. The Board will
21 accept Mr. Agresta.

22 MS. MOORE: Excuse me, Sam. Before you
23 go through, I'm just going to point out in the letter
24 exactly why we need your testimony.

25 MR. AGRESTA: Okay. Of course.

1 MR. DIDUCH: That's fine.

2 MS. MOORE: Mr. Chair, I'm referring to
3 Remington & Vernick's letter dated December 27th and
4 revised letter December 4th, 2023. I'll point out
5 later about architectural plans but we'll go to the
6 use. The applicant's proposed use is -- first of
7 all, let's get to the proposed use. The applicant is
8 seeking preliminary and final site plan and minor
9 subdivision approval to construct a place of worship
10 to include religious services and
11 classroom/educational services. The proposed
12 building will be constructed on Block 238, Lot 71 and
13 73 which are currently owned by the church. Lot 71
14 and 73 are proposed to be consolidated into Lot 71.
15 That's their subdivision -- I'm sorry -- their
16 consolidation which is the minor subdivision
17 approval.

18 So the applicant's proposed use is
19 considered a conditional use of the R-2 Zone. The
20 application does not meet all of the conditions of
21 Section 870-209 and, therefore, a "d(3)" variance
22 will be necessary. That's why they're why coming to
23 the Board tonight. They do comply the five
24 requirements. The use shall be subject to site plan
25 review and approval which they have submitted. The

1 use shall meet the area and bulk requirements of the
2 zone in which it is located, which you've heard
3 because of the variances. The plan does not comply.

4 The applicant shall submit a list of
5 proposed activities, anticipated participants and a
6 timetable reflecting the hours in which each building
7 will be in use so that minimum parking requirements
8 can be determined. That's additional information
9 that should be required along with the site plan
10 approval. Regardless of the size of the place of
11 worship, a parish house, rectory, or similar
12 structure shall have sufficient parking for the
13 intended use and parking shall be screened from view
14 from adjacent properties.

15 As you've heard, they'll need a parking
16 variance. So that plan does not comply for that.
17 And residences for clergy shall be permitted on the
18 same lot as the place of worship and shall meet all
19 bulk requirements of the zone where located. So
20 additional information will be required.
21 So they do not meet the conditions and that's why
22 they're here now for the use.

23 You understand that the applicant has the
24 burden of demonstrating Special Reasons which we'll
25 hear the Positive and Negative Criteria for the use.

1 And if you can also go through what we have noted as
2 the use variance comments in your testimony; if you
3 can just address each of the comments we have noted
4 in here regarding the compatibility of the proposed
5 use with surrounding uses; mitigating factors for the
6 use variance. And then if the applicant can address
7 the following items to the Board regarding that the
8 use will not injure or detract from the use of
9 neighboring property. The use will not detract from
10 the character of the neighborhood, those type. I'm
11 sure you'll go through your testimony.

12 MR. AGRESTA: Absolutely. I'll be happy
13 to do so.

14 MS. MOORE: Thank you.

15 MR. AGRESTA: Of course. First I would
16 like to log in just a couple of exhibits before I get
17 started. We're going to call this Exhibit A-1. This
18 is just an aerial photograph. It's a little small.
19 I'm just going to use it for a general overview.
20 This will be Exhibit A-2, site plan, proposed site
21 plan. And then if you can flip over, this will be
22 Exhibit A-3, architectural rendering.

23 As discussed, we're seeking a d(3)
24 conditional use variance because we do not meet all
25 the requirements for essentially a list of bulk

1 standards. We will start off by addressing the
2 Positive Criteria, the Special Reasons and then we'll
3 go into the Negative Criteria which, as we know, is a
4 two-pronged approach or assessment. So to start with
5 the Positive Criteria, we have to provide proof that
6 we promote the intent and purpose of the Municipal
7 Land Use Law.

8 And with that, we turn to Section
9 40-55D-2 which outlines several points. I believe
10 there's 23 of them or so which gives us a means or
11 mechanism to address these Special Reasons. To
12 start off, a church by virtue of its nature and
13 operation, provides benefit to the community; the
14 social aspects of it providing a gathering place for
15 the people to meet and discuss issues; emotional
16 support for those very same reasons and then
17 spiritual growth just by the natural operation of the
18 church. It contributes to the cultural aspect,
19 again, allowing the network to expand educational
20 opportunities and contributes to the community by
21 means of assisting with certain functions such as,
22 food deliveries, again, places to meet, counseling
23 and different functions like that. It not only
24 provides immediate assistance to the immediate
25 neighborhood but the surrounding communities and the

1 City has a whole.

2 Regarding the site, our proposed site
3 improvements will enhance the public space.
4 Generally speaking, as you see, around the perimeter
5 of the site we're proposing new sidewalks, ADA
6 compliant ramps on the corner which allows not only
7 our site to be more accessible, but just a general
8 immediate surrounding area by providing those ADA
9 compliant ramps, sufficient sidewalk so enhancing as
10 well the surrounding area around the church.

11 We feel that our proposed use will
12 basically mend seamlessly with the surrounding
13 environment and is completely compatible. If we turn
14 to Exhibit A-1, like I said, just a general
15 overview, this is generally where our site is
16 located. And then we have several similar uses,
17 churches, daycares, things of that nature within just
18 a few hundred feet. There's a charter school here.
19 We have a smaller church here. There is a daycare
20 center here, as well as another church-type facility
21 over there. And these are all within just a few
22 hundred feet of our site. These are variances that
23 have been granted at some point in time in the
24 history and took advantage of the conditional use
25 approval.

1 So we do not believe -- we believe that
2 our plan does not deviate from the zoning ordinance,
3 goals and objective with the exception of the bulk
4 standards that we are deviating from and we will
5 provide mitigation -- we will provide testimony on
6 the mitigation efforts. We propose to address these
7 situations. So we feel that we meet the Special
8 Reasons under the Positive Criteria and we show a
9 commitment to promoting responsible and beneficial
10 land use in accordance with the practices of the
11 Municipal Land Use Law.

12 So stepping forward with the Negative
13 Criteria, the first prong of that, we have to
14 demonstrate that the use variance could be granted
15 without substantial detriment to the public good; not
16 have a negative impact on the surrounding properties
17 and will not cause damage to the character of the
18 neighborhood. So essentially, we have this tan area
19 here. It's basically a vacant lot as Mr. Diduch had
20 stated. We are basically proposing a new facility to
21 revive and rejuvenate this existing corner lot,
22 which corner lots are sort of a center piece to the
23 immediate neighborhood, the intersection, you can
24 kind of see them from every angle. So we feel that
25 it will be extremely beneficial to revive this site.

1 And through the use of certain
2 landscaping techniques, there's architecture that
3 we're proposing. We're attempting to create a
4 desirable visual environment through creative
5 development techniques. So I'd like to turn your
6 attention to Exhibit A-3 just to give you a quick
7 overview of the architecture that's proposed for this
8 facility. You can see that it's a relatively simple
9 design but efficient and will blend in seamlessly
10 with the neighborhood and surrounding area. And it
11 would certainly be an asset.

12 Other enhancements include lighting to
13 improve the esthetics; safety and visibility around
14 the site; and the proposed use also promotes and
15 encourages morals, safety, health and general welfare
16 just by the basic general operations of a church-type
17 establishment in the vicinity. So we feel that
18 the first prong of the Negative Criteria will not
19 result in any detriment to the public good or the
20 character of the neighborhood and our proposed use
21 that the facility will blend seamlessly with the
22 surrounding environment.

23 The Second Prong of the Negative Criteria
24 hinges more upon the Zoning Ordinance. And we have
25 to prove that it will not impair the intent or

1 purpose of the Zoning Plan or Zoning Ordinance as it
2 relates to the R-2 Zone, as well as the City Master
3 Plan. So the proposed conditional use of a religious
4 facility, a church, complies with the R-2 Zone.
5 However, as previously discussed, we have several
6 hurtles, those being bulk standards that we are
7 unable to comply to. But we do offer mitigation
8 factors for each of those. You'll see a little bit
9 more elaborate testimony in our site plan
10 presentation of how these are addressed. Our site
11 plan provides analysis of the setbacks; some of our
12 mitigation effort; placement of landscaping;
13 different items like that that help mitigate these
14 variances.

15 One of the variances is the parking
16 variance which may raise some signals. We are
17 proposing two parking stalls when the overall
18 requirement is for 20 parking stalls. It's my
19 understanding that we are in the process of working
20 through negotiating additional parking spots in the
21 immediate area. Our engineer, Sam, will certainly
22 elaborate that and give a little bit more detail in
23 that. But I do believe the intent is to meet the
24 requirement through adjacent properties.

25 So, again, the new church will

1 rehabilitate and revive and integrate seamlessly
2 complying with the local ordinances and the intent of
3 the Zoning Ordinance. It would certainly aligns with
4 the vision and objectives of the R-2 Zone, as well as
5 the City Master Plan. And we certainly insure that
6 there will be no impairment or intent to the purpose
7 of the Zoning Plan or Zoning Ordinance.

8 The final and a piece of this is, is this
9 site appropriate to grant the d(3) conditional use
10 variance in light of the fact that we are unable to
11 comply with certain bulk standards. So we
12 completed -- an assessment was completed of the site
13 which entailed the existing topography, the proposed
14 topography, the availability of utilities, sewer,
15 water, gas, electricity, different items like that.
16 And it was obtained that, yes, it is an efficient
17 site. It's a good site. And we do meet all the
18 requirements and provide ample mitigation efforts to
19 address any variances that we're seeking this
20 evening. So we don't feel that there will be any
21 impact to stormwater runoff, water quality, air
22 pollution, anything of that nature that will be
23 increased.

24 We're also providing safe access to the
25 site both for pedestrians by means of the new

1 sidewalk around the site, the ADA curb ramps around
2 the facility and the drive aisle that wraps around
3 the site here. Albeit, our driveways are somewhat
4 small or undersized. We don't foresee this being a
5 high-volume drive aisle that will be used regularly
6 at the attendance for ceremonies and different things
7 like that. Once we obtain those adjacent parking
8 lots and are able to provide those facilities, that's
9 where the bulk of our parking will be going -- will
10 be directed, if not all the parking.

11 Environmentally-speaking, it's my
12 understanding that a Phase 1 investigation was
13 conducted on the site and there were no environmental
14 concerns or issues with the site. And we do not feel
15 that our proposed use would increase any
16 environmental concerns, cause excessive pollution and
17 any other thing of that nature regarding
18 environmental issues.

19 So in closing, we feel that we've
20 addressed the Positive Criteria, provided Special
21 Reasons for granting the d(3) use variance, as well
22 as address the Negative Criteria in stating that
23 there will be no substantial detriment to the public
24 good and it will not impair the intent or purpose of
25 the Zoning Plan or Ordinance through the beneficial

1 use of a church, enhancing the social environment,
2 spiritual growth, educational opportunities, et
3 cetera. And we've provided support for the d(3)
4 variance and I'll call it preliminary analysis of why
5 this site is sufficient for our development. Thank
6 you.

7 MR. DIDUCH: Thank you, Sam. I just want
8 to make sure -- Dena, are you comfortable with what's
9 been presented and answered all your questions,
10 right?

11 MS. MOORE: Yes.

12 MR. DIDUCH: Very good. Excellent.

13 I'm going to call up Mr. Mody to provide
14 his portion of the testimony unless, Kyle, you would
15 like the Board to vote on the use first before we
16 proceed with the next --

17 MR. EINGORN: It would be up to the
18 Chair. Do you want to discuss and go through the use
19 first or do you want to take it all as one
20 Application, use and the site plan together?

21 CHAIRMAN HANCE: We'll take it all as
22 one.

23 MR. DIDUCH: Okay. Fair enough.

24 MS. MOORE: It might be just a little
25 easier that you approve the use. Because if you

1 don't approve the use then there's no need to go
2 through the site plan. That's the only reason why we
3 figured it would be easier if you were okay with the
4 use and then we go through the site plan portion.

5 MR. EINGORN: I don't know if you've
6 heard from the public or not. My only concern is
7 that you're asking for bulk variances to meet the
8 conditions for the conditional use.

9 MS. MOORE: Okay. Then let's go --

10 MR. EINGORN: That's my only concern. I
11 don't know if you're expecting any public comment on
12 this or not.

13 MR. DIDICH: Not in opposition.

14 MR. EINGORN: Okay.

15 MS. MOORE: Let's just go through the
16 whole thing.

17 MR. EINGORN: That would be my only
18 concern is that if we jump the gun on the use
19 variance because we're asking for bulk variances to
20 meet the conditions of the conditional use. It's a
21 little circular. I get it. But it may be better to
22 protect your client. That's all.

23 MR. DIDUCH: Fair enough.

24 MS. MOORE: That's fine.

25 MR. MODY: Good evening everybody. My

1 name is Sam Mody from Kellar Engineers of New
2 Jersey. I've appeared in front of this Board several
3 times in the last couple of years. I am a licensed
4 professional engineer. I've been practicing
5 engineering and planning for the past 41 years and
6 I'm very familiar with this project. And happy to
7 work through the Board letter with Dena.

8 MR. EINGORN: Mr. Mody has been accepted
9 by this Board on many occasions. And I think the
10 Board is satisfied to accept him tonight has a
11 professional engineer.

12 MS. MOORE: Going back to the letter.
13 The architectural plans that were submitted, they
14 should be signed and sealed by a licensed
15 professional according to the state regulations?

16 MR. MODY: Yes, they will.

17 MS. MOORE: And the Area and Bulk
18 Requirements, your attorney mentioned the
19 variances needed. We went through the maximum lot
20 area, the building coverage, impervious coverage,
21 combined lot -- combined side yard setback --

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

23 MS. MOORE: -- and the parking. I'll move
24 on to page 6 for the Performance Standards. If a
25 street opening is necessary for these roadways, the

1 application would be subject to the Street Opening
2 Permit Ordinance of the City. The City Engineer
3 should be contacted concerning the application and
4 fees involved.

5 MR. MODY: Yes. And we will contact the
6 City Engineer concerning the street opening
7 application and fees.

8 MS. MOORE: On-street parking is proposed
9 with this application. This is not permissible
10 because it is not enforceable. On-street parking may
11 be available, but it must not be dedicated without a
12 resolution approval by City Council. So the plans
13 should be revised accordingly.

14 MR. MODY: Yes. The on-street parking
15 spaces that were designated on the site plan, have
16 been removed. And I'll get into the parking a little
17 bit more during the testimony.

18 MS. MOORE: Per Section 870-230.F,
19 places of worship require one parking space per
20 1,000 square feet of gross floor area or one space
21 for each 10 fixed seats which necessitates 20 parking
22 spaces according to the plans which state 200 fixed
23 seats. The plans indicate 2 parking spaces proposed.
24 Plans should be revised or a variance is required.

25 And from previous testimony, you're

1 requesting that variance?

2 MR. MODY: Yes. So basically on-site we
3 have what it would be equivalent to 3 parking spaces.
4 We have 1 primary parking space. We have 1 ADA
5 compliant parking space because of the EV, the EV is
6 counted as two. So there will be shown 2 spaces are
7 actually counted as three. We have a requirement of
8 20. So I wanted to talk to the Board about is,
9 within the neighborhood, this is a neighborhood
10 church. Many folks use carpooling or they walk to
11 this facility as the way it was operating in the past
12 in 2009.

13 We anticipate that folks will still use
14 the foot to access the church. But for folks that
15 are coming from out of town, we are looking for
16 alternative parking areas. The applicant has been
17 working diligently with the City of Camden. They are
18 ready to go to the auction and purchase a dedicated
19 lot for the church. And they're willing to also
20 provide shuttle service which they used to provide in
21 the past to access the church. So the parking
22 component will be handled two-fold: Using the
23 neighborhood, whatever is available within the City's
24 street system, as well as providing an alternate lot
25 to supplement what is there and present.

1 If the church happened to have like a big
2 gathering, obviously the streets are going to be
3 gridlocked with the parking. So the alternative
4 parking lot would now take affect. But they're
5 working with the City to acquire parking.
6 Unfortunately, the auction dates that they were
7 planned to go to were canceled over the last few
8 months. So the next date is February where they're
9 going to approach the City and purchase parking
10 rather than leasing a lot. They actually want to
11 purchase it and dedicate it to the church.

12 MS. MOORE: And if this project does get
13 approved, then they wind up purchasing the lot and
14 they would come back and get an amended approval to
15 incorporate those parking spaces in with this?

16 MR. MODY: Correct.

17 The way the schedule is currently
18 envisioned, there's Sunday Bible Study. There's
19 Tuesday worship services. Bible Study is at
20 9:00 a.m.; Tuesday is at 7:00 p.m. Thursday is
21 worship services is at 7:00 p.m. And then there's
22 food distribution once or twice a month and
23 participants will arrive and serve promptly to keep
24 the flow moving. So that's kind of the way the
25 church operation is envisioned moving forward.

1 MS. MOORE: So they're requesting the
2 parking variance at this time. So if the parking
3 variance is granted, the applicant shall then make a
4 cash contribution to the City for each required space
5 not provided Per Section 870-230.R. The contribution
6 shall be in an amount equal to the cost of providing
7 the required minimum number of parking spaces to be
8 calculated by the City Engineer. You acknowledge
9 that requirement?

10 MR. MODY: Yes. We've worked with the
11 City in similar requirements.

12 MS. MOORE: Per Section 870-231.B(1)(a),
13 it appears that the standard car spaces are being
14 proposed at a 60-degree angle. One-way drive aisle
15 widths should be 18 feet, whereas the applicant has
16 proposed a 10.58-foot drive aisle. Plans should be
17 revised or a variance requested. You're also
18 requesting a variance for the smaller drive aisle
19 side, correct?

20 MR. MODY: Yes. So the car spaces are
21 now being proposed with a 45-degree angle which
22 equates to a drive aisle width of 13 feet. We
23 currently have a drive aisle coming from 4th Street
24 of 10.58. And as we make the turn for the access out
25 to Spruce, this is 11 feet. But the drive aisle --

1 MS. MOORE: I'm sorry. The spaces are
2 going to be at 45 degrees?

3 MR. MODY: 45 degrees.

4 MS. MOORE: They're at 45 and that
5 requirement is 15?

6 MR. MODY: Correct.

7 MS. MOORE: Okay. So then now it's the
8 10.58 versus the 15?

9 MR. MODY: Correct.

10 MS. MOORE: Per Section 870-231.B(1)(c),
11 ADA parking spaces shall be 8 feet minimum width by
12 20 foot in length. The applicant has proposed
13 on-street ADA parking spaces with a length of 18
14 feet. We know that the on-street is not permissible
15 so that is not applicable.

16 MR. MODY: So we have one ADA space
17 that's dedicated on-site with a 5-foot aisle
18 between.

19 MS. MOORE: So going back to the other
20 one, the 45-degree angle, is 15-feet required or
21 13?

22 MR. MODY: Thirteen feet.

23 MS. MOORE: Okay. I'm sorry. I did
24 review these responses with the applicant prior to us
25 revising the letter so I do have some of their

1 comments in another letter. So I should note that
2 this one is not applicable, the on-street ADA is not
3 applicable. That's the same for the next comment,
4 too?

5 MR. MODY: That's correct.

6 MS. MOORE: Per Section 870-234.A, in
7 addition to the required facilities for passenger
8 automobiles, facilities for the secure and convenient
9 parking of bicycles shall be required. The plans
10 should be revised.

11 MR. MODY: Yes. And we've identified a
12 secure and convenient parking area for bikes. We
13 have a bike rack dedicated and it has been updated on
14 the plans, on the site plans.

15 MS. MOORE: And the applicant should
16 provide testimony regarding loading?

17 MR. MODY: Yes. So I mentioned before,
18 the food distribution deliveries are anticipated one
19 to two times a month. The trucks can either
20 double-park temporarily on 4th Street or they can
21 park on-site, unload and be on their way. It's not a
22 major operation but there will be food coming into
23 the church at times.

24 MR. EINGORN: What kind of trucks are
25 anticipated by the applicant?

1 MS. MOORE: Box, Fed-Ex, UPS?

2 MR. DIDUCH: Box trucks; not semi-trucks.

3 MR. MODY: Yes, box trucks.

4 MS. MOORE: The applicant should confirm
5 that the sidewalk and curb replacement along South
6 4th Street will extend beyond their property frontage
7 to the Joint Alley intersection.

8 MR. MODY: Yes. And the sidewalk as you
9 can see, extended past our project limits in this
10 location here. The sidewalk and curb replacement
11 along South 4th Street will extend beyond the
12 property to the joint alley intersection.

13 MS. MOORE: The City Engineer will
14 confirm the replacement required for the ADA ramps at
15 the intersection of South 4th Street and Spruce
16 Street.

17 MR. MODY: Yes. We'll comply with the
18 City's requirements.

19 MS. MOORE: Stormwater Collection and
20 Management System: No changes are proposed to the
21 existing stormwater system. Testimony should be
22 provided regarding how the proposed improvements will
23 drain. And the plan should show the location of the
24 proposed roof drains. You'll add that?

25 MR. MODY: So the stormwater runoff is

1 proposed to drain toward the rear of the parking lot
2 along the driveway aisles toward 4th & Spruce Street.
3 The site plan now shows the location. We need the
4 architect to give us where the roof drains are going
5 to be located. We'll update the site plan
6 accordingly. We need the downspout locations from
7 them.

8 MS. MOORE: I'm going to try and go
9 through this quickly. A stormwater fee -- you're
10 okay with the comments that we have regarding the
11 values adjusted for the rainfall frequency?

12 MR. MODY: Yes.

13 MS. MOORE: And the calculations to
14 confirm that the post-development 25-year peak flow
15 does not exceed the pre-development 25-year peak flow
16 rate for the site.

17 MR. MODY: That's acknowledged, yes.

18 MS. MOORE: And a stormwater fee is to be
19 calculated for the site as outlined in Appendix XVIII
20 of the City Ordinance.

21 MR. MODY: Yes. We have calculated it.
22 We would just confer with the City Engineer on that
23 fee.

24 MS. MOORE: Well, the calculation would
25 be reviewed by our office. It's the payment that

1 goes to the City Engineer.

2 MR. MODY: Understood.

3 MS. MOORE: Grading. Do you have any
4 issues with the grading comments that we have shown?

5 MR. MODY: Not at all. The plans have
6 been updated and we will coordinate with the surveyor
7 of record to provide benchmark locations for the
8 survey. The spot elevations are now added.
9 Additional notes have been added. And we provided
10 detailed grading sheets for the ADA ramps.

11 MS. MOORE: And Utilities. Realizing
12 that the project must be approved by both the City
13 Engineer and City Fire Chief.

14 MR. MODY: We have an approval from the
15 Fire Chief of the overall plan. We still have to
16 prepare a complete package for the City Engineer.

17 MS. MOORE: Yes. The City Fire Chief in
18 his email dated December 13, 2023 approved the plan.

19 MR. MODY: Correct.

20 MS. MOORE: Construction details. Do you
21 have any comments regarding the construction detail?

22 MR. MODY: No. Everything has been
23 addressed per the letter.

24 MS. MOORE: Planting Design: Per Section
25 870-144.A, a buffer is required between residential

1 and nonresidential uses. Where a buffer is not
2 practical, an opaque fence may be substituted if
3 approved by the Zoning Board in accordance with
4 Section 870-149.

5 MR. MODY: Yes. In response to that, the
6 buffer is not practical. We are proposing an opaque
7 fence to be substituted and specifically the privacy
8 slats will be added to the wrought iron fence that's
9 proposed around the site.

10 MS. MOORE: Trash enclosures shall be
11 landscaped such that a year-round screen is provided
12 per Section 870-224.B.14 or a waiver requested. In
13 addition, testimony should be provided regarding
14 hours of trash hauling to determine the impact on
15 adjacent residences. So the trash enclosure?

16 MR. MODY: There's a trash enclosure
17 shown in the bottom.

18 MS. MOORE: Right. But you're requesting
19 a waiver.

20 MR. MODY: We're requesting a waiver.
21 The proposed fence is anticipated to provide the
22 necessary screen around the trash enclosure.

23 MS. MOORE: As opposed to landscaping,
24 that's why you need the waiver?

25 MR. MODY: Correct. The garbage and

1 recycling schedule currently are hauled every
2 Wednesday in the morning. And the applicant will
3 contact a private company should they have large
4 events at the church and they will be responsible for
5 trash disposal.

6 MS. MOORE: So the private hauling is
7 just for something large, otherwise, you're going to
8 use --

9 MR. MODY: Just use the City.

10 MS. MOORE: And it comes through every
11 Wednesday only?

12 MR. MODY: Every Wednesday in the
13 morning.

14 MS. MOORE: Do you know? Just along
15 that area?

16 MR. MODY: Yes.

17 MS. MOORE: But you have a separate trash
18 enclosure you're saying?

19 MR. MODY: Yes, we have a trash enclosure
20 right here.

21 MS. MOORE: But the City is not going to
22 come on the site and pick that up?

23 MR. MODY: No. They'll bring the toters
24 out to the street.

25 MS. MOORE: All electrical and mechanical

1 equipment shall be screened from view per Section
2 870-224.B.19 or a waiver requested.

3 MR. MODY: No waiver is requested on
4 that. We will have a sprinkler. That was one of the
5 ones we took off the list.

6 MS. MOORE: And they're located on the
7 roof? Or where is it located?

8 MR. MODY: The handling systems are right
9 here.

10 MS. MOORE: That's right. Okay.

11 MR. MODY: The condenser units are right
12 in the back of the property and there's fence around.
13 They're right on-site. They're right on the
14 perimeter of the site.

15 MS. MOORE: So I'll remove that when you
16 open the back.

17 MR. MODY: Yes.

18 MS. MOORE: Foundation plantings are
19 required along all buildings elevations per Section
20 870-244.C.6. Plans should be revised or a waiver
21 requested.

22 MR. MODY: Yes. We're requesting a
23 waiver for that. If you'd like, I can show you.

24 MS. MOORE: From strict compliance you're
25 able to do some portions, right?

1 MR. MODY: Yes. So the plantings we're
2 talking about are the ones along here in this green
3 space here. I feel that the foundation may conflict
4 with the plantings that we're proposing in this area.

5 MS. MOORE: But it's one side you're not
6 able to do the plantings on, right?

7 MR. MODY: I'm sorry?

8 MS. MOORE: Isn't it one side that you're
9 not able to do the plantings on? That's why you're
10 requesting the waiver?

11 MR. EINGORN: This bottom side here,
12 bottom right?

13 MR. MODY: Well, the back side. This
14 side here is -- this is this location right here. We
15 don't have really much room.

16 MS. MOORE: You don't have it on that
17 side. That's it. I knew it was one of the sides.
18 That's why you need the waiver.

19 MR. MODY: Yes.

20 MS. MOORE: The size and condition of the
21 Sweet Crab Apple should be indicated on the
22 Landscaping Legend. You'll add that?

23 MR. MODY: Yes. That's been revised.

24 MS. MOORE: And the utilities should be
25 shown on the landscape plan to avoid any conflicts?

1 MR. MODY: Yes.

2 MS. MOORE: Lighting: A lighting plan
3 should be provided to comply with Section
4 870-243.D.2 or a variance requested. That's the
5 minimum lighting level of 0.25 footcandles. Average
6 lighting level of between 0.5 and 2.0 footcandles.
7 The maximum lighting level of 3.0 footcandles unless
8 you're directly under a fixture in which
9 5-footcandles is permitted. You're requesting a
10 variance from strict compliance?

11 MR. MODY: We're requesting a variance
12 for Items 1, 2 and 3. We're working on the lighting
13 plan now but we envision that the requirements here
14 are going to be very challenging to meet. The
15 building is only is 10 foot off the property line.
16 So it's going to be difficult to meet all of these
17 conditions. Looking at the lighting plan that's
18 under design, there are areas where we're exceeding
19 the Criteria.

20 MS. MOORE: So you're requesting the
21 lighting levels which I already have noted in the
22 back on from strict compliance, right?

23 MR. MODY: Yes.

24 MS. MOORE: You're going to meet those as
25 much as possible?

1 MR. MODY: As much as possible but there
2 are going to be -- we're going to ask for a waiver at
3 this point because --

4 MS. MOORE: Variance.

5 MR. MODY: -- variance -- because there
6 are areas that looks like we're going to be outside
7 the limits.

8 MS. MOORE: Okay.

9 MR. EINGORN: So are we adding A.10 and
10 H?

11 MS. MOORE: What is that? I'm sorry.

12 MR. EINGORN: To the variances, are we
13 adding a variance for A.10 and H?

14 MS. MOORE: Right. That's what it looks
15 like. So we have D.2 and now you're saying -- well,
16 first of all, the lighting should minimize glare and
17 off-site spillage. So you're going to minimize glare
18 and off-site spillage?

19 MR. MODY: Absolutely.

20 MS. MOORE: So you're fine with that?

21 MR. MODY: Yes.

22 MS. MOORE: No more than 0.25 footcandles
23 are permitted 10 feet from the property line.

24 MR. MODY: Right.

25 MS. MOORE: So you don't think you'll be

1 at 0.25 footcandles?

2 MR. MODY: It appears --

3 MS. MOORE: Is it a little bit more?

4 UNIDENTIFIED SPEAKER: A little bit more.

5 MS. MOORE: That's fine. So I just need

6 to add it. We're adding under variance Section

7 870-243.A.10 and lighting level at property line.

8 Okay?

9 MR. MODY: Yes. A.10 --

10 MS. MOORE: Right. 870-243.A.10.

11 MR. MODY: And B.9, yes.

12 MS. MOORE: And I'll mark that as

13 variance.

14 Per Section 870-243.H, all outdoor
15 lighting not essential for safety or security
16 purposes, shall be activated by automatic control
17 devices and turned off during nonoperating hours.
18 So that note you'll add to the plan?

19 MR. MODY: That will be added to the --
20 that has been added to the plans.

21 MS. MOORE: Traffic Impacts: The
22 applicant is to provide a traffic impact statement
23 explaining the anticipated site traffic for the
24 proposed development.

25 MR. MODY: Yes. We prepared a memorandum

1 of record. We submitted to the City. Just to give
2 you a couple highlights from the report, if that's
3 okay.

4 MS. MOORE: You submitted that with the
5 application or after?

6 MR. MODY: This was after.

7 MS. MOORE: After.

8 MR. MODAY: After.

9 MS. MOORE: It's better just to put it on
10 record as opposing to submitting something.

11 MR. MODY: I can put this as --

12 MS. MOORE: But, I mean, I'll still need
13 to get it and review it. It's just that you're doing
14 it now. That's fine.

15 MR. MODY: You count this as an exhibit?

16 MS. MOORE: Well --

17 MR. MODY: The bottom line is, we don't
18 anticipate an appreciable volume of traffic from this
19 construction.

20 MS. MOORE: Okay.

21 MR. MODY: But we showed our
22 justification to that.

23 MS. MOORE: Okay.

24 MR. MODY: Do you want this as an exhibit
25 for --

1 MS. MOORE: I would rather you submit it
2 should that project be approved. I'd rather you
3 submit it as --

4 MR. DIDUCH: That's fine.

5 MR. EINGORN: Why don't we make it
6 submission of condition of approval.

7 MS. MOORE: Right. Just respond that
8 you'll submit it. That's all. It keeps the
9 paperwork down and nothing is missed.

10 MR. MODY: I just want to follow this.

11 MS. MOORE: Environmental Impacts. And
12 we did the Environmental Review. That was the
13 difference between the two review letters. So from
14 our office going on page 12, JPCL Engineering
15 recommends that the -- well, you did a Phase 1
16 analysis which we reviewed. So the engineer
17 recommends a Consultation with the Owner
18 representatives or City Officials to determine any
19 additional information in connection with the Subject
20 Property.

21 So they stated that they identified no
22 recognized environmental conditions, REC's, and no
23 Historical Recognized Environmental Conditions
24 (HRECs) in connection with the Subject Property. No
25 De Minimus Conditions were encountered within the

1 Subject Property during the completion of the Phase 1
2 Environmental Site Analysis and No Data Gaps. They
3 also stated that the Subject Site was not a
4 Historically Database identified site and, therefore,
5 the Subject Property has no HRECs.

6 Also, the Subject Property is not listed
7 on the EDR database as having a specific
8 environmental history. And OPRA records from Camden
9 showed a fire occurred at this address in August of
10 2009 due to the long history of small businesses and
11 residences in this urban area, unknown conditions can
12 exist. So that's why they were stating, the JPCL
13 Associates recommended a Consultation with Owner
14 representatives or City officials to determine any
15 additional information in connection with the Subject
16 Property.

17 Remington & Vernick Engineers concurs
18 with JPCL Associates' findings listings above
19 regarding the Recognized Environmental Conditions and
20 the Historical Recognized Environmental Conditions in
21 connection with the Subject Property.

22 Prior to any site development activities,
23 the applicant should provide testimony regarding the
24 outcome and results of any additional Environmental
25 Investigations and/or Remedial Actions including, but

1 not limited to soil and groundwater investigations,
2 geophysical investigations, and any subsequent LSRP
3 findings or NJDEP review comments, and/or
4 recommendations in connection with the Subject
5 Property.

6 So, are there any additional
7 environmental reports necessary for the site?

8 MR. MODY: No.

9 MS. MOORE: And is there currently an
10 LSRP required for the site? No, right?

11 MR. MODY: No.

12 MS. MOORE: Okay. Moving on to signage.
13 No signage has been proposed with this application.
14 Testimony should be provided.

15 MR. MODY: We're going to provide a
16 separate sign permit to the City once a vendor has
17 been established.

18 MS. MOORE: Per Section 870-189.C,
19 accessory structures shall be set back a minimum of
20 five feet from any side yard and three feet from any
21 rear yard. The proposed trash enclosure is located
22 on the property lines and plans should be revised or
23 a -- it should say, variance requested. So you are
24 requesting the variance for that, correct?

25 MR. MODY: Yes.

1 MS. MOORE: The plans note that the
2 application will comply with the City's "Ordinance
3 Establishing Standards for the Submission of Maps and
4 Other Documents in a Digital Format." Since the
5 applicant is proposing a consolidation, two flash
6 drives with the CAD file of the Minor Subdivision
7 Plan should be submitted to our office of review.
8 And you know it has to be in NAD 1983?

9 MR. MODY: Yes.

10 MS. MOORE: The Minor Subdivision Plan
11 should corrected to change the signature from the
12 City Engineer to the Zoning Board Engineer. Also,
13 the other Zoning Board approvals should include the
14 Zoning Board Chairman, Zoning Board Secretary and the
15 Zoning Officer/Administrative Officer? You'll make
16 those changes?

17 MR. MODY: Yes. We'll coordinate with
18 the surveyor of record TSE to revise the subdivision
19 plan as noted.

20 MS. MOORE: Details for the trash
21 enclosure should be provided.

22 MR. MODY: Yes, it has been provided.

23 MS. MOORE: Per Section 870-197.F, a
24 fence not more than four feet tall is permitted along
25 the side lot line from the front building line to the

1 front lot line and along the front lot line. The
2 applicant has proposed a 6-foot fence. Plans should
3 be revised or a variance requested. You're
4 requesting a variance?

5 MR. MODY: We'll comply, yes, 870-197.F.

6 MR. EINGORN: You said you'll comply?

7 MR. MODY: We'll comply, yes.

8 MS. MOORE: You said you'll comply or
9 you're going to --

10 MR. MODY: We'll comply. We'll go with
11 the required height.

12 MS. MOORE: Okay.

13 MR. EINGORN: Take out the variance.

14 MS. MOORE: All right. So then we'll
15 remove that variance request?

16 MR. MODY: Yes.

17 MS. MOORE: I wasn't taking exception to
18 the 6-foot fence but all right.

19 Summary of Variances and Waivers. So we
20 have listed for the variances: The conditional use
21 "d(3)"; the maximum lot area; building coverage;
22 imperious coverage; combined side yard; I removed the
23 fence height; the number of parking spaces.

24 MR. MODY: Yes.

25 MS. MOORE: The drive aisle width; the

1 length of the handicapped parking spaces I removed;
2 the length of the parallel parking spaces we also
3 removed; lighting levels; the lighting level at the
4 property line; and the accessory structure setback.

5 MR. MODY: That's correct, yes.

6 MS. MOORE: The Waiver, we have the
7 buffer, the trash enclosure landscaped screening. We
8 removed the mechanical and electrical screening. And
9 we have foundation plantings. You're aware of the
10 Approval Process as listed on page 14. If you have
11 any questions you can contact me regarding that.

12 MR. MODY: Yes.

13 MS. MOORE: And Outside Agency Approvals
14 I have noted as the Camden County Planning Board; and
15 Camden County Soil Conservation District.

16 MR. MODY: Right.

17 MS. MOORE: Any others that you may be
18 aware of?

19 MR. MODY: We have gotten the approvals
20 from the Soil Conservation District, the Fire
21 Marshall and we got a letter from the Tax Assessor
22 confirming our lot consolidation of --

23 MS. MOORE: Those are in-house.

24 MR. MODY: Yes.

25 MS. MOORE: So the Soil Conservation

1 District, you received the certification already?

2 MR. MODY: Yes.

3 MS. MOORE: And I think I mentioned -- I
4 may have mentioned to your office you should
5 probably wait until you get through the Municipal
6 Approvals --

7 MR. MODY: -- yes.

8 MS. MOORE: -- before you submit to the
9 County. I know the County definitely didn't look at
10 anything yet until you got through this. And also
11 Soil Conservation District.

12 MR. MODY: Okay.

13 MS. MOORE: So let's get this one first
14 and then get the other ones.

15 MR. MODY: Okay.

16 MS. MOORE: Okay. Mr. Chairman, that
17 concludes our review.

18 CHAIRMAN HANCE: Thank you.

19 MR. DIDUCH: Thank you, Sam. I
20 appreciate your time.

21 MR. Chairman and Mr. Eingorn, at this
22 conjuncture we would open it up to public comment.
23 We have nothing further to present unless the Board
24 has questions for our professionals, we would call
25 them up one-by-one.

1 CHAIRMAN HANCE: Yes. My major concern
2 here is parking and trash. Let's start with
3 parking.

4 MR. DIDUCH: Sure.

5 CHAIRMAN HANCE: You have educational
6 also and a church, correct?

7 MR. MODY: That's correct.

8 CHAIRMAN HANCE: So I'm saying that
9 parking-wise buses. I'm thinking of meetings; I'm
10 thinking of traffic. You only have three spots
11 on-site.

12 MR. DIDUCH: That's right.

13 CHAIRMAN HANCE: And you're trying to use
14 public parking. Now, you did mention that you
15 talked to the City, to the mayor, and something is in
16 the works. But how long would that -- I know it was
17 canceled twice.

18 MR. DIDUCH: Yes, it was canceled twice
19 and I'd like to think that the applicant --

20 CHAIRMAN HANCE: But what time frame are
21 we in for parking?

22 MR. DIDUCH: The next auction and they
23 have the ability to purchase a lot which is what
24 they're looking to do at this point. I would
25 estimate somewhere between 60 to 90 days in terms of

1 time in order to accomplish that goal. I mean,
2 they're not going to move forward with the
3 construction unless and until they've resolved that
4 parking component, particularly if it becomes a
5 condition of our approval this evening. I don't
6 anticipate that would be a longterm issue that we
7 would face.

8 I do have representatives from the church
9 here who could speak more to the educational
10 component just to give you a better idea of what
11 that's going to entail. But I would imagine that
12 based upon what we've already testified to, it's
13 going to be the same system that's getting folks to
14 the site now that would be instrumental in that
15 educational component, whether it be shuttling or the
16 availability of some public parking and a mix.
17 I don't anticipate the entire congregation would
18 participate in the educational component that
19 churches offer. But the rest of the parking
20 component could be satisfied that way.

21 MR. MODY: Do you mind if the applicant
22 speaks on that?

23 MR. DIDUCH: Not at all. I think that
24 would be appropriate at this point. She can
25 certainly clear it up.

1 MR. DIDUCH: I know what your --

2 MS. MURIEL-BARRETO: It is not a daycare.
3 The classrooms that we have are going to be for
4 age-appropriate groups. But even there it is mainly
5 for Bible study classes.

6 MR. DIDUCH: Is youth groups included in
7 that?

8 MS. MURIEL-BARRETO: Youth groups and we
9 may have youth nights some nights and that will be
10 it. So it would be a limited amount of people. We
11 don't expect a high-traffic volume.

12 MR. DIDUCH: But no formal educational
13 curriculum where there's enrollment and tuition and
14 things of that nature.

15 MS. MURIEL-BARRETO: No.

16 MR. DIDUCH: It's more of a public
17 service than it is a money-making endeavor?

18 MS. MURIEL-BARRETO: Correct.

19 REVEREND MARTINEZ: I could speak up for
20 that because when you do something like this, not too
21 many people come to the activities. So it's fine.

22 CHAIRMAN HANCE: Second question. Tell
23 me about opening and closing, is it every day, half a
24 day, Monday through Sunday, Tuesday?

25 MS. MURIEL-BARRETO: I'll speak to the

1 schedule just to give you a better idea. Routinely
2 the church will be running services on weeknights,
3 Tuesdays and Thursdays. Sunday mornings Bible study
4 and special events may occur for youth groups,
5 worship services. We may have community events for
6 the local neighborhood. We may plan for summer
7 activities for the kids in the neighborhood to
8 participate during the day that are local that can
9 maybe part of our church van which we have that seats
10 16 passengers. Or they can walk on foot to the
11 building.

12 CHAIRMAN HANCE: How big is your
13 congregation that you have?

14 MS. MURIEL-BARRETO: At this point it
15 ranges around 50. We have space for 200 with the
16 hopes that we will be able to grow the congregation.

17 CHAIRMAN HANCE: And you feel as though
18 that it may be bigger because of a new church?

19 MS. MURIEL-BARRETO: Yes. That and
20 faith.

21 CHAIRMAN HANCE: Right.

22 Now, we're going to go through the trash.
23 And the reason why I'm coming back to the trash,
24 again, cause the more activities you have, the more
25 trash, parties, weddings.

1 MS. MURIEL-BARRETO: I can speak in
2 two-fold. Prior to having the fire incident, the
3 church was running in the same location with about
4 the same amount of people. And in that time, we will
5 always put the trash out in the curb. It was never a
6 concern. It was not. We don't expect that to be the
7 case. However, for larger events that generate
8 perhaps a significant amount of trash, we will have
9 the ability to have a trash enclosure. I will have
10 to have to someone hired to be able to dispose of it.
11 We don't expect that to be a recurring matter.

12 REVEREND MARTINEZ: I don't think so
13 because I got the same of congregation at my church
14 and trash is not an issue.

15 MS. MURIEL-BARRETO: Any other
16 questions?

17 MR. EINGORN: The church that was located
18 on the property previously, how did that compare in
19 size and form to this one?

20 MS. MURIEL-BARRETO: The layout was about
21 the same in terms of the footprint. We're looking at
22 a, I believe, 55 by 67 foot wide building is
23 approximately the same.

24 MR. DIDUCH: If any, there's no drastic
25 expansion of the --

1 MS. MURIEL-BARRETO: No.

2 MR. DIDUCH: -- overall existing
3 footprint --

4 MS. MURIEL-BARRETO: No. The layout is
5 very similar to what it was there before.

6 MR. EINGORN: And how many off-street
7 parking spaces were there prior to the fire?

8 MS. MURIEL-BARRETO: Prior to the fire if
9 my recollection, it was a handful. I recall seeing
10 two to five. There wasn't a formal parking. It was
11 more of an empty open lot that we would use. So
12 there's no drastic change from what we had before.

13 CHAIRMAN HANCE: So the church is being
14 almost built on the same footing?

15 MS. MURIEL-BARRETO: Yes.

16 MS. ATWOOD: I notice that you're having
17 classes on the second floor. Is your building going
18 to have an elevator?

19 MS. MURIEL-BARRETO: Yes, there will be
20 an elevator. One is being proposed.

21 REVEREND MARTINEZ: And lighting?

22 MS. MURIEL-BARRETO: Lighting interior or
23 are you talking exterior lighting?

24 REVEREND MARTINEZ: Exterior.

25 MS. MURIEL-BARRETO: That will be in

1 accordance to the site plan and City ordinance.

2 I don't have the details to speak to that but we will
3 have to provide outside lighting as needed. Whether
4 it's mounted on the wall and/or a combination of
5 street light and other lights.

6 REVEREND MARTINEZ: Including security
7 camera?

8 MS. MURIEL-BARRETO: Yes. Perimeter
9 security.

10 MR. DIDUCH: Will there be security
11 cameras on-site?

12 MS. MURIEL-BARRETO: It is something that
13 we have to put in the plans. We have not entered the
14 detail stages for construction drawings and detailing
15 and the like but it is something that we can consider
16 if required. It should be considered.

17 MR. DIDUCH: Thank you.

18 MR. EINGORN: Any further questions?

19 MS. ALSTON: I was wondering whether
20 someone will be living there or staying there every
21 day?

22 MR. DIDUCH: No. I don't anticipate
23 that. Keicha, could you answer that? Is someone and
24 I'll use the phrase on-staff, right, is someone going
25 to be present at the church every day?

1 MS. MURIEL-BARRETO: It is slightly that
2 our pastor will be in the church daily or almost
3 daily. Just one or maybe the secretary; one or two
4 people at the most.

5 MR. DIDUCH: Not living there but just
6 opening the doors every day?

7 MS. MURIEL-BARRETO: No, not living
8 there. Just to take care of the daily church
9 activities.

10 MR. DIDUCH: Thank you.

11 MR. EINGORN: Unless you have closing
12 remarks, we'll open to the public.

13 MR. DIDUCH: No, nothing further. Just
14 appreciate everyone's time and consideration.

15 MR. EINGORN: We appreciate you coming
16 up. We will open this matter to the public. Is
17 anybody here tonight that would like to be heard on
18 the House of Restoration & Healing, 901 S. 4th
19 Street? Anybody in the public would like to be
20 heard? Going once; going twice. No public comment.
21 We'll close the public portion.

22 MR. EINGORN: So the Board's heard an
23 application tonight for a conditional use,
24 preliminary and final site plan and minor subdivision
25 approval, including the list of variances and waivers

1 that Dena summarized on pages 13 and 14 of her
2 report.

3 There's also a discussion of the
4 condition, a submission of a traffic impact
5 statement. Now is the time for the Board to do a
6 discussion of the relevant criteria related to the
7 use variance; discussion of the site plan application
8 and the subdivision request. And, thereafter, to
9 make a motion to approve.

10 REVEREND MARTINEZ: I think it's great.
11 I mean, I know the old church that was there. And
12 I remember that fire and I know what they go through,
13 what they went through and what they're going through
14 right now with this construction. The church looks
15 beautiful from here. I think it's a need in that
16 neighborhood where people could walk to the church
17 and the pantry. It's great. I mean, that block for
18 4th Street, it's kind of spooky to say on that
19 street. That church needs to be there. It's been
20 out there like since 2009 when it caught on fire to
21 now. I think we must approve this application.

22 CHAIRMAN HANCE: How long has the church
23 been there before it burned down?

24 MS. MURIEL-BARRETO: The church was
25 incorporated in 2005. So we occupied that building

1 about of couple years after it was incorporated so
2 around 2007. So we were there for approximately two
3 years when the fire occurred. Since then the church
4 has been leasing properties around the City.

5 REVEREND MARTINEZ: But the whole
6 building has been there like 70, 80 years, right,
7 before the fire?

8 MS. MURIEL-BARRETO: Yes.

9 CHAIRMAN HANCE: That's what I was
10 looking for. I'm saying that if it's going to be on
11 the same footing, a church is definitely needed.
12 It's not like it used to be. The Reverend don't
13 realize that my father also was a pastor. I've been
14 in church all my life. I think we need it more now
15 than ever. It is a beautiful church. It definitely
16 has a purpose. I think it would be wonderful to
17 bring it back; to refresh that neighborhood; bring
18 that neighborhood back.

19 REVEREND MARTINEZ: Yes.

20 MS. ALSTON: Kyle, and we're adding in
21 the Resolution that they comply with the parking. So
22 if they they're not able to purchase the lot, that
23 they find an alternative so that they can meet that
24 requirement?

25 MR. EINGORN: That can be a condition of

1 approval, yes. But they're asking for a variance.

2 MS. MOORE: They're asking for a
3 variance.

4 MR. EINGORN: So what they're saying
5 is --

6 MS. MOORE: They have looked in the area
7 and they cannot find --

8 MR. EINGORN: What they're essentially
9 saying is, and I don't want to speak for the
10 applicant but this is what I heard is, we can provide
11 the two spots on-site; we're looking for the other
12 stuff but we anticipate getting it. But to the
13 extent that they don't, they'd like a variance for
14 the 18 spots. They need 20. They're going to have
15 technically three because of the EV.

16 MS. MOORE: Right. The calculation.

17 MR. EINGORN: So they really need 17.
18 And they're saying: If we can't find a lot, we would
19 like the variance to not have to have the parking.
20 And maybe we ask the applicant quickly, your
21 congregation, how much of it lives in the community;
22 how much parking did you require; what kind of -- if
23 those are the questions you have, it'll alleviate
24 some of the concern. That's certainly something --
25 would you like to add some brief testimony as to what

1 the parking conditions were --

2 MR. DIDUCH: To that extent, if you could
3 speak to the Board as to the location of your
4 congregation. Obviously if you have around 50 folks
5 altogether but where are they coming from? Are they
6 coming from the local area; are they coming from out
7 of --

8 MS. MURIEL-BARRETO: Most of the members
9 are local. There are a handful that are outside the
10 City of Camden that travel to the City. For those
11 that are local, we have a church van to be able to
12 provide transportation. It's more efficient
13 especially with night services. And that helps
14 immensely eliminating the need for parking.

15 MR. DIDUCH: Are there meeting places in
16 the event that you use the church van where folks can
17 meet first and then be bused over to the church?

18 MS. MURIEL-BARRETO: We could make that
19 accommodation. It hasn't been a need. Folks will
20 just be picked up in their homes if they're local to
21 the church.

22 MR. DIDUCH: If they met at the PATCO lot
23 or something like that and they got picked up and
24 brought over?

25 MS. MURIEL-BARRETO: If there's only very

1 little people that live outside the City, that will
2 be members of the church. And most of them are city
3 residents.

4 MR. EINGORN: I think what -- I don't
5 mean to cut you off. One of the issues that you're
6 going to have here or the applicant is going to have
7 is that, they're basically going to create a
8 stand-alone parking lot to the extent that they can
9 purchase the property. I'm assuming it's not
10 adjacent, directly adjacent, right?

11 MS. MURIEL-BARRETO: Are we discussing
12 the properties we intend to purchase that are
13 City-owned?

14 MR. EINGORN: Yes, ma'am. Is that
15 directly adjacent to the property at issue?

16 MS. MURIEL-BARRETO: It's adjacent to a
17 lot that is next to ours. There's currently an
18 abandoned building, adjacent story-framed dwelling.
19 It's an abandoned building next to where we're
20 proposing the church to be. This is a picture of the
21 building. Right next to that building, there's
22 several series of lots. It's totally open at the
23 moment. Three of those lots are privately-owned.
24 The remaining are City-owned. So we are seeking to
25 purchase as many lots as we could from the City.

1 MR. EINGORN: So what I'm saying is that
2 because the lot lines aren't contiguous, they're not
3 going to be able to consolidate this to make the
4 parking lot an accessory to the lot where the church
5 will be. So they're basically going to create this
6 stand-alone parking lot which will be accessory, but
7 really is going to probably need its own use
8 variance. Right?

9 So to the extent that they create that
10 lot, that'll be a separate application. But for now,
11 they're asking for the variance in the event that
12 they're unable to purchase those lots. Because I'm
13 assuming they're not the only bidder. I mean, they
14 may be, but you don't know. There's no guarantees in
15 life. So that's what's going on.

16 MS. MOORE: And I wanted to put on
17 record. That was one thing that I mentioned to them.
18 Can you get an agreement with someone in the area?
19 And I think they researched. And the places in the
20 area already have agreements with other churches for
21 parking spaces.

22 CHAIRMAN HANCE: So I'll just say this to
23 the Board. They would not be here if they didn't
24 have a tragic fire. And that church was there for
25 over 80 years and they had parking. It's nothing

1 new. They're not bringing anything new to the
2 neighborhood. They're replacing what was there
3 already.

4 REVEREND MARTINEZ: Exactly.

5 CHAIRMAN HANCE: So I feel as though is
6 that --

7 MR. EINGORN: If they hadn't lost the
8 whole church, only like a smaller portion of the
9 church, they wouldn't have needed variances. They
10 would have rebuilt what they had. Since they had a
11 total fire, now it's a total reconstruction. The
12 ordinance requires them to come in. They can't just
13 put in or replace the church.

14 CHAIRMAN HANCE: So to me that was a big
15 loss to the neighborhood and they're trying to bring
16 it back.

17 REVEREND MARTINEZ: Yes.

18 CHAIRMAN HANCE: So I don't see a problem
19 with the parking. I did at first but I was thinking
20 the wrong way. I was thinking of something new
21 coming into the neighborhood but that's been a part
22 of the neighborhood before.

23 MR. DIDUCH: I'll share with you, Mr.
24 Hance. There's been opportunities where the
25 applicant has approached prospective landholders.

1 And they've seen this as a money-making operation; an
2 opportunity to make some quick cash from a church
3 with some folks that really don't have it. So I
4 appreciate you recognizing that because it's
5 important. These folks have pinched every penny
6 possible, I mean, 2009 until now. That's quite some
7 time.

8 CHAIRMAN HANCE: That's a lot of history
9 lost so it's trying to start a new chapter --

10 MR. DIDUCH: Agree.

11 CHAIRMAN HANCE: -- and get those young
12 folks back in there.

13 MS. MURIEL-BARRETO: Yes, that's the
14 plan. Thank you.

15 REVEREND MARTINEZ: So let's get a
16 motion.

17 MR. EINGORN: So are contemplating a
18 motion to approve?

19 REVEREND MARTINEZ: To approve.

20 MR. EINGORN: And any motion to approve
21 should be subject to compliance with the R&V letter
22 dated December 4th and revised December 27th, as well
23 as the condition of approval to provide the traffic
24 impact statement.

25 REVEREND MARTINEZ: Motion to approve

1 with all conditions necessary.

2 MS. MOORE: With the variances and
3 waivers.

4 REVEREND MARTINEZ: Yes.

5 MR. EINGORN: We have a motion. Do we
6 have a second?

7 MS. ATWOOD: Second.

8 MR. EINGORN: We'll take a roll-call
9 vote. Chairman Hance.

10 CHAIRMAN HANCE: Yes.

11 MR. EINGORN: Reverend Martinez.

12 REVEREND MARTINEZ: Yes.

13 MR. EINGORN: Ms. Atwood.

14 MS. ATWOOD: Yes.

15 MR. EINGORN: Ms. Alston.

16 MS. ALSTON: Yes.

17 MR. EINGORN: Mr. Brito Bueno.

18 MR. BRITO BUENO: Yes.

19 MR. EINGORN: Having five in favor and
20 none opposed, the motion passes. Thank you every
21 one. Have a nice evening.

22 MR. DIDUCH: Thank you.

23 MS. MURIEL-BARRETO: Thank you.

24 MR. EINGORN: We need to take a restroom
25 break at this time.

1 for the installation of a fence. He's looking to
2 install a perimeter fence around the property
3 pursuant to Section 870-197. The fence height
4 requirement is 6 feet. And he's looking to install a
5 fence of approximately 8 feet. So I do have before
6 us this evening, Mr. Anthony Ableman who is coming
7 from Kellar Engineers of New Jersey. Tony, if you
8 could please step forward. We'd like to have you
9 sworn in before the Board.

10 MR. EINGORN: Would you raise your right
11 hand, please?

12 - - -

13 ANTHONY ABLEMAN, P.E., having first been
14 duly sworn/affirmed, was examined and testified as
15 follows:

16 - - -

17 MR. EINGORN: Please state your full name
18 and address for the record

19 - - -

20 MR. ABLEMAN: My name is Anthony Ableman.
21 The address is 35 Kings Highway East, Suite 120,
22 Haddonfield, New Jersey 08033.

23 MR. DIDUCH: Mr. Chairman as well as
24 Mr. Eingorn, we do have here for the Board prior to
25 Mr. Ableman's testimony, an exhibit we'd like to mark

1 as A-1. It's a copy of our plan outlining the
2 property and the perimeter. I would like to confirm
3 Mr. Ableman's credentials before the Board and also
4 confirm that he's been accepted as a professional
5 engineer. Mr. Ableman, if you could provide the
6 Board with some information on your background, as
7 well as your education.

8 MR. ABLEMAN: Yes. So I'm a licensed
9 professional engineer in the State of New Jersey.
10 I have seven years of experience in land development.
11 My license number is 24GE06017200.

12 MR. DIDUCH: Excellent. Thank you very
13 much. We would submit Mr. Ableman as an expert for
14 the purposes of engineering.

15 MR. EINGORN: Great. The Board will
16 accept Mr. Ableman.

17 MR. DIDUCH: Thank you so much. Anthony,
18 why don't you go ahead and provide the Board with an
19 outline of the application.

20 MR. ABLEMAN: So the original
21 application, as Kevin stated, was for the address,
22 1012 N. 25th Street, Camden, New Jersey on
23 Block 859, Lot 41. The zoning was R-2. So the
24 original application was submitted and it was for the
25 replacement of an 8-foot fence and it requires a C-1

1 bulk variance for height. So this particular
2 property is an auto repair use. And, likewise, there
3 was an existing fence, 6 foot all the way around.
4 I'm pointing out here the two existing buildings,
5 Plan North and Plan South.

6 MR. DIDUCH: Does the Board have a copy
7 of this plan just to be clear? Okay. Thank you very
8 much.

9 MR. EINGORN: Not the pictures but the
10 denial.

11 REVEREND MARTINEZ: We got no
12 pictures.

13 MR. DIDUCH: Not with those pictures?

14 REVEREND MARTINEZ: No.

15 MR. DIDUCH: I'm going to proceed. Thank
16 you.

17 MR. ABLEMAN: So there are fences here
18 along the perimeter not including the building. So
19 you can see there is one here on the east side, Plan
20 East, West, North and South. The images, as you can
21 see, are of the parking lot facing the directions of
22 each one of these fences. If you look at here, for
23 example, up on the top left of this plan, there's an
24 image that is shown towards North 25th Street. It
25 is very much so. Six foot is low and you can see

1 right through it and it's seen right into the
2 property.

3 Similarly on the Plan South and Plan
4 West, there's adjacent properties, residential that
5 has forested areas with trees, I should say, and
6 residential properties as well. So the main
7 objective here is the construction of an 8-foot high
8 fence, chainlink and have a barbed wire on top and
9 that is mainly for security and protection of the use
10 on-site which is for automobile repair. And because
11 there's a lot of expensive equipment, the height of
12 the fence would be a deterrent as well for folks who
13 might want to go in.

14 MR. DIDUCH: Tony, there's no change to
15 the use of the property; otherwise, it's just solely
16 the purpose of our application is for a fence,
17 correct?

18 MR. DIDUCH: Correct.

19 We do have the applicant here, folks, if
20 you want to have some testimony from him in terms of
21 the operations of the site. But, otherwise, it is
22 relatively self-explanatory; looking for a security
23 fence around the perimeter to insure that their
24 valuable equipment is not otherwise stolen,
25 manipulated or vandalized.

1 MR. EINGORN: Is there preexisting barbed
2 wire?

3 MR. ABLEMAN: Yes. There is image here
4 showing that there is existing barbed wire.

5 MR. EINGORN: On that one fence it looks
6 like. Does it go all the way around the property?

7 MR. ABLEMAN: No, it does not go all the
8 way around the property.

9 MR. EINGORN: And is that photo there, is
10 that the noted gate?

11 MR. ABLEMAN: This one here would be the
12 Plan South.

13 MR. EINGORN: Ms. Atwood, I don't know if
14 you can see the picture well. We're talking about
15 what's in the bottom lefthand corner. Barbed wire is
16 prohibited in the City.

17 MR. DIDUCH: The barbed wire is not
18 necessary according to the applicant. So that
19 portion of the application can be withdrawn in terms
20 of the addition of the barbed wiring. Eight feet is
21 high enough at least for me; enough to deter.

22 MR. EINGORN: The Board definitely seen
23 applications for higher fences. It's pretty typical
24 nowadays. Barbed wire, though, is a little bit of --
25 has been a little bit of a sticking point.

1 MR. DIDUCH: We withdrew the moat portion
2 of the application as well.

3 MR. EINGORN: Good. We didn't want that
4 to flow into the combined sewer system.

5 MR. DIDUCH: That's correct.

6 MR. EINGORN: So we have an application
7 for an 8-foot fence. Any other testimony from the
8 applicant?

9 MR. DIDUCH: Nothing further from us. We
10 would submit to the Board and their professionals.

11 CHAIRMAN HANCE: So you're looking for an
12 8-foot fence?

13 MR. DIDUCH: That's right.

14 MS. ALSTON: Did something happen to
15 prompt the change? Like why are you --

16 MR. DIDUCH: From six feet to eight feet,
17 no. I think it's just a matter of where the property
18 is located and the business needs itself. I mean,
19 they just want to make sure their equipment is
20 secured. There was no one catalyst. It's more a
21 culmination of multiple factors.

22 CHAIRMAN HANCE: Is there any other
23 security besides the fence, lighting, dogs?

24 MR. DIDUCH: There will be lighting. No
25 dogs. There will be cameras as well, I believe. I

1 do have the applicant who can speak more to that.

2 I can have Mr. Cherfane to speak to this.

3 MR. EINGORN: Would you raise your right
4 hand, please.

5 - - -

6 MICHAEL CHERFANE, having first been duly
7 sworn/affirmed, was examined and testified as
8 follows:

9 - - -

10 MR. EINGORN: Please state your full name
11 and address for the record

12 MR. CHERFANE: My name is Michael
13 Cherfane, C-H-E-R-F-A-N-E. Address, 406 Holly Glen
14 Drive, Cherry Hill, New Jersey 08034.

15 On the property we have a camera system
16 as well we have this new thermal imaging system that
17 detects if anybody comes into the property. It will
18 blast a siren off if somebody comes in. So that was
19 some of the security equipment as well some front
20 lighting. And we have some lighting throughout the
21 property as well.

22 MR. DIDUCH: To answer Ms. Alston
23 question, could you please explain to the Board
24 the reasoning behind this other than the security?
25 Was there any one catalyst?

1 MR. CHERFANE: Yes. We have had so many
2 catalytic converter thefts. We have a lot of
3 high-end vehicles that come through our shop,
4 Mercedes, BMW, all this, as well as like fleet
5 vehicles, Amazon Prime, Comcast. And they're just
6 targets for catalytic converter thefts, as well as
7 just any kind of theft. And when we bought the
8 property, we really wanted it.

9 CHAIRMAN HANCE: How long have you owned
10 the property?

11 MR. CHERFANE: A little of a year at this
12 point, yeah. We're just trying to fix it up; get rid
13 of the barbed wire. In getting rid of the barbed
14 wire, we wanted to make the fence higher. It's going
15 to look better.

16 REVEREND MARTINEZ: I'm a fleet manager
17 for the Camden Housing Authority and we went through
18 that where converters were stolen. It was a
19 nightmare.

20 MR. BRITO BUENO: So no barbed wire?

21 MR. DIDUCH: No barbed wire.

22 MR. CHERFANE: No barbed wire.

23 MR. BRITO BUENO: That's what it looks
24 like.

25 CHAIRMAN HANCE: They took the wire down.

1 A new fence and no barbed wire.

2 MR. BRITO BUENO: Just higher.

3 REVEREND MARTINEZ: Yeah.

4 MS. ALSTON: Is that 24-hour
5 surveillance? Because it seems like --

6 MR. DIDUCH: The systems will be active.

7 MS. ALSTON: For security measures you
8 have the cameras, you have the Thermo where you see
9 people coming in. But you're always raising the --
10 I'm just wondering more higher-end business that you
11 are not getting that wasn't there before; or you just
12 trying to protect the property that's inside?

13 MR. DIDUCH: Well, they're getting it
14 now. Right? You're getting that sort of business
15 now?

16 MR. CHERFANE: Yes at our other
17 location. But at this location --

18 MR. DIDUCH: This will increase their
19 ability to store those types of vehicles here at
20 least for the purposes of their business.

21 REVEREND MARTINEZ: 25th Street it's
22 really -- I know. I would put a 10-foot up.

23 MR. DIDUCH: I think that's everything
24 from our end. If there are any other questions?

25 CHAIRMAN HANCE: No further questions.

1 MR. EINGORN: We'll open to the public
2 then. Is anybody in the public here that would like
3 to be heard on the application of Elite Holdings,
4 III, LLC, 1012 N. 25th Street? Going once; going
5 twice. Hearing no public comment, we'll close the
6 public portion.

7 The applicant has appeared before the
8 Board tonight seeking a bulk variance to replace a
9 6-foot fence with an 8-foot fence. Does the Board
10 have any questions or comments? Otherwise, a
11 discussion of the Positive & Negative Criteria
12 related to bulk variances and a motion.

13 REVEREND MARTINEZ: Motion to -- we know
14 what it is down there on 25th Street. And I think
15 an 8-foot fence is fair. I think we will make a
16 motion to approve.

17 CHAIRMAN HANCE: I'm going to piggyback
18 on you and say that, yes, it's sad to say that you do
19 need at this time an 8-foot fence. It gives them a
20 much harder job to climb over that fence to come back
21 over. Lighting is also very important and the camera
22 system is a 'yes.' Because someone broke into my
23 house over the holiday. So what I'm saying is, you
24 got to protect what you have now. Because if not,
25 they will come in and they'll actually take what you

1 have. So I'm definitely for the 8-foot fence.

2 MR. EINGORN: So we have a motion and a
3 second. Ms. Alston, did you start to say something?

4 MS. ALSTON: I seconded.

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

7 CHAIRMAN HANCE: Yes.

8 MR. EINGORN: Reverend Martinez.

9 REVEREND MARTINEZ: Yes.

10 MR. EINGORN: Ms. Atwood.

11 MS. ATWOOD: Yes.

12 MR. EINGORN: Ms. Alston.

13 MS. ALSTON: Yes.

14 MR. EINGORN: Mr. Brito Bueno.

15 MR. BRITO BUENO: Yes.

16 MR. EINGORN: Five in favor and none
17 opposed. The motion passes.

18 MR. DIDUCH: Thank you, folks. We
19 appreciate your time.

20 MR. CHERFANE: Thank you.

21 MR. EINGORN: We're going to stick with
22 the fence team here. We're going to take Camden
23 Aquarium if that's okay since we're on the topic.

24 MR. SHEEHAN: Thank you. Good evening.
25 Kevin Sheehan, Parker McKay on behalf of the

1 Adventure Aquarium. I have some exhibits and photos
2 that we'll go through.

3 MR. EINGORN: You want to mark this as
4 A-1?

5 MR. SHEEHAN: Yes, please. A-1 is a set
6 of nine photographs. This property is 1 Aquarium
7 Drive. It's Block 140, Lot 6. The applicant is the
8 owner and the operator of the Adventure Aquarium on
9 the waterfront. The property is located in the mixed
10 waterfront zone. They want to construct a fence on
11 the rear of their property at the entrance to the
12 aquarium to keep folks out who tend to hang there
13 overnight in that area.

14 The ordinance allows a 6-foot fence.
15 They're proposing an 8-foot fence to make sure that
16 somebody can't jump over the fence, so we're
17 requesting a variance for that. With me is Rob Genco
18 from the Adventure Aquarium who can sort of walk you
19 through where they want to put the fence and the
20 reason for it.

21 MR. EINGORN: Would you raise your right
22 hand, please.

23 - - -

24 ROBERT GENCO, having first been duly
25 sworn/affirmed, was examined and testified as

1 follows:

2 - - -

3 MR. EINGORN: Please state your full name
4 and address for the record.

5 MR. GENCO: My name is Robert Genco,
6 G-E-N-C-O. My address is 540 Quincy Avenue,
7 Langhorne, Pennsylvania 19047.

8 MR. SHEEHAN: Rob, I've handed an exhibit
9 package to the Board. On the first page of the
10 exhibit, is that the rear of the aquarium that faces
11 the river?

12 MR. GENCO: That is.

13 MR. SHEEHAN: And is that the entrance on
14 the right in the center near the yellow line to the
15 aquarium?

16 MR. GENCO: Technically, the entrance is
17 over here. This is a separate entrance. Yes, this
18 is separate entrance. So the reason to ask for the
19 fence, right, so since COVID has gone away, in 2022
20 we started bringing in a lot of school groups back to
21 the aquarium, a lot of camps and things like that.
22 And they tend to use this area, as you see, where the
23 yellow line is, for their school lunches and things.
24 In the spring and in the summer they eat outside.
25 And it's very difficult for the counselors to keep

1 track of the little kids. They tend to run away; run
2 around out in the waterfront.

3 So the thought process is, we would put a
4 fence there that would keep the school group safe and
5 inside. And two-fold would be for like Kevin had
6 mentioned at night, keep any kind of vandalism out
7 from in the aquarium. We've seen a lot of increase
8 over the past couple of years. Because this is a
9 covered area so they tend to -- people tend to spend
10 a lot of time under cover especially in weather
11 conditions. And we've had a lot of vandalism in that
12 area.

13 MR. SHEEHAN: So if you turn to page two
14 of that exhibit. Is that a close up view of the
15 proposed location of the site --

16 MR. GENCO: Yes, it is.

17 MR. SHEEHAN: And the yellow line is
18 where the fence would do?

19 MR. GENCO: That is correct.

20 MR. SHEEHAN: And it looks like there's
21 walls on either side of the door to the aquarium?

22 MR. GENCO: That is correct.

23 MR. SHEEHAN: About how tall are those
24 walls?

25 MR. GENCO: Probably 12 to 15 feet. I

1 think I took a picture.

2 MR. SHEEHAN: Are they shown on that
3 third page of the exhibit?

4 MR. GENCO: They are.

5 MR. SHEEHAN: And you're proposing an
6 8-foot fence that would run essentially from one side
7 of the wall to the other?

8 MR. GENCO: That's correct.

9 MR. SHEEHAN: And that's located about 60
10 feet or so off of the river?

11 MR. GENCO: That's correct.

12 MR. SHEEHAN: And the proposed fence that
13 you want to install is about the sixth page, it's an
14 8-foot black steel fence?

15 MR. GENCO: That's correct. With a
16 five-foot gate.

17 MR. SHEEHAN: I have no further questions
18 of this witness. We do have the fence contractor if
19 you have any questions for him.

20 MR. EINGORN: The 5-foot gate, would that
21 be, I mean to say in set but --

22 MR. SHEEHAN: Five-foot wide.

23 MR. GENCO: It's 5-foot wide.

24 MR. EINGORN: Oh, 5-foot wide? That
25 answers the question.

1 MR. GENCO: Yes. That's just so we can
2 get handcarts and stuff in and out.

3 MR. EINGORN: I thought you meant the
4 gate was going to be five feet high.

5 MR. SHEEHAN: No. And you do have other
6 fences on the property?

7 MR. GENCO: Yes. The property is
8 currently surrounded by an 8-foot high fence
9 including the adjacent Children's Garden Camden which
10 has an 8-foot fence around it. The same height.

11 MR. EINGORN: Is that this picture
12 here?

13 MR. GENCO: Yes.

14 MR. SHEEHAN: I have no further
15 questions. If the Board has any questions, we'd be
16 happy to answer.

17 MR. EINGORN: Any questions? No. Any
18 closing. Or can we open to the public? I'll open to
19 the public. Anybody in the public that would like to
20 be heard on the application of the Camden Aquarium at
21 1 Aquarium Drive requesting an 8-foot fence? Hearing
22 none, we'll close the public portion.

23 The Board has heard an application for a
24 bulk variance to install an 8-foot fence where only
25 6 feet is allowed for the reasons on the record.

1 It's the Board's opportunity to discuss the Positive
2 and Negative Criteria and ask any further questions
3 and make a motion.

4 REVEREND MARTINEZ: It's a positive
5 because I worked for seven years. I drove shuttle
6 from the Battleship to the Aquarium for seven years
7 back and forth all around so I know it pretty good.
8 It's needed. I'm for the 8-foot. It has it in the
9 back on the last page right here.

10 MR. GENCO: Yes.

11 MR. SHEEHAN: The last three pages show a
12 similar fence; show similar fences on the property.

13 CHAIRMAN HANCE: I think it's a
14 definitively needed for the safety of the children.
15 Again, times are getting bad. People walk right up
16 and snatch the kids. It's sad. This is what the
17 world is coming to.

18 Also for safety reasons at night, we have
19 a lot of homeless in the City also. And they got
20 somewhere to be under a pavilion or anything, they're
21 going to take it. We're going through that at our
22 buildings right now and we had to put up gates in
23 front where they couldn't get up on the step in bird
24 cages as I call them. So I think it's well-needed.
25 So I make a motion to accept.

1 REVEREND MARTINEZ: Second.

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

4 CHAIRMAN HANCE: Yes.

5 MR. EINGORN: Reverend Martinez.

6 REVEREND MARTINEZ: Yes.

7 MR. EINGORN: Ms. Atwood.

8 MS. ATWOOD: Yes.

9 MR. EINGORN: Ms. Alston.

10 MS. ALSTON: Yes.

11 MR. EINGORN: Mr. Brito Bueno.

12 MR. BRITO BUENO: Yes.

13 MR. EINGORN: Having five in favor and
14 none opposed, the motion passes. Thank you.

15 MR. GENCO: Thank you.

16 MR. SHEEHAN: Thank you. Have a good
17 night.

18 MR. EINGORN: The next matter, 1426 Mt.
19 Ephraim Avenue, LLC.

20 MR. BERR: Good evening Mr. Chairman and
21 Board members. My name is Kristopher Berr from the
22 Law Firm of Del Duca, Lewis & Berr. I'm here tonight
23 on behalf of 1426 Mt. Ephraim, LLC with respect to
24 the property located at 1426 Mt. Ephraim Avenue which
25 is Block 1325, Lot 47 on your tax map.

1 The applicant is the contract purchaser
2 of the property which has long been improved with a
3 Rite Aid Store which, we believe, has been in
4 operation since 1992. That Rite Aid formerly shut
5 down for business as has many of the Rite Aid stores
6 in the region. And as a result, that property went
7 up for sale and my client seeks to close on the
8 purchase and continue to utilize that property as a
9 retail store. Now, we are here tonight seeking a use
10 variance to permit the property to continue to be
11 used in a retail capacity as a retail store. No
12 changes to the site are proposed so we do seek a site
13 plan waiver in addition to the use variance.

14 The property is located in the R-2 Zone.
15 It's across from Virtua and a charter school and is
16 surrounded by a number of retail uses up and down
17 Mt. Ephraim and Atlantic Avenues. But as I
18 mentioned, it is in the R-2 Zone which only permits
19 residential uses. And as a result the use and
20 operation of the site for retail purposes isn't
21 consistent with the zone and we do require variance
22 relief. You'll hear testimony tonight that the use
23 of this property for retail purposes is consistent
24 with your Master Plan.

25 And as I mentioned, the property has been

1 used for retail purposes in excess of 30 years. So
2 as a result, we think it's clear that this property
3 is particularly suitable for this use and there's not
4 going to be any detrimental impact to the public good
5 or the Zoning Plan because the property is going to
6 continue to operate just as it has for a substantial
7 period of time.

8 With that introduction, I'd like to call
9 up our professional planner Creigh Rahenkamb to
10 provide testimony in support of the variance relief.

11 MR. EINGORN: Are you requesting a Cert
12 of Nonconforming Use or use variance?

13 MR. BERR: When the application was
14 originally submitted, we were going to seek a Section
15 68 Certification or a use variance in the
16 alternative. The proofs available in public record
17 didn't support the Section 68 Certification so we're
18 no longer expressing seeking Section 68 Certification
19 and just going for the use variance.

20 MR. EINGORN: Understood.

21 Would you raise your right hand,
22 please.

23 - - -

24 CREIGH RAHENKAMB, P.P., having first been
25 duly sworn/affirmed, was examined and testified as

1 follows:

2 - - -

3 MR. EINGORN: Please state your full name
4 and address for the record

5 MR. RAHENKAMB: Good evening. My name is
6 Creigh Rahenkamb.

7 MR. BERR: Mr. Rahenkamb, can you please
8 provide the Board with a overview of your
9 professional qualifications?

10 MR. RAHENKAMB: Yes, I'll keep it very
11 brief unless you guys drag it out of me. I've been
12 in the field for 43 years. I've been licensed in
13 New Jersey for 29. The license is currently valid.
14 I've been qualified in Superior Court in New Jersey
15 in over 100 hearings and trials in four other states
16 and three Federal Districts. I have been a
17 vice-president of the professional association for
18 about eight years. And I appear before planning and
19 zoning boards throughout the state on a regular
20 basis.

21 MR. EINGORN: The Board will accept Mr.
22 Rahenkamb as a professional planner.

23 MR. RAHENKAMB: Thank you, sir.

24 MR. BERR: Can you take the Board -- so
25 you are familiar with this property?

1 MR. RAHENKAMB: I am. Yes.

2 MR. BERR: You are familiar with the
3 surrounding uses in the zoning?

4 MR. RAHENKAMB: I am. I've been to the
5 site and its neighborhood a couple of times since
6 this matter originally started, including this
7 evening on the way in today.

8 MR. BERR: Based on your review of the
9 site and your understanding of the zoning and
10 surrounding use of the area, can you take the Board
11 through your analysis as to whether or not the use
12 variance is appropriate here?

13 MR. RAHENKAMB: I will. Just a brief
14 history as counsel identified, there was a request to
15 continue a retail use on the site. It was to be a
16 Dollar Store at that point. That permit was denied.
17 We submitted an OPRA request trying to figure out if
18 this is preexisting nonconforming use; what had
19 started; what the zoning was on place.

20 And we also asked for any approvals for
21 the site. Perhaps it was a use variance in the
22 history. And the answer came back with literally
23 nothing; a one-page attachment for a different lot.
24 So there is no public record to help us figure out
25 which one we are. So we hope to start tonight fresh.

1 It's a use variance. But the history is that
2 there's a retail building on the site. So we're not
3 displacing residential to put retail. It's
4 recognizing that there had been a historic retail use
5 there and we mean for it to continue.

6 The first place a planner starts with
7 obviously is the Master Plan and I found some very
8 useful things there. The City Land Use Plan which
9 the maps don't actually have their own page number.
10 They follow a page number that's paginated in the
11 plan. So after 2-4 the Neighborhood Land Use Plan
12 after page 4-20 and most importantly, the Economic
13 Development Plan on V-7 or after that page, all
14 identify this site as a retail site.

15 So even through we're in a residential
16 zone, your most recent Master Plan identifies not
17 only that it is retail, but in the Economic
18 Development Plan when it's talking about future
19 things that the City should do, it continues to be
20 identified as a retail site. I have those sheets
21 with me if you want to see them, but I'll spare you
22 that unless you ask you me for them.

23 On page V-31, there's some specific
24 policies impacting the site specifically. The retail
25 on Mt. Ephraim is suppose to continue south from

1 Atlantic to Van Hook. We are at the corner of
2 Atlantic and Mt. Ephraim. This is clearly within the
3 retail corridor that they're talking about preserving
4 and concentrating retail in this area. Obviously, we
5 are also across the street from the, more or less,
6 recently renovated Virtua Hospital. And also in this
7 neighborhood, medical support businesses and things
8 that would support the patients and visitors to the
9 hospital would be a good thing.

10 Unfortunately the Dollar Store tenant was
11 lost like a Dollar Family, Dollar General;
12 neighborhood-kind-of-grocery-store was lost given the
13 time delay. But that would be an absolute perfect
14 use and obviously they're going to go back after that
15 sort of tenant for this site and it would fulfill
16 both of those objectives.

17 In terms of the overall Zone Plan what's
18 physically out there in relationship to your Master
19 Plan, as counsel identified, it's a mixed
20 neighborhood. To the northeast corner of our
21 intersection is a corner convenience store.
22 Northwest of this up one unit in from the corner is a
23 barber shop. To the south of this on the same side
24 of the street, is a more or less residential block,
25 but three quarters of the space in the middle of it

1 is a large funeral home. And then once you go
2 another block further south and there's significantly
3 more retail on the blocks, the second and third block
4 further to the south. And, obviously, we're across
5 the street from the hospital. So it's a very lively
6 active neighborhood.

7 To the rear have been a single-family
8 home that had been abandoned and is now an empty lot.
9 So there's a buffer between this lot and the
10 neighborhood that's behind us. And, obviously,
11 they've been operating as a retail use without any
12 significant impact on that neighborhood.

13 Under TWC Realty, I meant to talk to you
14 about the fact that we are a very small area of the
15 zone. We're not impacting the overall ability of the
16 City to either accommodate housing or anything else
17 in the residential district that would be permitted.
18 And it would not interfere with the ability of any of
19 the adjoining properties to be used as they are
20 zoned.

21 For "Special Reasons" I suggest
22 Purpose "A." Obviously, we're continuing a use that
23 fits the neighborhood context and advances those
24 purposes that's identified in the Master Plan.
25 Purpose "M," the efficient use of land. Having this

1 sit vacant as another unused property would not be
2 helpful to the City in any way. And Purpose "I,"
3 we're essentially trying to reuse and re-virilize
4 this site and that's where we planners put the
5 re-vitalization.

6 We are asking for a site plan waiver but,
7 obviously, if a tenant comes that has different
8 parking requirements or has different sign
9 requirements, it's obviously going to come back to a
10 Board. So it would only be if the retail use fit
11 within the parameters of what's existing out there
12 that it could continue without coming to a Board in
13 any case. So there is a waiver request for a use
14 that would fit within the parameters of what's out
15 there recognizing that the likelihood of a tenant not
16 needing some sort of signage different than Rite Aid
17 is quite unlikely. And that's all I have for your
18 this evening.

19 MR. BERR: Creigh, just a couple of very
20 quick follow-up.

21 MR. RANHENKAMB: Sure.

22 MR. BERR: So I did hand out some
23 premarked exhibits. A-1, this is a photo of the
24 property with the current Rite Aid improvements; is
25 that correct?

1 MR. RAHENKAMB: General, yes. This
2 doesn't look like the most recent photo of the site
3 but, yes, generally this is what's out there. It's a
4 building on half the block and a parking lot on the
5 other half of the block. I'm not sure if the
6 landscaping is quite as healthy as it shows in this
7 picture.

8 MR. BERR: The intent here is to re-use
9 that building. The renewed signage, that would be
10 subject of a new application as appropriate for a new
11 tenant?

12 MR. RAHENKAMB: Correct.

13 MR. BERR: But otherwise, that building
14 is going to --

15 MR. RAHENKAMB: And clearly, any new
16 tenant is going to require appropriate landscaping to
17 make it look attractive.

18 MR. BERR: And then Exhibit A-2, that is
19 a plan of the site and no changes to that site are
20 proposed and that's the reason that we are seeking
21 a site plan waiver here?

22 MR. RAHENKAMB: Correct. All I can say
23 is, this is a general representation -- not that it's
24 not my plan; I'm not sealing it -- but, yes, it's a
25 building to one side and a parking lot to the other.

1 And immediately on Lansdowne Avenue, the next lot one
2 had been abandoned is now a vacant lot. So there's a
3 buffer between that and the next residential use.
4 And the third sheet shows zoning and tax
5 information.

6 MR. BERR: So A-3 is a site survey of the
7 property?

8 MR. RAHENKAMB: Yes. Context exhibits.

9 MR. BERR: Yes. Thank you. So those
10 are all the questions I have for Mr. Rahenkamb. And
11 that is all the affirmative testimony that we have.
12 We'd be happy to answer any questions.

13 REVEREND MARTINEZ: So it's going to be a
14 Dollar Store, right? Is it a 99 Dollar store or a
15 Dollar General?

16 MR. RAHENKAMB: Family Dollar, Dollar
17 General was the tenant that was interested in the
18 site had been. They lost that tenant because of the
19 denial of the permit and the loss of time.

20 REVEREND MARTINEZ: Got you.

21 MR. REHENKAMB: But that was the kind of
22 tenant they're looking for.

23 REVEREND MARTINEZ: Cause it doesn't
24 know. That's a nice spot right there for a store
25 like this. I've been there a lot. I go up and down

1 there a million times through there. It got a nice
2 parking space. It's good.

3 MR. REHENKAMB: It sadly lost that tenant
4 because that neighborhood could use a food store.
5 That would be a wonderful thing if we could get it.

6 REVEREND MARTINEZ: Yes.

7 MR. BERR: And on that point, Creigh,
8 having the use variance approval, that's going to
9 help to be able to market this site to those types of
10 users, correct?

11 MR. RAHENKAMB: Exactly. Any retail
12 tenant is looking to know when they're going to be
13 able to occupy. And if you're telling them we've got
14 no approval, they're not coming. So this is a first
15 step to be able to identify a tenant.

16 CHAIRMAN HANCE: So maybe you can get
17 that person back. I'll take you back to 1978/1979 on
18 Mt. Ephraim Avenue which that hospital was West
19 Jersey Hospital.

20 MR. RAHENKAMB: Right.

21 CHAIRMAN HANCE: Right across was a place
22 called the Chicken Shack. How do I know? I worked
23 there. I also worked at West Jersey Hospital. So
24 that has been retail probably before 1978.

25 MR. RAHANKAMB: Yeah.

1 CHAIRMAN HANCE: The chicken was good but
2 it didn't work out at that time, so I was stuck at
3 West Jersey Hospital. So it has always been a retail
4 that I know of. I lived in that area for years.

5 MR. RAHENKAMB: My mother-in-law worked
6 there but she's passed so I couldn't ask her if it
7 was retail across the street. I knew the hospital.

8 MS. ALSTON: When I saw a Dollar store
9 I got a little excited, because prices are so high
10 everywhere. And when you think about a Dollar Tree
11 or Family Dollar, you're thinking about affordability
12 for the residents in the area, right, a \$1.25 and
13 even if you raise it to \$1.50, it's still a good buy.
14 So you're saying you lost that client as a
15 potential.

16 MR. RAHENKAMB: They did. As the
17 Chairman said, we can take a shot at going back at
18 them and try again but I can't promise that that's
19 going to be the tenant. But certainly that's the
20 desire.

21 MS. ALSTON: What else are you going to
22 be looking at if you --

23 MR. RAHENKAMB: I don't have specifics.
24 Obviously, it's got to be appropriate for the
25 neighborhood. The hospital is the draw so it would

1 be that kind of retail user but we can't tell you who
2 it would be specifically. If it were to be a
3 restaurant, obviously, we would be back to you
4 immediately because that's going to be completely for
5 parking.

6 REVEREND MARTINEZ: Yes.

7 MR. EINGORN: Yes.

8 MR. BERR: Just to answer that question
9 that a little bit differently. We don't have a
10 confirmed user but a Dollar General, that type of
11 store, is not only the type of tenant that this
12 applicant is targeting. And that's the reason we
13 mentioned that in the application.

14 MR. RAHENKAMB: I mean, it's a larger
15 building. The typical tiny tenant doesn't want this
16 building.

17 MS. ASLTON: I don't know. I guess I'm
18 thinking about -- even when you said Dollar Store,
19 I was thinking about trash. I was thinking about
20 when you have ample parking and things like that.
21 How do you propose to use it really determines what
22 else is going needed. So when you're asking for a
23 site plan waiver and you're looking at this, Rite Aid
24 must have been doing a good job in taking out the
25 trash; making sure it is was clean; the lighting; the

1 security and things like that.

2 MR. EINGORN: I can't hear you.

3 MS. ALSTON: I was having a tough time
4 hearing you guys down there too.

5 MR. EINGORN: You said a lot and I missed
6 all of it.

7 MR. RAHENKAMB: She was raising site plan
8 issues and wondering how we control that if we're
9 getting a site plan waiver.

10 MR. EINGORN: Got you. I guess, are you
11 asking me, can you condition the approval; is that
12 what you're asking me? I mean, yeah. They're asking
13 for a use variance and a site plan waiver, but if
14 you -- I mean, I haven't been by this spot in a while
15 but if there's issues on-site having a tenant is
16 probably going to alleviate a lot of the issues
17 you're talking about because there will be somebody
18 there to monitor it.

19 MR. EINGORN: I'm looking at Exhibit
20 A-1.

21 MR. BRITO BUENO: So basically if you
22 approve it tonight, the use and if they get a tenant,
23 they won't have to come back to the Zoning?

24 MR. RAHENKAMB: In theory if we got a
25 tenant to use this space with exactly that parking

1 ratio, we'd be okay. We just administratively deal
2 with inspections or building department on those
3 kinds of issues. If it was a restaurant, it needs a
4 sign variance. The parking is different than they
5 have, then we're back before you.

6 MR. EINGORN: As long as it's a retail
7 use, that's what they're coming here to you for. As
8 long as they find a retail tenant then they'd be good
9 to go, assuming they don't have an intensified use
10 that would require more parking, something of that
11 nature. So I think there was -- Ms. Alston, were you
12 talking about trash? Was that the issue? Is this
13 the trash enclosure here?

14 MR. RAHENKAMB: I'm assuming so. There's
15 an area on the second page.

16 MR. EINGORN: Front page.

17 MR. RAHENKAMB: Yes, it would be an
18 enclosure. That's where the pod is on the plan.

19 MR. EINGORN: I'm showing you what's
20 Exhibit A-1 and I've circled over here what is the
21 trash enclosure right behind the arrow highlighting
22 the ingress. Do you see that?

23 MS. ALSTON: Yes.

24 MR. EINGORN: So I think that holds a
25 dumpster?

1 MR. RAHENKAMB: Yes.

2 MR. EINGORN: So there would be trash. I
3 guess it would be private hauling?

4 MR. RAHENKAMB: Yes.

5 MR. EINGORN: Does that answer your
6 question?

7 MS. ALSTON: Yes.

8 MR. EINGORN: Any other questions from
9 the Board?

10 CHAIRMAN HANCE: No.

11 MR. EINGORN: Anything else you want to
12 add to your case in chief?

13 MR. BERR: No. Just by way of remarks to
14 address those comments. To the extent there is any
15 change from a retail use as defined in the ordinance,
16 we would certainly be back before the Board as
17 appropriate for site plan and for the use.

18 So this request for a use variance and
19 site plan waiver, would be strictly limited to a
20 retail use as retail defined in your ordinance. A
21 store a selling retail goods; nothing beyond that; no
22 enlargement of the building; no intensifications of
23 the use beyond a retail store that fits in this book
24 in this building.

25 MS. ALSTON: Thank you.

1 MR. EINGORN: Let's open to the public.
2 Is anybody in the public here tonight that would like
3 to be heard on the matter of 1426 to 1444 Mt. Ephraim
4 Avenue? Hearing none, we'll close the public
5 portion.

6 The applicant has come before the Board
7 tonight seeking a use variance and site plan approval
8 for a retail store at the property in question which
9 was previously a Rite Aid. The Board has heard the
10 testimony and asked questions. If there's additional
11 questions, now is the time; otherwise, a discussion
12 of the Positive and Negative Criteria related to the
13 use variance application; a discussion of whether or
14 not a site plan waiver is appropriate; a motion.

15 MS. ATWOOD: As a Positive Criteria, we
16 need -- we don't need vacant properties. I think
17 it'll be a good thing for a Dollar Store. I frequent
18 that area to go to the clinic so I'd probably stop in
19 there myself.

20 MS. ALSTON: I think too it's a positive
21 to actually have a tenant there. And then ideally if
22 it's a Dollar Store, the affordability to the
23 residents would be great. And I'm saying this in
24 particular because I live in the downtown area. And
25 every time that I have to run to the nearest to the

1 convenience store, I'm thinking I'm spending about
2 15, 20, 25 dollars just in one trip just to get
3 something. So affordability in an area that may need
4 that type of product or service is important. I
5 don't know what you're going to put in there but I
6 hope that you consider something that the residents
7 can actually use and buy.

8 REVEREND MARTINEZ: A motion.

9 MR. EINGORN: What kind of motion?

10 REVEREND MARTINEZ: Motion to accept the
11 application.

12 MR. EINGORN: Do we have a second?

13 MS. ALSTON: I second it.

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

16 CHAIRMAN HANCE: Yes.

17 MR. EINGORN: Reverend Martinez.

18 REVEREND MARTINEZ: Yes.

19 MR. EINGORN: Ms. Atwood.

20 MS. ATWOOD: Yes.

21 MR. EINGORN: Ms. Alston.

22 MS. ALSTON: Yes.

23 MR. EINGORN: Mr. Brito Bueno.

24 MR. BRITO BUENO: Yes.

25 MR. EINGON: Having five in favor and none

1 opposed, the motion passes. Congratulations.

2 MR. BERR: Thank you.

3 MR. EINGORN: Counsel, do you have a
4 second application?

5 MR. BERR: I do.

6 MR. EINGORN: You want to bring that
7 one?

8 MR. BERR: Yes, thank you.

9 Kristopher Berr, again, Del Duca, Lewis
10 & Berr, here on behalf of Eastern Sign Tech, LLC who
11 is the sign vendor for the property at Block 139, Lot
12 11 on the tax map which is currently improved as the
13 Freedom Mortgage Pavilion on the waterfront.

14 The applicant seeks relief tonight for a
15 20,873 square foot roof sign on the venue. Here
16 before you is an exhibit that we'll reference further
17 in the testimony, but I will call this Exhibit A-1
18 and it consists six photos of aerial photographs of
19 other venues including the proposed roof sign for
20 this venue here in the middle at the top.

21 Now, the proposed sign on the roof of
22 this venue, it will be applied directly on to the
23 roof of the structure. The intent for this sign
24 would be applied flat to the roof of the structure
25 and not extend above the roof line. It won't be

1 visible from the street level to the public in any
2 way. This is a sign purely intended to capture
3 visibility from overhead air traffic.

4 Now, if you've watched any sporting
5 events on TV, for example, any time in the near
6 future, there's almost uniformly an aerial shot of
7 the venue that shows the top of the stadium, top of
8 the venue, including the name of the facility on
9 signage on top. These signs present sort of a new
10 opportunity to promote the visibility of these venues
11 to a new audience to help attract visitors, to help
12 promote this site as sort of a premier venue that
13 people see and could be point on a map and reference
14 and help the site to sort of get public excitement.

15 So why is that important? Why is that
16 something that this Board should consider? Well,
17 your Master Plan includes lots of language seeking to
18 promote the waterfront area sort of an economic
19 engine for Camden; to help to promote redevelopment;
20 to help to promote these types of uses, this concert
21 venue, the aquarium, other venues that promote
22 tourism and economic development to the waterfront
23 area to help with the economic success for the City
24 of Camden.

25 So this sign while it does require some

1 relief from the provisions of your ordinance for the
2 location and for the size of the sign, it's our view
3 that this sign is going to help to promote the
4 general welfare because it's going to help to promote
5 the success of this permitted use in a redevelopment
6 area to help to promote the economic success of the
7 waterfront area in the City of Camden.

8 Now, not only is the sign consistent with
9 what the goals of the Master Plan provide, but it's
10 also generally consistent with other recent signage
11 developments along the waterfront. Some prominent
12 examples that come to mind are the American Water
13 Headquarters and the Triad Building, both of which
14 have large roof-mounted signs that promote the venue
15 in a way that they extend above the roof line;
16 they're there to be visible, sort of a landmark to
17 the traveling public to see the sites; to recognize
18 the waterfront and to sort of bring this area on to
19 the map.

20 So this roof signage for this venue, it's
21 not without precedence in the neighborhood. And
22 finally, while our proposed sign is consistent with
23 other signs in the waterfront area, it is also far
24 less impactful on the neighborhood. As I mentioned
25 at the outset, this sign is going to be applied flat

1 to the roof. It won't be visible from the street.
2 It's not something that's going to have any impact on
3 your neighbor. It's not something that's going to
4 have any impact on traffic.

5 As far as measures to promote this venue
6 to help to drum up excitement and economic success of
7 the venue, this is about the least impactful way as
8 far as public impact that there could be. That there
9 will no visible signage from the street level;
10 nothing that's going to impact any surrounding user
11 or pedestrians. So we think this is a positive
12 proposal that's going to be a good development for
13 the venue and for the waterfront more generally.

14 It does require variances from two
15 sections of your ordinance. Let me pull up the
16 sections. It's in the NW Zone. It's also per the
17 Zoning Permit Denial that we received over the summer
18 within the Downtown Redevelopment Area. So that
19 triggers two variances from provisions of the
20 Downtown Redevelopment Plan. One is for the size of
21 the sign. A business sign under the Redevelopment
22 Plan is limited to 40 square feet. Obviously this
23 sign at 20,000-plus square feet is far larger than
24 that. The permit denial also sites two variance
25 relief triggers for roof-top signs and signs painted

1 on the structure.

2 So the Redevelopment Plan, what it
3 provides is that in Section D.7 is that, "A sign
4 shall not project above other roof of a structure."
5 So while that variance was called out, we don't think
6 that applied because this sign, as I mentioned, will
7 be flat against the structure. We don't think a
8 variance from that provision is triggered here. It
9 does, however, trigger a relief from Section D.5
10 which is that, "No sign shall be painted directly on
11 a building."

12 Now, as I mentioned, this sign will be
13 painted on the roof of the structure but the impact
14 of the sign -- this is a sign that won't be visible
15 to anyone but air traffic. It's a sign that's going
16 to be professionally done so it's not the sort of
17 perhaps unprofessional painted sign that we think
18 that ordinance provision is intended to prohibit.

19 While the sign is obviously larger than
20 the square footage limits in the plan, in a
21 Redevelopment Plan, we think the sign size is
22 appropriate because of the proportions of the
23 building, the nature of its intended targeted
24 audience. The intent is to be visible from air
25 craft from a distance.

1 So with those introductory comments, I'd
2 like to note that I do have Kurt Voss from Live
3 Nation who is the operator of the site and Jerry
4 Canavan from Eastern Sign Tech who is proposing to
5 install the sign. I only have plan testimony from
6 Mr. Canavan this evening but, of course, both
7 witnesses are here to answer any questions if need
8 be. So Jerry.

9 MR. EINGORN: Would you raise your right
10 hand, please.

11 - - -

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

15 - - -

16 MR. EINGORN: Please state your full name
17 and address for the record.

18 MR. CANAVAN: Jerry Canavan with Eastern
19 Sign Tech of Burlington, New Jersey

20 MR. BERR: Jerry, so tell me what is
21 Eastern Sign Tech's role with respect to this
22 proposal?

23 MR. CANAVAN: We would fabricate the
24 stencils that would be required to make this logo and
25 we would contract with a roofer to get it painted

1 on. The material is actually a roofing material
2 that's used to preserve roofs. It's not actually a
3 paint so it's more durable than a paint.

4 MR. BERR: Just to summarize things
5 briefly. So you're the sign vendor for the property;
6 is that correct?

7 MR. CANAVAN: Yes.

8 MR. BERR: And you've been retained
9 to design and ultimately install this sign if the
10 sign were approved?

11 MR. CANAVAN: Yes.

12 MR. BERR: And I had mentioned during my
13 introductory comments that this sign would be painted
14 on to the roof of the structure; is that what you're
15 saying?

16 MR. CANAVAN: Yes.

17 MR. BERR: It wouldn't actually be a
18 paint; it would be a roofing material?

19 MR. CANAVAN: It's a heavy-duty paint
20 that's used to preserve roofs. So if you're having
21 trouble with a roof or whatever, it's an extra
22 preservative coat that goes on to a roof. I'm not a
23 roofer so I don't -- I only know that when we started
24 investigating materials, that one popped out because
25 of its protective qualities more so than others.

1 MR. BERR: So for purposes of being
2 conservative and seeking all of the relief that we
3 may potentially need, we are seeking that relief from
4 the provisions of the Redevelopment Plan that calls
5 for -- that prohibits painted signs?

6 MR. CANAVAN: Yes.

7 MR. BERR: But the materials, it's
8 roofing materials --

9 MR. CANAVAN: It's --

10 MR. BERR: It's not a traditional paint?

11 MR. CANAVAN: Yeah. It's still a liquid;
12 it's still going to get put on with a brush and spray
13 where applicable. But, yes, it's a liquid-type
14 material.

15 MR. BERR: So I referenced Exhibit A-1
16 here which is this sign exhibit, the proposed logo
17 along with a similar type of signs on other venues.
18 Is this type of roof signage a common type of sign
19 that you're saying for these types of sports
20 entertainment facilities?

21 MR. CANAVAN: Yeah. Coincidentally in
22 the Philadelphia area I know of at least three.
23 We've done work at Subabru Stadium in Chester. We do
24 all the work at Lincoln. Nova Care also. Yeah,
25 those came to mind. I had to do a little bit of

1 searching to find the others. This is one is out by
2 Twin Cities, Minneapolis, St. Paul. This one is at
3 by Los Angeles. That one is huge by the way. It
4 looks huge than it is size-wise. But they were all
5 big.

6 As Kris said, with sports venues, the
7 overhead views, that's going to give pride to the
8 Pavilion when Beyonce and the Stones come there.
9 You'll have the overhead shots at that point. But,
10 otherwise, it's mainly for air traffic passing by.
11 It's not visible at all from the ground. That's the
12 only purpose.

13 MR. BERR: So no one is walking or
14 driving in the City, they're not going to see it?

15 MR. CANAVAN: They're to going to see it.

16 MR. BERR: There will be no impact, no
17 visual impact on the neighborhood or the drivers?

18 MR. CANAVAN: I was working at Lincoln
19 for quite a while before I realized that those signs,
20 oh, yeah, those signs I see them, you know, from the
21 drone cameras. But I never knew they were there and
22 I was working down there for a good year.

23 MR. BERR: Square footage of the sign.
24 I have 20,873 square feet. That's the sign, the
25 square footage that we are proposing?

1 MR. BERR: That's a boxed-off area of
2 the sign, you know, taking the overall dimension --
3 by the overall height by the overall width which
4 doesn't count for any in-between and whatnot.

5 MR. BERR: Okay. So that 20,873 is
6 larger than the actual sign itself is. So the sign
7 is sort of all within --

8 MR. CANAVAN: Yes. If we could take a
9 count of just the area that the paint is going to
10 cover, it would be probably 80 percent of that
11 amount. It's still a large number though, of course.

12 MR. BERR: Was this sign designed to be
13 proportional to the dimension of the building?

14 MR. CANAVAN: Oh absolutely, yes. And
15 there were a few different sizes talked about -- that
16 was I think one of the medium ones that was approved
17 by the Freedom Mortgage stakeholders.

18 MR. BERR: I mentioned in my opening
19 comments that these are some other large roof-type
20 signs in the waterfront area. I mentioned
21 specifically the American Water headquarters and the
22 Triad building.

23 MR. CANAVAN: Yes.

24 MR. BERR: I'd like to have this marked
25 as A-2.

1 MR. EINGORN: Okay. We'll mark this
2 photograph A-2.

3 MR. CANAVAN: This is 2 Cooper Street
4 development which has the American Water in it.

5 MR. BERR: So the photo came out and may
6 be a little bit more panned out than I hoped it would
7 but in any event, you can see -- so these properties,
8 these are just a couple of blocks from the venue,
9 correct?

10 MR. CANAVAN: Half a mile.

11 MR. BERR: And they're also along the
12 waterfront?

13 MR. CANAVAN: Yes.

14 MR. BERR: So these buildings in the
15 vicinity of this property, as you can see here right
16 there, the American Water Building has large
17 signage?

18 MR. CANAVAN: Yes.

19 MR. BERR: It has the name of the
20 company. It extends above the roof line, right?

21 MR. CANAVAN: Yes.

22 MR. BERR: Same thing with the Triad
23 building, large signage that extends other roof
24 line --

25 MR. CANAVAN: Yes.

1 MR. BERR: -- and large --

2 MR. CANAVAN: And visible only from the
3 river. I'm down at Freedom often and I didn't know
4 the signs existed until Kris brought them up today.
5 And I knew the other sign, I did investigate and
6 that's -- on my plan I call that 2 Cooper Street
7 because that's what sign "Open The Door" says. I
8 didn't realize it up on the top. On the other side
9 of the building you have Triad sign. It's not
10 visible from Cooper; from I think American Place; or
11 anywhere down there.

12 MR. BERR: So these types of signs
13 including the American Water Sign, the Triad sign,
14 the proposed sign that we seek relief here tonight
15 for the Freedom Mortgage Pavilion, these are signs
16 that are important for these types of facilities to
17 as a landmark, not necessarily -- there's not much of
18 visual impact from the street but they're a landmark;
19 they help to add name recognition; help to make these
20 spots sort of like visible and successful "put on the
21 map;" is that right?

22 MR. CANAVAN: Yes, I would agree. I'd
23 say that anybody coming, in flying in or out of
24 Philadelphia, they're going to know where Camden
25 is?

1 MR. BERR: Now, I mentioned -- so we do
2 seek other relief for the sign being painted on the
3 building. I've also mentioned that a variance was
4 called out in the permit denial for a roof-mounted
5 sign. But it would be my view that that variance
6 would not be triggered here because this sign does
7 not extend above other roof. So just confirm. This
8 sign, if approved, will be flat on the roof and it
9 wouldn't extend above the roof line?

10 MR. CANAVAN: It would not be visible
11 from the ground at all.

12 MR. BERR: And it wouldn't extend above
13 the surface of the roof?

14 MR. CANAVAN: No. There's a little bit
15 of a lip at the edge. Not on the front not much but
16 on the back you have a good 30 feet of the tower that
17 would further block it from that side. Not that you
18 would see it. The tower was not there anyway.

19 CHAIRMAN HANCE: Could you raise that one
20 up so I can see it?

21 MR. CANAVAN: Yes.

22 MR. BERR: And we'll mark that as A-3.

23 CHAIRMAN HANCE: So you're saying it
24 circles the airplane looking down?

25 MR. CANANVAN: Yeah. That was sort of

1 tongue-and-cheek almost. But that's who we want
2 to -- see, I actually took the picture. I was hoping
3 for a better picture but I couldn't get planes that
4 were coming in low at the time. They were too high
5 because I use it anyway. This is from the lawn in
6 back of Freedom Mortgage. Even if you're up at the
7 higher end of the lawn, you're not going to see on to
8 the roof.

9 REVEREND MARTINEZ: This is the first
10 floor that we have here or do we have more of these
11 signs in the City?

12 MR. CANAVAN: Not that I know of. I'm
13 going to say no. Obviously, I can't get up to see
14 them. But from Googling your satellite views, if
15 I found any, it would have been on the board.
16 Yeah, I'm almost certain that there's none.

17 REVEREND MARTINEZ: Interesting.

18 MS. ALSTON: And you said the material,
19 it's not reflective; it's not glowing?

20 MR. CANAVAN: No. It's just plain
21 white. I mean, I know from in our business, not
22 because we're doing roof signs, but a lot times
23 you're Googling around looking to see what the wall
24 of a building that we're looking to work on is and
25 you see a lot of rooftops. There's a lot of white

1 roof tops these days. And whatever the white
2 material is, is what they're using because it holds
3 up better or something.

4 MR. EINGORN: Any questions for the
5 applicant?

6 CHAIRMAN HANCE: I have a few questions.
7 How many have you done so far?

8 MR. CANAVAN: We did Nova Care.

9 MR. BERR: The Eagles practice complex,
10 correct?

11 MR. CANAVAN: Yes, the Eagles training
12 complex. We did Lincoln also. They were done
13 originally when the stadium was new in 2003'ish. We
14 re-did them over time if they needed maintenance.
15 They used to be red during the day and they're now
16 white. Subaru, we did not do those but somebody else
17 did. But we do a lot of work at Subaru Stadium but
18 other than that, no.

19 CHAIRMAN HANCE: But my other question
20 is, pick out anyone. How long does it take to do?
21 Just average; two days; a week?

22 MR. CANAVAN: From boots on the roof,
23 two, three weeks. Stencils is going to be a big
24 thing; getting stencils right. That's going to be a
25 critical part of making it right.

1 CHAIRMAN HANCE: How long does it
2 last?

3 MR. CANAVAN: Oh man. Whatever the
4 warrant they gave me. I know it was a great
5 warranty. I'm going to say ten years. But, you
6 know, you'd be re-coating after that. Ten to 12.
7 Again, if I'm not wrong, I apologize. It was decent.
8 I'm used to sign paints and vinyl that's used for
9 signs. For signs that are vinyl the best you get is
10 seven years. So when I heard what their's is, I know
11 it was way more than seven.

12 CHAIRMAN HANCE: So basically, you're
13 actually tatooing a roof?

14 MR. CANAVAN: Yes. Well put.

15 CHAIRMAN HANCE: That's what you're
16 doing. You're tatooing a roof.

17 MR. CANAVAN: Putting a stamp on it.

18 CHAIRMAN HANCE: I would see, myself, a
19 lot of these going to the shore when they're flying
20 the airplanes past and they're advertising their
21 restaurants, something like that, to get an idea
22 where it's located at?

23 MR. CANAVAN: Yes.

24 CHAIRMAN HANCE: That's pretty cool.

25 MR. BRITO BUENO: Will it be lighted at

1 night?

2 MR. CANAVAN: Pardon me?

3 MR. BRITO BUENO: Is it going to be
4 lighted at night, the sign?

5 MR. CANAVAN: No. I don't think so
6 anyway. Kurt is saying no. It never came up in
7 talks and it's a very good question.

8 REVEREND MARTINEZ: How effective is it?
9 I mean, I know people might pay a lot of money for
10 that but I mean, I don't see -- I mean, this is
11 something new. This is the first I --

12 CHAIRMAN HANCE: It must be pretty
13 effective cause they're paying a lot of money for it.

14 MR. EINGORN: Excuse me. We have a few
15 other applicants so unless we have on-point topics.

16 MS. ALSTON: So I'm thinking as a
17 promotional, I think it's brilliant idea, right,
18 you're thinking promotion and you're able to see it
19 safety-wise, the same thing. Right? You're thinking
20 about -- when I saw it I'm thinking helicopter ride,
21 right, someone might be able to identify Freedom
22 Mortgage and just park their helicopter on top of the
23 roof. So I'm thinking about safety. Was that ever i
24 the planning? Did anyone bring that up? Was that a
25 concern?

1 MR. BERR: As far as whether or not to --

2 MS. ALSTON: Having such visibility the
3 big, oh, there's the Freedom Mortgage?

4 MR. BERR: We don't see there being much
5 risk.

6 MS. ALSTON: I'm think a thousand people
7 inside of that building.

8 MR. CANAVAN: Oh, somebody coming and
9 landing there?

10 MS. ALSTON: Yes. I'm thinking on a
11 bigger scale,

12 MR. CANAVAN: And getting arrested.

13 MS. ALSTON: And you have someone
14 looking for -- thinking about terrorists or something
15 because you can see it from afar. While it's really
16 nice to know that ideally promotionally-wise it's
17 good. But for safety was that ever a concern?
18 (check_

19 MR. BERR: I don't know that that's a
20 concern that I have heard from anyone associated
21 with the applicant about that. It's our view that
22 that kind of visibility; that this being sort of a
23 prominent-put-on-the-map is something that would be a
24 positive help for economic -- a development or
25 redevelopment of that area to continue to succeed and

1 continue to be an economic engine for the area. As
2 far as the concern about someone using that for
3 terrorist purposes, frankly I don't know that I've
4 heard that from the applicant. I don't know that
5 that's a concern that anybody has identified. I
6 think that's a concern that would exist irrespective
7 of the sign being there honestly.

8 MR. EINGORN: Are we good?

9 CHAIRMAN HANCE: We're good.

10 MR. EINGORN: Anybody in the public that
11 would like to be heard on the application of Eastern
12 Sign Tech, 1 Harbor Boulevard? Hearing none, we'll
13 close the public portion.

14 The applicant has provided significant
15 testimony regarding a proposed 20,873 square foot
16 roof sign. They're requesting bulk variances related
17 to that as well as an interpretation. Are you
18 requesting an interpretation?

19 MR. BERR: We chose to pursue that as a
20 variance for the painted sign.

21 MR. EINGORN: Got it. So bulk variances
22 related to the sign?

23 MR. BERR: Yes.

24 MR. EINGORN: Great. We've had a lot of
25 questions so maybe we could limit those and do a

1 discussion of the Positive and Negative Criteria and
2 make a motion.

3 REVEREND MARTINEZ: I think it's
4 positive. Any time we bring something new to the
5 City and it's something new for me, I think it's
6 positive.

7 CHAIRMAN HANCE: I think it's a great
8 idea. I see no foul in it. It's on top of the roof
9 and it's not offending anyone. I think it's the
10 future. I think it's a great idea.

11 MR. BRITO BUENO: I'd like lights.

12 REVEREND MARTINEZ: I think it's positive
13 and motion to pass.

14 CHAIRMAN HANCE: Second.

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

17 CHAIRMAN HANCE: Yes.

18 MR. EINGORN: Reverend Martinez.

19 REVEREND MARTINEZ: Yes.

20 MR. EINGORN: Ms. Atwood.

21 MS. ATWOOD: Yes.

22 MR. EINGORN: Ms. Alston.

23 MS. ALSTON: No.

24 MR. EINGORN: Mr. Brito Bueno.

25 MR. BRITO BUENO: Yes.

1 MR. EINGORN: Having four in favor and
2 one opposed, the motion passes.

3 MR. BERR: Thank you very much.

4 MR. EINGORN: The next matter is Baird
5 Properties, LLC, 2648 and 2642 Baird Blvd.

6 MR. EINGORN: Would you raise your right
7 hand, please.

8 - - -

9 CARLOS ROSARIO, having first been duly
10 sworn/affirmed, was examined and testified as
11 follows:

12 - - -

13 MR. EINGORN: Please state your full name
14 and address for the record.

15 MR. ROSARIO: Carlos Rosario, P.O. Box
16 782, Cherry Hill, New Jersey 08003.

17 MR. EINGORN: Thank you, Mr. Rosario.
18 I hate to do this to you, are you the sole owner of
19 Baird Properties, LLC?

20 MR. ROSARIO: Yes, I am.

21 MR. EINGORN: Very good. That's what I'd
22 like to hear. So you have an application pending for
23 a Cert of Nonconforming Use for eight 1-bedroom
24 apartments. Tell us a little bit about your
25 apartment building. And for the record, this is 2640

1 because you have two, right?

2 MR. ROSARIO: Yes. Both for the same
3 reason.

4 MR. EINGORN: Okay. Let's start with
5 this one.

6 MR. ROSARIO: An eight-unit 1-bedroom
7 apartments, apartment building. I've owned it for
8 approximately 25 years now. They've been there, I
9 don't know, maybe longer than I've been alive.
10 I have no idea. It's been there for a very long
11 time. There's never been any change in usage so
12 it's always been the thing. And the plan is to
13 continue to use it as it's been used.

14 MR. EINGORN: Do you plan to sell the
15 property?

16 MR. ROSARIO: I was thinking about it.
17 And that's why I'm here today. I had no idea that
18 there's even -- I don't know if it's an issue. I
19 have no idea but it came up when we were
20 considering selling the building. But, again, I
21 never understood why and I still don't understand why
22 because it's been used the same way the entire time
23 that I've owned it.

24 MR. EINGORN: Buyers usually like to have
25 these so that when they own the property they know

1 that they have a use that's been approved.

2 MR. ROSARIO: Right. We have been in
3 compliance with the state. Every five years they
4 come in and inspect and the City every year. So,
5 again, nothing has changed there and there's no plan
6 to change the usage.

7 MR. EINGORN: Anything else you'd like to
8 add?

9 MR. ROSARIO: I want to go home.

10 MR. EINGORN: Me too. Sir, do you have
11 something to say?

12 MR. SANDERSON: I'm the agent with them.
13 Rick Sanderson.

14 MR. EINGORN: Would you raise your right
15 hand, please.

16 - - -

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

20 - - -

21 MR. EINGORN: Please state your full name
22 and address for the record.

23 MR. SANDERSON: Rick Sanderson. My
24 address is 123 West Jersey Avenue, Pitman, New Jersey
25 08071.

1 MR. EINGORN: What's your relationship to
2 the applicant?

3 MR. SANDERSON: I'm his agent.

4 MR. EINGORN: Real estate agent?

5 MR. SANDERSON: Yes. So we did provide
6 the layout and the pictures of all the meters and all
7 that. Heaters and everything separate. From our
8 understanding and my research like Carlos said, this
9 has been a multi-unit line since it was built in the
10 70's. It changed ownership when he bought it over
11 20-some years ago. So he's just trying -- nothing is
12 changing.

13 MR. EINGORN: Any familiarity with this
14 one?

15 MR. SANDERSON: They're large buildings
16 too. It's not like it's a rowhome that was changed
17 into a triplex or duplex. They're large
18 4,000 square foot buildings side-by-side.

19 MR. ROSARIO: The only apartment building
20 on Baird Blvd. close to the intersection of 27th &
21 Federal Street so you can't miss them. I think
22 they're the only apartment building, multi-units
23 other than duplexes or something on that street.

24 MS. ALSTON: Did you say that you owned
25 the property for 25 years or you lived in Camden for

1 25 years?

2 MR. ROSARIO: I owned the property for 25
3 years.

4 MS. ALSTON: You've owned the property
5 for 25 years?

6 MR. ROSARIO: Yes.

7 MS. ALSTON: And you have all your
8 permits and seal and everything?

9 MR. ROSARIO: Yes.

10 MR. EINGORN: Do you have any pictures of
11 the outside?

12 MR. ROSARIO: I can pull it up on Zillow
13 right now. Hopefully it's a good one.

14 MS. ALSTON: Do you have someone in each
15 unit? Every one of them is occupied?

16 MR. SANDERSON: So these are here.

17 MR. EINGORN: Do you see it?

18 REVEREND MARTINEZ: Yes, I saw this.

19 MR. ROSARIO: Yes. Rarely is there a
20 vacancy. Sometimes there's a lot of turnaround but
21 it's only one bedrooms but they are always
22 occupied.

23 MR. EINGORN: Let the record reflect that
24 Mr. Sanderson has shared a photo of the exterior
25 property on his phone. Mr. Sanderson, did that

1 photograph came from Zillow?

2 MR. SANDERSON: Yes. I took it myself,
3 yes.

4 MR. EINGORN: So the applicant is here
5 for a Cert of Nonconforming Use, the allegation being
6 that the property has been in this condition and
7 usage -- not condition I'm sorry -- in this usage
8 since prior to the adoption of the Zoning Ordinance.
9 The testimony is that the applicant's owned the
10 property for 25 years and that it was in this
11 condition as a eight 1-bedroom apartments during that
12 time. Is that correct?

13 MR. ROSARIO: That is correct.

14 MR. EINGORN: Great. Does the Board have
15 any further questions for the applicant? Hearing
16 none. Anybody in the public here that would like to
17 be heard to support or opposition to this
18 application? Hearing none, we'll close the public
19 portion.

20 The applicant is here for a Cert of
21 Nonconforming Use. The Board should do a discussion
22 and a motion. It does appear on its face that the
23 applicant is entitled to the relief requested but I
24 don't make those decisions.

25 CHAIRMAN HANCE: So they're all already

1 rented out and occupied already?

2 MR. ROSARIO: Yes. Always. Rarely is
3 there a vacancy. If there is, it's not for very
4 long. I honestly, I never even have to advertise or
5 anything like that. It's just word of mouth; you
6 know, I'm from the community; I've been there for a
7 very long time. So it's always someone's cousin,
8 sister, friend or someone looking. It's not really
9 hard to rent these units.

10 CHAIRMAN HANCE: How many rooms are
11 there?

12 MR. ROSARIO: There's two buildings. I'm
13 sorry. There's one building eight units. Eight 1
14 bedrooms.

15 MS. ALSTON: Where is everyone parking,
16 in the front, back or the street?

17 MR. ROSARIO: There's parking out front
18 and then there's also parking in the back. Not
19 parking that I own but behind there's like a
20 driveway; a big enough area for parking.

21 REVEREND MARTINEZ: Motion to accept the
22 application.

23 CHAIRMAN HANCE: Second.

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

1 CHAIRMAN HANCE: Yes.

2 MR. EINGORN: Reverend Martinez.

3 REVEREND MARTINEZ: Yes.

4 MR. EINGORN: Ms. Atwood.

5 MS. ATWOOD: Yes.

6 MR. EINGORN: Ms. Alston.

7 MS. ALSTON: Yes.

8 MR. EINGORN: Mr. Brito Bueno.

9 MR. BRITO BUENO: Yes.

10 MR. EINGORN: Very good. Motion passes.

11 The Cert of the Nonconforming Use is granted.

12 Your other application, same applicant;
13 different property. This is 2648 to 2650. You just
14 have already been sworn so there's no need to redo
15 that. Is this also is an eight-unit apartment
16 building?

17 MR. ROSARIO: Yes. They're fenced in
18 together. They sit side-by-side.

19 MR. EINGORN: So it's identical to --

20 MR. SANDERSON: Identical to size;
21 identical to everything. This is literally right
22 next door.

23 MR. EINGORN: The Board has seen the
24 picture of that which was offered by the applicant.
25 Are there questions about this unit?

1 REVEREND MARTINEZ: No.

2 CHAIRMAN HANCE: Still is full with
3 people?

4 MR. ROSARIO: Yes. That one also.

5 CHAIRMAN HANCE: Now you said there's a
6 gate around it?

7 MR. ROSARIO: Yes. There's fencing in
8 front and fencing in the back that we try to keep
9 secured at all times. The only time it's open is
10 when we have to weekly take the trash out and keep it
11 clean and things of that nature. Other than that,
12 yes, it's fenced in all the way around.

13 REVEREND MARTINEZ: It's nothing
14 different than the other one. I'll suggest a motion
15 to accept.

16 MR. EINGORN: I suggest we open to the
17 public first. Is anybody here in the public that
18 would like to weigh in on this application for 2648
19 to 2650 Baird Blvd.?

20 MR. EINGORN: Hearing none, we'll close
21 the public portion. And now you get to say what you
22 wanted to say which was?

23 REVEREND MARTINEZ: Motion to accept the
24 application.

25 MR. BRITO BUENO: I second.

1 MR. EINGORN: I'll take a roll-call vote.
2 Chairman Hance.

3 CHAIRMAN HANCE: Yes.

4 MR. EINGORN: Reverend Martinez.

5 REVEREND MARTINEZ: Yes.

6 MR. EINGORN: Ms. Atwood.

7 MS. ATWOOD: Yes.

8 MR. EINGORN: Ms. Alston.

9 MS. ALSTON: Yes.

10 MR. EINGORN: Mr. Brito Bueno.

11 MR. BRITO BUENO: Yes.

12 MR. EINGORN: Having five in favor the
13 motion passes. Have a good night fellows?

14 MR. ROSARIO: Thank you very much. I
15 appreciate it.

16 MR. SANDERSON: Thank you.

17 MR. EINGORN: I'll try to have the
18 Resolutions for you next month, okay?

19 MR. ROSARIO: Okay.

20 MR. EINGORN: Last but not least we have
21 Apple Tree Homes,

22 MR. EINGORN: Would you raise your right
23 hand, please.

24 - - -

25 SHON JABLONSKY-WATKINS, having first been

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

3 - - -

4 MR. EINGORN: Please state your full name
5 and address for the record.

6 MR. JOABLONSKY-WATKINS: My name is
7 S-H-O-N J-A-B-L-O-N-S-K-Y - W-A-T-K-I-N-S. Address
8 is 108 Blue Bridge Road in Voorhees, New Jersey
9 08043.

10 MR. EINGORN: Do you like to be called
11 Mr. Jablonsky or Mr. Watkins or both?

12 MR. JABLONSKY-WATKINS: Jablonsky would
13 be good.

14 MR. EINGORN: All right. Mr. Jablonsky,
15 are you the 100 percent owner of Apple Tree Homes,
16 LLC?

17 MR. JABLONSKY: I am.

18 MR. EINGORN: Very good. That's what I
19 like to hear, 100 percent owner. And you're seeking
20 to convert a single-family home into a duplex; is
21 that correct?

22 MR. JABLONSKY: That's correct.

23 MR. EINGORN: And you need bulk variances
24 for lot size, lot width, lot depth and off-street
25 parking; is that correct?

1 MR. JABLONSKY: That's correct.

2 MR. EINGORN: Not the first duplex
3 application this Board has seen. Let's take a look
4 of what we got here. We have a tax map. I got a
5 black and white photograph.

6 MR. JABLONSKY: It should be in color
7 there.

8 MR. EINGORN: That's okay. I'm
9 colorblind anyway.

10 MR. JABLONSKY: It's Lot 47. It says on
11 the paper 17 but it's Lot 47, Block 1431.

12 MR. EINGORN: Mine says 47.

13 MR. JABLONSKY: On this part right here?

14 MR. EINGORN: Oh, on the agenda?

15 MR. JABLONSKY: Yes.

16 MR. EINGORN: We'll amend the agenda to
17 note that it's Lot 47. Thank you for correcting
18 this. This is the front exterior of the property?

19 MR. JABLONSKY: Correct.

20 MR. EINGORN: How many bedrooms is the
21 house currently?

22 MR. JABLONSKY: There's no bedrooms. The
23 property we did next to it, 516 S. 8th Street was
24 four bedrooms, two bath. We recently renovated that
25 one and got the CO within the last year for that

1 property. We bought that one from the CRA. Now
2 we're looking to this one as well.

3 MR. EINGORN: Is this the condition you
4 bought it in or did you gut it?

5 MR. JABLONSKY: It was worse. Yeah, we
6 gutted the whole thing but inside was completely
7 destroyed. It hasn't been used in 40 years. There's
8 no water line; no sewer line; no gas line; no
9 electric line. Everything going into the house had
10 to be new just like the house next to it. We did all
11 the lines to the house next to it. It was quite a
12 process but I'm learning.

13 MR. EINGORN: This is a rowhome so
14 there's no side yards, correct?

15 MR. JABLONSKY: Correct.

16 MR. EINGORN: What about a rear yard?

17 MR. JABLONSKY: Yes, there's a rear yard.
18 And there's quite a few demolished lots on the
19 block. And a couple of abandoned homes too, the
20 house across the street, two houses to the side. So
21 there's not really an issue of parking because you
22 got so many just empty lots. I think the City just
23 recently demoed three properties right across the
24 street from it and another multi-unit duplex on the
25 corner down the street on that block.

1 MR. EINGRON: And the plans you
2 submitted, they're here?

3 MR. JABLONSKY: Yes. I did a stretch
4 drawing of what it would like of the first floor and
5 the second floor. So the first floor would be one
6 unit, a bedroom in the front, a bedroom in the back
7 with a kitchen in between and a bathroom. The second
8 floor would be pretty much identical with a larger
9 first bedroom.

10 MR. EINGRON: So two 2-bedroom units?

11 MR. JABLONSKY: Yes.

12 MS. ALSTON: The one next door is a
13 4-bedroom or did you make that into a duplex also?

14 MR. JABLONSKY: No. When we got that one
15 we renovated it and turned it into a 4-bedroom, 2
16 bathroom. It was a full-gut job. And when I put it
17 online on Affordable Holly.com, I lot of the inquires
18 were for two bedrooms and five bedrooms. It took us
19 actually quite a while to find somebody for four
20 bedrooms. So thinking about that, and I know we had
21 to do this one. In our mind, we're saying, why not
22 we do a duplex with 2 bedrooms because it's
23 sufficient space and there's more demand for it.

24 Our goal in creating the company four
25 years ago was to seek houses in Camden and restore

1 them. We bought a one on 815 Line Street from a
2 Sherrif's sale. It's right around the corner on the
3 same tax map. And that one also didn't have
4 electric. It was boarded up. Didn't have -- the
5 water line wasn't working. I had to restore that
6 one. And we got the CO for that property and it's
7 being rented out currently Section 8 for that
8 property with the hopes that it can provide
9 affordable housing for two families in that unit as
10 well.

11 CHAIRMAN HANCE: Question. Front and
12 back door, am I right?

13 MR. JABLONSKY: Yes. Yes, there will a
14 front door.

15 CHAIRMAN HANCE: Now, are you going to
16 Jack-and-Jill that? Because I prefer something like
17 that to have more than one exit. So are they going
18 to be able to exit from front or the rear?

19 MR. JABLONSKY: Correct. It doesn't show
20 that. Yes, there will be -- we have that in the
21 next-door house. There's one in the front and one in
22 the back, yeah. We usually have a larger door in the
23 back as well, a 36-inch door.

24 CHAIRMAN HANCE: So both apartments will
25 be able to exit from the front or the rear?

1 MR. JABLONSKY: Except for the second
2 floor wouldn't be able to.

3 CHAIRMAN HANCE: Why? I'm just asking
4 you for fire exit. When I was out of college we
5 rented a duplex. What happened was, when you came in
6 the front door, that was a door there. And the
7 second floor was a door there but their front door
8 had a back door to go out. And upstairs was able to
9 go down the back steps and still go out and come out
10 the front. See what I'm saying?

11 MR. JABLONSKY: Yes. That could be an
12 option to add like a second floor --

13 CHAIRMAN HANCE: You have to give that
14 second floor another door.

15 MR. JABLONSKY: A second floor entry.

16 CHAIRMAN HANCE: You got to have a fire
17 escape from the outside of the building. I know
18 you're crowded for space. But like I said, we
19 wasn't -- the first apartment, that was the entrance
20 but when you go upstairs, you go right back
21 downstairs and out the back door and the top of the
22 steps. That was the second entrance to the second
23 house.

24 MR. JABLONSKY: Okay.

25 CHAIRMAN HANCE: Do you know what I'm

1 saying? It was like a sea-saw like this. So front
2 door goes in and the second person goes up the steps
3 to go in but you can always exit down. So it was up,
4 down entrance, entrance. So it allows them to either
5 go out their front door or out the back door in case
6 of fire.

7 MR. JABLONSKY: Sure. Yes. We also
8 have -- we hardwired all our fire alarms and --

9 CHAIRMAN HANCE: Fire alarms not going to
10 matter if you can't get out.

11 MR. EINGORN: But the Fire Marshall is
12 going to dictate what they need to do.

13 CHAIRMAN HANCE: But it's an option for
14 you.

15 MR. EINGORN: He's going to have to meet
16 all that to get his permits and everything.

17 MS. ALSTON: Will he need to come back
18 for site plan approval?

19 MR. EINGORN: I mean, there's not much
20 site plan to this. I think the building takes up
21 almost the whole of the property, right?

22 MR. JABLONSKY: Yeah, to the back. It's
23 small --

24 MR. EINGORN: A site plan is usually the
25 outside.

1 MS. ALSTON: Outside. So everything has
2 to be by permits so it would have to pass?

3 MR. EINGORN: Right. He's going to have
4 to go to the City. He's going to have to get all
5 his inspections. He's going to have to apply for a
6 CO. So along the way technically the City should be
7 checking in all of these things. As he gets his
8 permits and closes his permits, he should be getting
9 inspections.

10 MR. JABLONSKY: Correct. And I have a
11 licensed HVAC, licensed electrical, licensed plumber
12 on all the jobs. Franchesca who came up earlier to
13 the Board who spoke, she's the one who I work with
14 for plumbing and HVAC.

15 MR. BRITO BUENO: What about the parking?

16 MR. JABLONSKY: There's a lot of lighted
17 land, like a lot of demoed buildings. I've been
18 working on 815 Line Street and house 516 S. 8th
19 Street. I've never had an issue with parking outside
20 of the street no matter what time I come. And I took
21 different pictures. I did different times of the day
22 to show that. You have a lot of abandoned houses and
23 empty lots on the block as well. And also the CRA
24 even said, if there was any type of issue Lot No. 50
25 or 1431, they would sell that to me if there an issue

1 with parking, but there really isn't.

2 CHAIRMAN HANCE: But you have public
3 parking? That's what you're saying, there's public
4 parking outside?

5 MR. JABLONSKY: Yes.

6 CHAIRMAN HANCE: I open it up to the
7 public.

8 MR. EINGORN: Nobody in the public but
9 just one gentleman but I think you're here with the
10 applicant. Right?

11 UNIDENTIFIED SPEAKER: Yes.

12 MR. EINGORN: We open to the public.
13 There's nobody here. We close to the public but at
14 least we said we did it. And now Chairman Hance can
15 do his thing.

16 CHAIRMAN HANCE: I make a motion that we
17 pass?

18 REVEREND MARTINEZ: I second.

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

21 CHAIRMAN HANCE: Yes.

22 MR. EINGORN: Reverend Martinez.

23 REVEREND MARTINEZ: Yes.

24 MR. EINGORN: Ms. Atwood.

25 MS. ATWOOD: Yes.

1 MR. EINGORN: Ms. Alston.

2 MS. ALSTON: Yes.

3 MR. EINGORN: Mr. Brito Bueno.

4 MR. BRITO BUENO: No.

5 MR. EINGORN: Having four in favor and
6 one opposed, the motion carries with the requested
7 bulk variances.

8 MR. JABLONSKY: Thank you so much
9 everyone.

10 MR. EINGORN: Thank you. Good luck with
11 your project.

12 We have to do our Resolutions but we have
13 to go into Closed Session first and it's going to be
14 fast, I hope. So I got to eject everybody who isn't
15 a Board member. To the court reporter, this is off
16 the record. We need a motion to go into Closed
17 Session.

18 MS. ALSTON: Motion.

19 MR. EINGORN: Second?

20 REVEREND MARTINEZ: Second.

21 MR. EINGORN: All in favor?

22 THE BOARD: Yays.

23 MR. EINGORN: We're in Closed Session and
24 the room is clear for the record and we're going off
25 the record now.

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(Off the record for the Closed Session at
9:15 p.m.)

(Back on the record at 10:05 p.m.)

- - -

MR. EINGORN: So we're back on the
record, the City of Camden Zoning Board Adjustment.
We had just gone into Closed Session related to
litigation and possible litigation regarding a prior
application which was brought by New Beginnings
Behavioral Health, LLC.

The Board now is going to make a motion
regarding a "Reconsideration." A "Yes" vote will be
in favor of hearing a motion for "Reconsideration"
and a "No" vote will be against hearing that motion.
We will take a roll-call on that matter.

MS. ATWOOD: You said a "No" vote is
what?

MR. EINGORN: Against Reconsideration.
So you would just go for the Adoption of
the Resolution; vote on the Resolution tonight.

MR. BRITO BUENO: I'm not allowed to
vote? I wasn't here so...

MR. EINGORN: Right. But it's whether or
not to -- that's a good question: I think as for

1 safety purposes, we probably should not have you
2 vote. All right?

3 MR. BRITO BUENO: Can you say that
4 again?

5 MR. EINGORN: I think for safety purposes
6 we should avoid your vote.

7 MR. BRITO BUENO: Okay.

8 MR. EINGORN: Chairman Hance.

9 CHAIRMAN HANCE: No.

10 MR. EINGORN: Reverend Martinez.

11 REVEREND MARTINEZ: No.

12 MR. EINGORN: Ms. Atwood.

13 MS. ATWOOD: No.

14 MR. EINGORN: Ms. Alston.

15 MS. ALSTON: Yes.

16 REVEREND MARTINEZ: I have to take this
17 phone call.

18 MR. EINGORN: So the vote fails 3 to 1
19 which means "Reconsideration" would not be
20 considered by the Board.

21 So now we have four Resolutions on
22 tonight. Everybody can vote on this except -- well,
23 wait. That's not true. I apologize. So I guess we
24 can do New Beginnings first because I know everybody
25 was here but we're missing Reverend Martinez.

1 Respond, Inc., Bilal Dixon. I need a
2 motion to adopt Respond, Inc. and Bilon Dixon and
3 those that can vote on that would be Chairman Hance,
4 Ms. Atwood and that's it. Because I think Ms. Alston
5 left before those two were heard. So do I have a
6 motion to adopt those Resolutions?

7 CHAIRMAN HANCE: Motion to adopt.

8 MS. ATWOOD: Second.

9 MR. EINGORN: Chairman Hance.

10 CHAIRMAN HANCE: Yes.

11 MS. ATWOOD: Yes.

12 MR. EINGORN: So moved. We have adopted
13 Bilon Dixon and Respond, Inc. And then Jose
14 Caldarone would be everyone and New Beginnings would
15 be everyone except Mr. Brito Bueno. Reverend
16 Martinez is in the hallway. I guess we really don't
17 need his vote. Do I have a motion to adopt those two
18 Resolutions granting Jose Calderon and denying New
19 Beginnings?

20 CHAIRMAN HANCE: Motion to adopt.

21 MS. ATWOOD: Second.

22 MR. EINGORN: I'll take a roll-call vote.
23 Chairman Hance.

24 CHAIRMAN HANCE: Yes.

25 MR. EINGORN: Ms. Atwood.

1 MS. ATWOOD: Yes.

2 MR. EINGORN: Ms. Alston.

3 MS. ALSTON: Yes.

4 MR. EINGORN: So moved. Now we need a
5 motion to adjourn.

6 CHAIRMAN HANCE: Motion to adjourn.

7 MR. EINGORN: All in favor?

8 THE BOARD: Yays.

9 - - -

10 (**Meeting concluded at 10:10 p.m.**)

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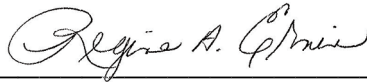
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2
3
4 I HEREBY CERTIFY that I am a Certified Court
5 Reporter and Notary Public.

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

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

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

18 

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