

In The Matter Of:
CITY OF CAMDEN v.
ZONING BOARD

Transcript of Meeting
March 4, 2024

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ZONING BOARD
CITY OF CAMDEN

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Monday, March 4, 2024

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Transcript of proceedings of the Zoning Board of Adjustment taken in City Council Chambers, 2nd floor City Hall, 520 Market Street, Camden, New Jersey 08101, commencing at 5:44 p.m.

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

- DARNELL HANCE, CHAIRMAN
- CHARLES COOPER, VICE-CHAIRMAN
- ISASIA MARTINEZ
- KAREN MERRICKS
- MARITZA ALSTON
- JOSE M. BRITO BUENO

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

- KYLE F. EINGORN, ESQUIRE, ATTORNEY FOR THE BOARD
- DEMBO, BROWN & BURNS, LLP
- EVITA MUHAMMAD, ZONING BOARD SECRETARY

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1 CHAIRMAN HANCE: Good evening ladies and
2 gentlemen. Welcome to the City of Camden Zoning
3 Board regular scheduled meeting of March 4, 2024.
4 Reading of the Sunshine Law: In conformance
5 with the Sunshine Law of New Jersey, notice of the
6 meeting was posted in the Municipal Clerk's office on
7 Tuesday, February 27, 2024.

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

10 CHAIRMAN HANCE: Here.

11 MR. EINGORN: Vice-Chairman Cooper.

12 VICE-CHAIRMAN COOPER: Here.

13 MR. EINGORN: Reverend Martinez.

14 REVEREND MARTINEZ: Here.

15 MR. EINGORN: Ms. Merricks.

16 MS. MERRICKS: Present.

17 MR. EINGORN: Ms. Alston.

18 MS. ALSTON: Present.

19 MR. EINGORN: Jose Brito Bueno is absent.
20 Henrietta Washington, absent.

21 Let's start with the approval of the
22 minutes for February 2024. Do we have a motion?

23 VICE-CHAIRMAN COOPER: Motion to accept.

24 REVEREND MARTINEZ: Second.

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

1 Chairman Hance.

2 CHAIRMAN HANCE: Yes.

3 MR. EINGORN: Vice-Chairman Cooper.

4 VICE-CHAIRMAN COOPER: Yes.

5 MR. EINGORN: Reverend Martinez.

6 REVEREND MARTINEZ: Yes.

7 MR. EINGORN: Ms. Merricks.

8 MS. MERRICKS: Yes

9 MR. EINGORN: Ms. Alston.

10 MS. ALSTON: I wasn't here.

11 MR. EINGORN: Abstain. Having four in
12 favor and none opposed, the motion passes.

13 Good evening everyone. I'm going to
14 announce the list of cases. If you're present,
15 please let me know. We will take the cases in order
16 as they are on the agenda. We've already heard one
17 cell phone tonight. If you could please silence
18 them. I know everything is an emergency nowadays.
19 I'm the same way; I get it. But it does interrupt
20 the applicants and it changes are train of thought.

21 So like I said, if you hear your name,
22 please let us know you're ready to proceed. Before
23 we do that, we have a couple of deficient
24 applications that you may have received notice for:
25 521 Cooper Street, that application was deficient.

1 If you're here because you received notice for that,
2 it will not be heard tonight. They will have to
3 renote. That also goes for 880 S. 27th Street.
4 That applicant was also deficient notice. That will
5 not be heard tonight as well.

6 The first matter of Old Business, Alba
7 Agilar.

8 MS. AGILAR: Here.

9 MR. EINGORN: Barbara Clark, 314 Marlton
10 Pike.

11 MS. McCOY: Ready to proceed.

12 MR. EINGORN: Very good.

13 The next matter, Cannabista, LLC, 2035
14 Admiral Wilson Blvd. will be adjourned. I guess
15 we'll put it on for the next month. I don't know if
16 they're going to appear next month or not. They may
17 have to renote. But for now, we'll mark for April.
18 So if you're here for Cannabista, 2035 Admiral Wilson
19 Blvd., it's not being heard tonight; will not be
20 heard tonight.

21 The next matter, Hattie L. Pope, 422
22 Washington Street.

23 MS. POPE: Here.

24 MR. EINGORN: Next is Lydia Robles.

25 MS. ROBLES: Here.

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

MS. AGILAR-MARTINEZ: My name is Alba Agilar-Martinez, 1807 Jackson Street, Cinnaminson.

MR. LUNA: German Luna, 1807 Jackson Street, Cinnaminson.

MR. EINGORN: So this is a continued matter from last month. The applicant has a duplex and is requesting bulk variances. The Board requested that they provide additional information. It looks like additional information has been provided. There's a lot of pictures here. Is this a tax card?

MS. ALBA: Yes.

MR. EINGORN: So the applicant is appearing tonight proposing a duplex, any bulks variances for minimum lot size and minimum lot width, off-street parking, lot depth and building coverage. And this was purchased as a duplex; is that correct?

MS. ALBA-MARTINEZ: Yes.

MR. LUNA: Yes.

MR. EINGORN: And you testified last month that there's only street parking; is that correct?

1 MR. LUNA: Yes.

2 MR. EINGORN: And did you take the
3 photographs that are in this package?

4 MR. LUNA: Yes.

5 VICE-CHAIRMAN COOPER: And my big concern
6 about this is, is the basement. Looks they have a
7 bedroom down there.

8 MR. EINGORN: Right. We asked for more
9 information. Right? if I remember correctly, these
10 meters were preexisting?

11 MR. LUNA: Yes. Actually, we just
12 replaced them a couple of weeks ago; probably like
13 two weeks ago.

14 MR. EINGORN: Okay. But when you bought
15 it, it had two meters?

16 MR. LUNA: Yes.

17 MR. EINGORN: I'm showing you four
18 photographs here. This is two water heaters or two
19 gas meters; is that correct?

20 MR. LUNA: Yes.

21 MR. EINGORN: And those were preexisting
22 as well when you purchased?

23 MR. LUNA: Yes.

24 MR. EINGORN: And then, can you tell us a
25 little about the basement?

1 MR. LUNA: The basement in this picture
2 here is like a living room, hallway. You can put a
3 couch in there, but nobody is sleeping there. But it
4 is two rooms downstairs in the basement and a
5 bathroom.

6 VICE-CHAIRMAN COOPER: Your last
7 photograph, pictures, can you explain that back to
8 me. It looks like you have a door there. Is there a
9 door? You got a door where the steps are then you --

10 MR. LUNA: Yes. That's the backyard.

11 VICE-CHAIRMAN COOPER: Is it two doors
12 back there or one door?

13 MR. LUNA: One.

14 MR. EINGORN: Is there a door that leads
15 from the basement to the outside?

16 MR. LUNA: No.

17 MR. EINGORN: I'm looking at what looks
18 to be floor plans. This is the last page of your
19 submission. Can the Board see this?

20 VICE-CHAIRMAN COOPER: Yes.

21 MR. EINGORN: I'm looking at what says
22 basement. There's two rooms here labeled bedroom.

23 MR. LUNA: Yes.

24 MR. EINGORN: Are they being used as
25 bedrooms?

1 MR. LUNA: Yes:

2 MR. EINGORN: Has the fire inspector been
3 out to look at this?

4 MR. LUNA: No.

5 MR. EINGORN: So really the applicant is
6 here for bulk variances related to the parking and
7 the size of the lot. The issue regarding the
8 basement would really be for the fire inspector and
9 code enforcement official who is going to probably
10 have a lot to say about that. But as it relates to
11 the testimony regarding the requested bulk variances,
12 this is a row home?

13 MR. LUNA: Yes.

14 MR. EINGORN: And there's a party wall
15 between this property and the one to the left of it
16 when you're facing the building?

17 MR. LUNA: Yes.

18 MR. EINGORN: And to the other side
19 there's a small alleyway; is that correct?

20 MR. LUNA: That's correct.

21 MR. EINGORN: And there's no ability to
22 expand the size of the lot due to the relationship to
23 the other properties?

24 MR. LUNA: No.

25 MR. EINGORN: And there's no ability to

1 reduce this size of the building to reduce the
2 building coverage?

3 MR. LUNA: No.

4 MR. EINGORN: All these conditions were
5 preexisting when you purchased the property?

6 MR. LUNA: Yes.

7 MR. EINGORN: Does the Board have
8 questions for the applicant?

9 VICE-CHAIRMAN COOPER: Since they're
10 landlocked, you can't expand or anything. Its
11 already been a duplex. What type of stipulation can
12 we put on, you know, if we approve this? We approve
13 it and it's out of our hands, so from that point
14 forward?

15 MR. EINGORN: So let's start at the
16 beginning. This is in an R-2 Zone where a duplex is
17 a permitted use, right?

18 VICE-CHAIRMAN COOPER: Yes.

19 MR. EINGORN: But they're requesting bulk
20 variances related to the topographic conditions,
21 right, the size of the lot which, I mean, this home
22 looks to be rather old. Probably it's condition
23 predated the ordinance. Whoever made this into a
24 duplex probably either did a long time ago or never
25 obtained permits or whatever it may be.

1 But it does appear based upon the
2 construction and its relationship to the neighbors,
3 you can't change it which would be a preexisting
4 conformity condition. Now that said, to the extent
5 that the Board is interested in granting this
6 application, you could condition the variances upon
7 obtaining inspections and CO from the fire inspector
8 specifically, the code enforcement; make sure that
9 they're in there; that they have their say before --

10 VICE-CHAIRMAN COOPER: I can make a
11 motion to approve --

12 MR. EINGORN: Wait. We might have more
13 questions first and then we got to open to the
14 public.

15 CHAIRMAN HANCE: I'm curious about the
16 off-street parking. So what are we doing about the
17 off-street parking? They need two and a half
18 spaces?

19 MR. EINGORN: Yes. This is street
20 parking only. They're requesting a variance.

21 MR. LUNA: There is always parking
22 spots.

23 MR. EINGORN: Please speak louder.

24 MR. LUNA: There is always parking spots
25 all the time.

1 CHAIRMAN HANCE: This building here, is
2 that is a school? What's across the street from you?

3 MR. LUNA: A park.

4 CHAIRMAN HANCE: What's the building
5 right next to it?

6 MR. EINGORN: I think it's like a
7 water --

8 VICE-CHAIRMAN COOPER: It's a water
9 tower.

10 MR. LUNA: Yes.

11 MR. EINGORN: Is street parking allowed
12 on both sides of the street there?

13 MR. LUNA: Yes.

14 CHAIRMAN HANCE: How long did you own the
15 property?

16 MR. LUNA: I bought it like a year ago.

17 CHAIRMAN HANCE: You guys are not living
18 in the property, correct?

19 MR. LUNA: No.

20 CHAIRMAN HANCE: You're renting it out?

21 MR. LUNA: Yes.

22 CHAIRMAN HANCE: Is it rented out
23 already?

24 MR. LUNA: Yes.

25 CHAIRMAN HANCE: So when you purchased

1 it, was it residents living there when you purchased
2 the house or the apartment, duplex?

3 MR. LUNA: It looks like already that
4 people was living there.

5 CHAIRMAN HANCE: Okay. What did she say
6 about downstairs? That's not part of this
7 application, the basement since we knew about this
8 case?

9 MR. EINGORN: No. That's a Code
10 Enforcement Class Fire Inspector issue. Any
11 questions down there from the Board?

12 REVEREND MARTINEZ: No.

13 MS. ALSTON: No.

14 MR. EINGORN: We will open to the public.
15 Is anybody in the public here tonight that would like
16 to be heard on 1164 Everette Street? If you would,
17 come forward now. Seeing and hearing none, we'll
18 close the public portion.

19 The applicant is here tonight seeking
20 bulk variances for parking and lot size, lot width,
21 lot depth and building coverage. Now is the time for
22 the Board to ask any final questions, do a
23 discussion and to make a motion. As previously
24 indicated, the Board is authorized to condition its
25 approvals to the extent that the Board wishes to

1 grant the application.

2 MR. EINGORN: Do you have any questions?

3 REVEREND MARTINEZ: No questions. We are
4 good down here.

5 VICE-CHAIRMAN COOPER: I'm going to make
6 a motion to accept with certain conditions that they
7 obtain a CO for what they're doing and that the fire
8 marshall can come in and also inspect.

9 MR. EINGORN: Inspection by Fire Marshall
10 and obtain a CO.

11 VICE-CHAIRMAN COOPER: Yes.

12 REVEREND MARTINEZ: Second.

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

15 CHAIRMAN HANCE: Yes.

16 MR. EINGORN: Vice-Chairman Cooper.

17 VICE-CHAIRMAN COOPER: Yes.

18 MR. EINGORN: Reverend Martinez.

19 REVEREND MARTINEZ: Yes.

20 MR. EINGORN: Ms. Merricks.

21 MS. MERRICKS: Yes.

22 MR. EINGORN: Ms. Alston.

23 MS. ALSTON: Yes.

24 MR. EINGORN: Five in favor and none
25 opposed, the motion is granted. Have a great night

1 guys.

2 MR. LUNA: Thank you.

3 MS. ALIGAR-MARTINEZ: Thank you.

4 MR. EINGORN: Next matter in New Business
5 is Barbara Clark, 314 Marlton Pike.

6 MS. McCOY: Good evening. I am not
7 Barbara Clark. I'm the attorney for Ms. Clark. The
8 application is for a variance for a nonconforming use
9 on 314 Marlton Pike.

10 MR. EINGORN: Would you like to put your
11 appearance on the record.

12 MS. McCOY: Vera McCoy representing
13 Ms. Barbara Clark.

14 MR. EINGORN: Do you have any witnesses
15 you'd like to be sworn.

16 MS. McCOY: Her husband Mr. Bob Jones is
17 here.

18 MR. EINGORN: You want to bring Mr. Jones
19 forward?

20 MS. McCOY: Yes.

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

23 - - -

24 BOB JONES, having first been duly
25 sworn/affirmed, was examined and testified as

1 follows:

2 - - -

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

5 MR. JONES: Bob L. Jones, 3 Cobalt Court,
6 Swedesboro, New Jersey.

7 MR. EINGORN: What do we have going on?

8 MS. McCOY: So when Ms. Clark bought this
9 back in 1995, it was being used as a duplex and it
10 stayed as that use ever since. The use has never
11 changed. However, when he went to sell it, that was
12 when this was brought to the Board's attention. So
13 as it stands now, we're still ready to move forward
14 with it so it can be zoned, properly zoned and be
15 used as a duplex.

16 There's pictures that were submitted when
17 this application was first submitted back in August.
18 And those haven't changed; nothing was changed since
19 then. And we do have rental approvals for both
20 units.

21 MR. EINGORN: Has the applicant obtained
22 rental approvals dating back to 1995?

23 MS. McCOY: Yes. But we have recent ones
24 now for 2023/2024.

25 MR. EINGORN: Can we have copies of those

1 for the record?

2 MS. McCOY: Yes.

3 MR. EINGORN: Let the record reflect that
4 counsel has provided Certificate of Rental Approvals
5 dated January 27th, 2022 and January 26, 2022
6 respectively. They both state that the property is a
7 two-family dwelling. I will share these with the
8 Board. We'll mark them Exhibit A to the application
9 as Rental Approvals.

10 I'm showing you this photograph.

11 Mr. Jones, did you take this photograph?

12 MR. JONES: I didn't take any.

13 MR. EINGORN: Do you know who did?

14 MR. JONES: No.

15 MR. EINGORN: This is the property here?

16 MR. JONES: Yes.

17 MR. EINGORN: And are both of these
18 entrances for the property?

19 MR. JONES: Both of them. One's upstairs
20 and one's down.

21 MR. EINGORN: So there are separate
22 outside entrances for both units?

23 MR. JONES: Yes.

24 MR. EINGORN: Based upon the exhibit, is
25 it your understanding that this building was

1 constructed as a duplex?

2 MR. JONES: It was constructed as a
3 duplex.

4 MR. EINGORN: Very good. Thank you. Did
5 everybody hear that testimony?

6 CHAIRMAN HANCE: Yes.

7 VICE-CHAIRMAN COOPER: Yes.

8 MR. EINGORN: Does the Board have
9 questions for the applicant?

10 CHAIRMAN HANCE: I have one question.
11 Your back door, is that accepted for both apartments;
12 they go up the steps and then down the steps if they
13 had to get outside from the back door?

14 MR. JONES: No. Only one has the door to
15 the rear, which is the first floor.

16 CHAIRMAN HANCE: So you got a front door.
17 So they come through the front. So your second
18 floor, how do they exit if there's a fire? Do they
19 go out the back door or do they go out the front
20 door?

21 MR. JONES: They go out the front door.

22 CHAIRMAN HANCE: So there's no back door?

23 MR. JONES: There's no back door on the
24 second floor.

25 CHAIRMAN HANCE: For the second floor?

1 MR. JONES: I found out and then I bought
2 a fire ladder so they could use it on the side to
3 come down from the second floor and it was approved.

4 MR. JONES: None of those houses have
5 second-floor doors.

6 MS. McCOY: None of them have a second
7 floor actually.

8 MR. EINGORN: Anybody in the public
9 tonight would like to be heard on the application
10 related to 314 Marlton Pike, Camden, New Jersey?
11 Hearing and seeing none, we'll close the public
12 portion. The applicant here tonight is seeking a
13 Certificate of Nonconforming use for the property at
14 314 Marlton Pike. The applicant has submitted rental
15 approvals and photographs which seem to support the
16 requested relief. The Board should do a discussion
17 and make a motion regarding the application.

18 VICE-CHAIRMAN COOPER: In these
19 apartments you got separate utilities for both,
20 correct?

21 MR. JONES: That's correct.

22 MS. McCOY: Yes.

23 MR. JONES: One was hot air and the other
24 one is hot water.

25 VICE-CHAIRMAN COOPER: When you purchased

1 it, this the way it came?

2 MR. JONES: That's the way it was. Only
3 thing we updated the heating system and we had put
4 new a hot air system and new water.

5 VICE-CHAIRMAN COOPER: The only problem,
6 you should have some type of photograph stating this.

7 MR. JONES: New heater and water?

8 VICE-CHAIRMAN COOPER: Un-huh. Do you
9 got pictures?

10 MR. EINGORN: Did you see this picture
11 about the separate front entrance?

12 VICE-CHAIRMAN COOPER: Yes. Yes, I see
13 the two meters here too.

14 MR. JONES: Is that what you want, the
15 hot water and air?

16 MR. EINGORN: I think issue is that the
17 evidence before the Board seems to demonstrate that
18 this was constructed as a duplex.

19 VICE-CHAIRMAN COOPER: Right.

20 MR. EINGORN: So I don't know that the
21 additional pictures would add anything to the
22 application. That's all. I'd rather not carry him
23 to next month.

24 MR. JONES: I have some more pictures.

25 VICE-CHAIRMAN COOPER: Yeah, but she has

1 pictures for us.

2 MS. McCOY: He has them on the phone too.

3 MR. EINGORN: We can't get take
4 photographs from phone or tablets.

5 MS. McCOY: They already have those
6 photographs.

7 VICE-CHAIRMAN COOPER: I'm fine with
8 that.

9 MS. MUHAMMAD: Let's see your pictures
10 that you have because I didn't include all of them
11 because they weren't of every room that you gave me.
12 You didn't give me every room.

13 MS. McCOY: These are for the second
14 floor.

15 MR. EINGORN: We will mark these exhibits
16 as "B," the additional colored photos.

17 MS. McCOY: And those pictures were taken
18 by the realtor.

19 MR. EINGORN: Ma'am, can I swear you in
20 real quickly. Would you raise your right hand,
21 please.

22 - - -

23 KENAISHA PRESSLEY-SMITH, having first
24 been duly sworn/affirmed, was examined and testified
25 as follows:

1 CHAIRMAN HANCE: I'm happy to drag you
2 into it cause we got the gas meters there so that's
3 perfect.

4 MR. EINGORN: You made the Board very
5 happy.

6 VICE-CHAIRMAN COOPER: It's only fair.
7 We ask other people to show this proof. For us to
8 give it to you on your word is...

9 MR. EINGORN: I think the difference
10 between the last application and this one is, they
11 were asking for variances. And this is a Certificate
12 of Nonconforming Use. The standard is different, the
13 legal standard.

14 So now we're waiting for a discussion and
15 a motion.

16 MS. McCOY: Anything further?

17 REVEREND MARTINEZ: I don't think there's
18 a problem with it since he bought it years ago. I
19 could make a motion, motion to accept the
20 application.

21 CHAIRMAN HANCE: I'll say this, we go
22 through this a lot. You owned it since 1995?

23 MR. JONES: Yes.

24 CHAIRMAN HANCE: When you buy into
25 something that you think is legal and it's not legal,

1 here you are.

2 MS. McCOY: That's pretty much it.

3 CHAIRMAN HANCE: It's a plus for the
4 City.

5 REVEREND MARTINEZ: Yes.

6 MR. EINGORN: Is that a second?

7 VICE-CHAIRMAN COOPER: Second.

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

10 CHAIRMAN HANCE: Yes.

11 MR. EINGORN: Vice-Chairman Cooper.

12 VICE-CHAIRMAN COOPER: Yes.

13 MR. EINGORN: Reverend Martinez.

14 REVEREND MARTINEZ: Yes.

15 MR. EINGORN: Ms. Merricks.

16 MS. MERRICKS: Yes.

17 MR. EINGORN: Ms. Alston.

18 MS. ALSTON: Yes.

19 MR. EINGORN: Five in favor and none
20 opposed, congratulations. Thank you for your time
21 tonight.

22 MR. JONES: Thank you.

23 MS. McCOY: Thank you.

24 MR. EINGORN: The next matter is Hattie
25 L. Pope, 422 Washington Street.

1 MR. EINGORN: Would you raise your right
2 hand, please.

3 - - -

4 HATTIE L. POPE, having first been duly
5 sworn/affirmed, was examined and testified as
6 follows:

7 - - -

8 MR. EINGORN: Please state your name and
9 address for the record.

10 MS. POPE: My name is Hattie L. Pope.
11 Address is 422 Washington Street, Camden, New Jersey
12 08103.

13 MR. EINGORN: Would you like me to read
14 your appeal for zoning?

15 MS. POPE: Yes.

16 MR. EINGORN: Ms. Pope is here tonight
17 regarding 422 Washington Street. She is the owner of
18 the property. The property is in the R-2 Zoning
19 District with frontage of 20 feet. There's one
20 building on the lot. It's a three-story home with a
21 basement; 4 bedrooms and 2 1/2 bathrooms. It's a
22 residential property. And the zoning officer denied
23 a permit for a ground-level deck, 20-by-20 because of
24 impervious coverage. The area of the property and
25 walkway is 100 percent impervious. And so the

1 applicant is requesting a bulk variance for the day.

2 Is that accurate?

3 MS. POPE: Yes. Thank you.

4 MR. EINGORN: Ms. Pope, did you take the
5 photographs that are attached to this application?

6 MS. POPE: Yes, I did.

7 MR. EINGORN: Very good. And when did
8 you take these photographs?

9 MS. POPE: Over the past year.

10 MR. EINGORN: Construction for the deck
11 has already started?

12 MS. POPE: Yes. The deck is completed.
13 If you look at the "before pictures," you probably
14 will see why I wanted something in that area, my back
15 yard. And the house, it started out as a DIY project
16 but it was just a little beyond me.

17 I purchased this home 14 years ago and
18 I did a lot of the DIY work inside myself. With the
19 exterior, I started working on that back yard. And
20 when it rains, there's mud, a lot of soil, dirt and I
21 had a fall. So I hired someone to put the deck in
22 for me so I would have an outside space; something to
23 exercise and do my rehab. And I do apologize. It
24 was a large oversight on my part that I did not get a
25 permit.

1 And it's sort of ironic how I found out
2 that I needed a permit. The deck received damage. I
3 don't know if anyone on the Council is aware of
4 Carravello Development, but they were tearing down
5 the house next to me, and they damaged the deck and
6 the fence. So in trying to get them to repair, I
7 found out that I needed a permit. So a bad thing
8 happened but a good thing happened because once I
9 found out I was in violation, I took steps to apply
10 for the permit, took pictures and here we are.

11 CHAIRMAN HANCE: So there was an existing
12 deck there already before when they damaged it?

13 MS. POPE: No, sir. There was -- if you
14 look at the pictures, there was --

15 CHAIRMAN HANCE: I saw the gravel there
16 and the dirt.

17 MS. POPE: Yes. And the staircase, the
18 steps and the railing needed replacing.

19 CHAIRMAN HANCE: So you said that they
20 damaged your fence, though, correct, when they were
21 knocking down the house next door?

22 MS. POPE: The fence was existing when I
23 purchased the home. So when I put in the deck, I
24 took it to the side-by-side to the fence area so
25 that's where I think I over-calculated.

1 REVEREND MARTINEZ: This is how it looked
2 right now like the last picture you got here?

3 MS. POPE: Yes, sir.

4 REVEREND MARTINEZ: Nice.

5 MS. POPE: Thank you.

6 MS. ALSTON: You mentioned that the
7 reason you started the project was because of the
8 water issue; you were getting water in your yard and
9 it wasn't running out. And what are you doing now
10 with this deck?

11 MS. POPE: Let me just restate. The
12 water did run off but, you know, maybe for a couple
13 of hours it would be unusable. And if you look at
14 the "before picture," the yard really wasn't that
15 great. So once I finished the inside, I'm looking,
16 what can I do on the outside. Starting the project,
17 I just didn't know about a permit. And I don't like
18 to say, I don't know things. I like to research and,
19 you know, be knowledgable.

20 In getting some of the quotes, they were
21 very expensive from Lowe's and Home Depot. And
22 trying to get this yard done, I would speak to
23 anyone, neighbors, people in Home Depot, anyone that
24 would stand still for ten minutes. I was telling
25 them what I wanted to do with this back yard.

1 So one of the neighbors recommended this contractor.
2 And I hired him labor-only and I purchased all of the
3 materials so that I knew that I wanted that 20-foot
4 board.

5 REVEREND MARTINEZ: So this contractor,
6 he should know better than ask for a permit, right?

7 MS. POPE: Well, I called his number;
8 I texted him; I emailed him and I get crickets. So I
9 don't know. I feel that he should have known but as
10 the homeowner in doing my research, it falls back on
11 the homeowner.

12 MS. ALSTON: So understand it.
13 Esthetically, it's going to look nice. I get it.
14 And I think it's going to be great and it's going to
15 add value to your property. My concern is, the
16 original -- where I was leading to originally, where
17 would the water drain? Is the water going to be
18 draining off the property? Is there a drain because
19 all the drainage there?

20 MS. POPE: Yes, ma'am. In one of my
21 pictures at the back of the fence, there's a very
22 huge drain and that's where the water was going.
23 There was even -- when I purchased the home, there
24 was even additional some, I think, type of pipe that
25 went to that drain so the water didn't stay and it

1 didn't stand. It made it muddy.

2 VICE-CHAIRMAN COOPER: It just saturated
3 the area and made it muddy?

4 MS. POPE: Right. In purchasing the
5 materials for the deck, I did discuss in length with
6 this person that put it down, that the water will
7 have to go towards that drain. And that's what
8 you'll see in the pictures. When it was being
9 developed, I took pictures to make sure of the
10 progress that that water would be going away from the
11 property to that drain.

12 MS. ALSTON: Do you have a contractor
13 now? Have you replaced the old contractor with a new
14 contractor to do the work or?

15 MS. POPE: No. The work is completed.
16 That was my oversight. This was done a couple of
17 years ago. And finding out about the permit was when
18 the demolition company damaged the deck and trying to
19 bring them to have some type of justice. Everybody
20 asked me: Do you have a permit? I was like:
21 Permit?

22 MR. EINGORN: Is that the drain you're
23 referring to?

24 MS. POPE: It's right behind the gate.
25 My deck is inside that gate.

1 MR. EINGORN: And the deck boards, are
2 they spaced so that the water can go through?

3 MS. POPE: Yes. Under the deck
4 there's --

5 MR. EINGORN: I'm not worried about under
6 the deck.

7 MS. POPE: I don't know what you call
8 them but. The water rolls this way and it goes to
9 that drain.

10 MR. EINGORN: Got it. Okay.

11 VICE-CHAIRMAN COOPER: So you have like a
12 nail-hole gap in between each board so the water will
13 run off of the deck?

14 MS. POPE: Yes. I think there's a
15 picture there of what the foundation looks like.

16 MS. ALSTON: So I saw that there's
17 another piece. I don't know what they call it, the
18 metal on the bottom of the deck there. Is there any
19 way for animals or squirrels to crawl up in there and
20 start living in that area?

21 MS. POPE: No. On the outside there's a
22 mesh. I don't know if one of the pictures where it
23 shows there's completely vacant around my property.
24 There's no houses. There's a house next to me. But
25 in your -- I'm sure the council is aware that the

1 block where I live, 185, is slated to be developed.
2 And they are just tearing everything down around me.
3 So the deck was sort of a relief; something nice to
4 look at.

5 VICE-CHAIRMAN COOPER: Yes.

6 CHAIRMAN HANCE: So how long has the deck
7 been down?

8 MS. POPE: Two to three years.

9 CHAIRMAN HANCE: At least you got your
10 money's worth. It looks good. Two to three years is
11 good.

12 MS. POPE: Thank you so much.

13 MR. EINGORN: Anymore questions? Hearing
14 no questions, let's open to the public. Anybody here
15 tonight like to be heard on 422 Washington Street?
16 Anybody? Going once, going twice. Hearing or seeing
17 no public, we will close the public portion. Now is
18 the time for the Board to do a discussion and make a
19 motion regarding the applicant's request for a bulk
20 variance for impervious coverage related to a
21 ground-level deck.

22 REVEREND MARTINEZ: I think we all want
23 to have a nice place to live in. I think she's one
24 of them. So I think she needs -- if we find out that
25 the other contractor messed up her property and even

1 she left money there, I think we should approve this
2 application.

3 CHAIRMAN HANCE: I'm going to back-track
4 and say, thank you for apologizing. I've been here
5 a minute and you're probably the first one who
6 apologizing of not knowing. And I believe in if
7 you're beautifying your neighborhood even your home,
8 that's where you have peace at when you come home
9 from work and you go out to your deck and you just
10 soak it all in. So I'm kind of jealous. But any
11 way, you did a good job. And like "Do it yourself."
12 It means you took pride in what you were doing to
13 your home. I think it's something good. You learned
14 your lesson; you got to get a permit. All-in-all,
15 I'm going to make a motion to accept.

16 REVEREND MARTINEZ: I second you.

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

19 CHAIRMAN HANCE: Yes.

20 MR. EINGORN: Vice-Chairman Cooper.

21 VICE-CHAIRMAN COOPER: Yes.

22 MR. EINGORN: Reverend Martinez.

23 REVEREND MARTINEZ: Yes.

24 MR. EINGORN: Ms. Merricks.

25 MS. MERRICKS: Yes.

1 MR. EINGORN: Ms. Alston.

2 MS. ALSTON: Yes.

3 MR. EINGORN: Five in favor and none
4 opposed, the motion passes. Enjoy your deck.

5 MS. POPE: Thank you so much.

6 MR. EINGORN: The next matter is Lydia
7 Robles, SS Polk 310 E. 28th Street.

8 Would you raise your right hands, please.

9 - - -

10 LYDIA ROBLES, FRANCESCA ABED, having
11 first been duly sworn/affirmed, was examined and
12 testified as follows:

13 - - -

14 MR. EINGORN: Please state your names and
15 addresses for the record.

16 MS. ROBLES: Lydia Robles, 2825 Polk
17 Avenue in Camden, New Jersey 08105.

18 MS. ABED: Franchesca Abed, 401 Kaighn
19 Avenue, Camden, New Jersey 08103.

20 So my name is Franchesca. I work for
21 Rolf's Plumbing, Heating, Electrical & General
22 Contractors Corp. My client, Lydia Robles, is trying
23 to put up a carport across the street from her house.
24 The current house that she lives in, her dwelling
25 that she stated for the record, 2825 Polk Avenue, had

1 an existing driveway that led to a storage shed in
2 the back.

3 However, that existing driving because
4 she has a disabled son, was used for a ramp to get up
5 to the house. So she purchased the lot directly
6 across the street from herself and they would like to
7 put up a carport for storage of the two vehicles that
8 they currently have. So they have two vehicles that
9 are kind of overflow and then the other two vehicles
10 that are parked currently there. If anybody who
11 knows anything of that area, it's saturated with
12 parking. So we're trying to get some of the cars off
13 the street.

14 I believe you guys have the plans for the
15 carport. And that's a prefab carport. You order it
16 and it literally comes kind of legos and you put it
17 all together. And we're going to be putting it into
18 a concrete base. And we also are applying for the
19 curb cut for the engineering department so that
20 they'll be able to get up on to the property. And if
21 you guys don't have the colored pictures, I did bring
22 some extras of what the existing in the front looks
23 like and then what the lot across the street looks
24 like.

25 (At which time, Mr. Brito Bueno arrives

1 at the meeting.)

2 REVEREND MARTINEZ: We only got one
3 picture.

4 MS. ABED: Okay. So this is the house --
5 you know, I think I have like three. You guys can
6 pass them around. This is the house where they live
7 in and that shows the ADA ramp that is obstructing
8 these.

9 MR. EINGORN: Okay. So for the record,
10 the applicant has provided the Board with a picture
11 of the front of the residence that is across the
12 street from the property. We'll mark this Exhibit A
13 to the application. And I will distribute these to
14 the Board members.

15 MS. ABED: The other picture shows the
16 proximity of the house across from the adjacent lot
17 so you could see it's directly across the street.
18 So it's not like she's picking up a lot two blocks
19 down or anything like that. It's directly across the
20 street for that.

21 MR. EINGORN: Do we have that picture
22 too?

23 MS. ABED: Yes.

24 MR. EINGORN: Let the record reflect that
25 Exhibit B will be a photo of the street.

1 MS. ABED: The sizes and dimension of the
2 carport are listed on the plans if you want to take a
3 look at that. The reason for denial was that the
4 City Council would need approval. It's most likely
5 going to need approval for the curb cut. All curb
6 cuts go before City Council. I'm not worried about
7 that.

8 The use variance, it was previously
9 interpreted. I've had quite a few of the residents,
10 when we did the mailing, reach out and find out that
11 they were under the impression that when they saw
12 carport, that it would be like a mechanic shop or
13 something like that. That's not the case. It's
14 literally just to park two vehicles.

15 CHAIRMAN HANCE: The house is where the
16 white picket fence is?

17 MS. ABED: Yes.

18 CHAIRMAN HANCE: And there's a curb cut
19 right here.

20 MS. ABED: And that's actually for the
21 adjacent lot. So the lot that's fenced in right
22 there, yes.

23 VICE-CHAIRMAN COOPER: Are you going to
24 put a garage door on this?

25 MS. ABED: Yes. So on the plans it shows

1 that it's aluminum and then it had the garage
2 overhead door. And it is planning on getting
3 electric service so that we can have light when we
4 switch it off. Just for the record, this is one of
5 those properties that have one of those weird
6 addresses. So it's Southside Polk 310 East 28th
7 Street.

8 CHAIRMAN HANCE: I know. I had a hard
9 time finding it.

10 MS. ABED: Then 2825 is directly across
11 which is her property.

12 CHAIRMAN HANCE: So you're going to have
13 a cement pad under it and then you're going to put
14 the garage on top of that. You're going to run a
15 electric into it?

16 MS. ABED: Correct.

17 CHAIRMAN HANCE: And I'm sure Rolf's is
18 going to do all this?

19 MS. ABED: Yes. Construction has not yet
20 began yet. We want to get the zoning first to make
21 sure it's approved. And then we'll go and deal with
22 engineering and the City Council for the curb
23 cub.

24 VICE-CHAIRMAN COOPER: And this garage
25 will be able to hold two cars?

1 MS. ABED: Correct. Long ways.

2 MS. MERRICKS: And you do own the lot?

3 MS. ABED: Yes, she owns the lot. The
4 deed was provided as part of the application
5 process. It was part of that. We just can't deed it
6 together because the lots aren't adjacent to each
7 other.

8 MS. ALSTON: So the sole purpose of the
9 carport is just to have the two cars since they have
10 no other plans for this space?

11 MS. ABED: No.

12 MS. ALSTON: Any electric vehicle?

13 MS. ABED: So we're bringing electric to
14 the unit and I am going to foresee a 220 outlet just
15 because. As of right now, there's not an electric
16 vehicle but that's not to say that in the future
17 there won't be. So the outlet and the electric
18 service is for the lighting around, obviously,
19 for safety, put the lighting around and for the
20 motion sensors then possible like I said.

21 Her husband does have like a work bench
22 kind of thing and some tools. So mostly likely
23 that'll be over there. So like I said, the previous
24 shed that you see in that first picture that we
25 showed you, is obstructed by the ADA ramp that we had

1 to do for her handicapped son.

2 MR. EINGORN: Is there additional
3 questions? Hearing none, we'll open to the public.
4 Anybody in the public that would like to be heard on
5 the application related to Southside Polk 310 East
6 28th Street? Hearing and seeing no public comment,
7 we'll close the public portion.

8 The applicant has come before the Board
9 for a use variance for a principal-use garage on a
10 vacant lot. Not typically something we see. The
11 applicant wants it for personal residential use. The
12 Board should do a discussion related to the Positive
13 and Negative Criteria. It does seem to me, however,
14 that this does create some sort of possible slippery
15 slope in the future related to commercial use. So to
16 the extent that the Board's inclined to grant this
17 application, it may be limited to residential use
18 only, --

19 VICE-CHAIRMAN COOPER: Yes.

20 MR. EINGORN: -- something of that
21 nature.

22 CHAIRMAN HANCE: I say it's Positive.
23 You work hard for everything and you need your
24 property protected. A garage seems to be the right
25 way to do it, right across the street. You answered

1 my questions earlier about security and all that
2 stuff that you're going to do the lighting, you're
3 doing security, motion sensor and whatever the case
4 may be.

5 MS. ABED: Sure.

6 CHAIRMAN HANCE: I think it's a great
7 idea.

8 MS. ALSTON: Kyle, do they need to check
9 in with City Council at all?

10 MR. EINGORN: Yes. So they're already
11 doing that, right, but you can make that a condition
12 of approval as well.

13 VICE-CHAIRMAN COOPER: They got to get
14 approval for the curb cut.

15 MR. EINGORN: They're going to have to do
16 that anyway.

17 MS. ABED: Yes. Regardless, I have to go
18 before them if I want a curb cut.

19 MR. EINGORN: Any questions, comments,
20 discussion?

21 VICE-CHAIRMAN COOPER: I'm going to
22 piggy-back on my friend's comment. I think it's a
23 good thing when we finally protect your property and
24 have somewhere to put your car and park it safely.
25 Because in the City that we all, it's a tough chore

1 keeping your car safe. I think it's a good thing.

2 MR. BRITO BUENO: Motorbikes especially.

3 VICE-CHAIRMAN COOPER: I make a motion to
4 accept.

5 MS. ALSTON: Yes.

6 MS. MERRICKS: With conditions.

7 VICE-CHAIRMAN COOPER: Sorry. I make a
8 motion to accept with one condition that it stay
9 residential and not commercial.

10 MS. ABED: Absolutely. We have no
11 objection to that condition. And I heard someone
12 mention but just for the record so that we can state
13 it, the same way that they would require insurance
14 for a driveway, a parking lot, any way, we're going
15 to do the same thing. Right now it's just vacant
16 land so we can't put the driveway insurance and all
17 that other stuff on it. But City Council is going
18 require a Certificate of Insurance before they allow
19 the curb cut.

20 MR. EINGORN: So we have a motion to
21 accept on the condition that the garage be used for
22 residential purposes only.

23 MS. ABED: Yes.

24 MS. ROBLES: Yes.

25 MR. EINGORN: Do we have a second?

1 MS. MERRICKS: Second.

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

4 CHAIRMAN HANCE: Yes.

5 MR. EINGORN: Vice-Chairman Cooper.

6 VICE-CHAIRMAN COOPER: Yes.

7 MR. EINGORN: Reverend Martinez.

8 REVEREND MARTINEZ: Yes.

9 MR. EINGORN: Ms. Merricks.

10 MS. MERRICKS: Yes.

11 MR. EINGORN: Ms. Alston.

12 MS. ALSTON: Yes.

13 MR. EINGORN: Mr. Brito Bueno.

14 MR. BRITO BUENO: Yes.

15 MR. EINGORN: Congratulations.

16 Let the record reflect also that Mr.
17 Brito Bueno has appeared and will now be marked
18 present.

19 The next matter is Antonio Ovando
20 Rodriguez, 1016 Broadway, seeking a Cert of
21 Nonconforming use for a restaurant. Raise your right
22 hand, please.

23 - - -

24 ANTONIO OVANDO RODRIGUEZ, having first
25 been duly sworn/affirmed, was examined and testified

1 as follows:

2 - - -

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

5 MR. RODRIGUEZ: Antonio Ovando Rodriguez,
6 321 N. Walnut Avenue, Camden, New Jersey.

7 MR. EINGORN: So the applicant is
8 appearing tonight seeking a Cert of Nonconforming Use
9 regarding a restaurant/retail. Sir, is this a
10 restaurant?

11 MR. RODRIGUEZ: Yes.

12 MR. EINGORN: So the applicant provided a
13 commercial lease agreement with the landlord Mohammad
14 Asraf Oddin.

15 MR. RODRIGUEZ: Yes.

16 MR. EINGORN: It's already set up as a
17 restaurant. Was there a restaurant there before?

18 MR. RODRIGUEZ: It's a store.

19 VICE-CHAIRMAN COOPER: We need an
20 interpreter.

21 MR. EINGORN: Was the kitchen there when
22 you signed the lease? Is there anybody here in the
23 public here who speaks fluent Spanish that can help
24 us? No. So we'll do our best.

25 The kitchen, was that thee when you

1 signed the lease?

2 MR. RODRIGUEZ: Yes.

3 CHAIRMAN HANCE: I have a question. Can
4 I help him because I know about this cause it's right
5 now from one of our businesses?

6 MR. EINGORN: Can you tell us what you
7 know about the -- you went to the property?

8 CHAIRMAN HANCE: Yes. It's right down
9 from where my office is.

10 MR. EINGORN: Okay.

11 CHAIRMAN HANCE: I'll give you guys an
12 update. This is right down from our building, 900
13 Broadway. It used to be a corner store/inside
14 restaurant. And it closed down and then these guys
15 showed up and I've seen them working on the
16 building. They brought it up to the way they want it
17 to be. Yes, there was always a kitchen inside there.

18 VICE-CHAIRMAN COOPER: Because it was a
19 store eventually.

20 CHAIRMAN HANCE: It was a store in the
21 front and a restaurant in the back. It was like a
22 Bordego.

23 MR. EINGORN: This sign?

24 MR. RODRIGUEZ: That's mine.

25 MR. EINGORN: New?

1 MR. RODRIGUEZ: Yes.

2 MR. EINGORN: Just a cover?

3 MR. RODRIGUEZ: It's just a sticker.

4 MR. EINGORN: You're going to need a
5 separate approval for the sign. You have to come
6 back for the sign. Okay?

7 MR. RODRIGUEZ: Yes. They said I need a
8 permit for a new one but this is only a sticker.
9 It's not a new one.

10 CHAIRMAN HANCE: You changed it. There
11 used to be yellow one up there.

12 MR. RODRIGUEZ: They changed the sticker.

13 MR. EINGORN: There's another application
14 to change the sign. Any other questions? Seems that
15 the Board knows this property.

16 CHAIRMAN HANCE: Are you open right now?
17 Are you doing business?

18 MR. RODRIGUEZ: No, no open. I sign the
19 lease in December but we're painting, prepping
20 everything.

21 CHAIRMAN HANCE: That's your little food
22 truck out there?

23 MR. RODRIGUEZ: Yes, I have it. Now I
24 work in the City on the food truck but it's not open.

25 CHAIRMAN HANCE: I seen the work on the

1 building. Nice to improve something. I have seen
2 them working on the building. I haven't seen
3 anything being sold out of the building. Like I
4 said, my office is right there a block away.

5 MR. EINGORN: Any other questions for the
6 applicant?

7 CHAIRMAN HANCE: I'm curious. You said
8 retail restaurant. Is it just a restaurant?

9 MR. RODRIGUEZ: Yes, just a restaurant.

10 CHAIRMAN HANCE: Are you going to be
11 selling clothes or anything out of there?

12 MR. RODRIGUEZ: No.

13 CHAIRMAN HANCE: So it's just a
14 restaurant?

15 MR. RODRIGUEZ: Just a restaurant.

16 CHAIRMAN HANCE: Retail kind of changed
17 it around.

18 MR. RODRIGUEZ: No.

19 CHAIRMAN HANCE: Just a restaurant?

20 MR. RODRIGUEZ: Yes.

21 CHAIRMAN HANCE: What time are you going
22 to open and close?

23 MR. RODRIGUEZ: We open up 11:00 to
24 10:00.

25 CHAIRMAN HANCE: Is that every day or

1 Monday through Sunday?

2 MR. RODRIGUEZ: Wednesday to Sunday.

3 CHAIRMAN HANCE: Are you closed Monday
4 and Tuesday?

5 MR. RODRIGUEZ: Yes.

6 REVEREND MARTINEZ: What's going to be
7 the name of it, Taqueria El Commandante?

8 MR. RODRIGUEZ: Yes.

9 REVEREND MARTINEZ: That's the new name?

10 MR. RODRIGUEZ: Yes.

11 CHAIRMAN HANCE: The only issue I have
12 is, you're going to try to keep the homeless out?

13 MR. RODRIGUEZ: I talked to the police.

14 CHAIRMAN HANCE: Cause we have the same
15 problem.

16 MR. RODRIGUEZ: So I talked to the police
17 and they would come any time.

18 CHAIRMAN HANCE: Right. I see you guys
19 keep it clean but when you come back the next day,
20 it's a mess.

21 MR. RODRIGUEZ: Yes.

22 MR. EINGORN: Any other questions?

23 VICE-CHAIRMAN COOPER: No.

24 MR. EINGORN: Open to the public?

25 CHAIRMAN HANCE: Yes.

1 concerned with some of the other storefront
2 operations in the community that seem to attract
3 certain populations, the homeless and the others.

4 So I was wondering how much the
5 restaurant/retail business would impact that
6 population and ourselves. So that was my concern on
7 behalf of the church. Will the business enhance the
8 community or will it become yet another trouble
9 spot? I guess one of my questions is, with the
10 restaurant parking, how much of a problem that may
11 become. There's a lot of parking on Mt. Vernon
12 Street. But the question is, how will the restaurant
13 impact parking around there? And, again, bringing an
14 undesirable element to that particular corner. That
15 was basically my concern on behalf of the church.

16 MR. EINGORN: Thank you. How many tables
17 are you going to you have?

18 MR. RODRIGUEZ: I have nine or ten
19 tables. But these are small table for two people.

20 MR. EINGORN: So like 20, 30 people at
21 most?

22 MR. RODRIGUEZ: Yes.

23 MR. EINGORN: Is there any parking for
24 the store itself?

25 MR. RODRIGUEZ: It's on the street, yes,

1 cause there's a lot of parking.

2 VICE-CHAIRMAN COOPER: If this
3 application is approved, I pray and hope that you
4 would coincide with the police department and help
5 keep your property clean, you know. Again, I ride
6 down that area a lot and I see a lot of people
7 loitering. So if you could curtail the loitering
8 around your store, that would be a plus for the
9 neighborhood.

10 MR. RODRIGUEZ: Yes. Okay.

11 CHAIRMAN HANCE: There's also a Chinese
12 food store on the opposite a little further down that
13 draws -- well, they're mainly take-out, though, so
14 they draw a lot of traffic. But you're both take-out
15 and eat-in?

16 MR. RODRIGUEZ: Yes.

17 CHAIRMAN HANCE: There is parking. It
18 used to be a school back there but there's parking on
19 this way. People always park on Broadway. I think
20 there's two apartments across the street. I know
21 exactly where the church is because we're actually
22 900 Broadway so we're actually Camden County OEO. So
23 you're kind of caddy-corner to me.

24 MR. RODRIGUEZ: So across the street is a
25 gas station.

1 VICE-CHAIRMAN COOPER: Do you have -- the
2 top floor, do you own that too or just the store?

3 MR. RODRIGUEZ: Both. So you have
4 apartments upstairs?

5 MR. EINGORN: He has a lease.

6 VICE-CHAIRMAN COOPER: All right. So
7 you're just leasing the first floor then?

8 MR. RODRIGUEZ: Yes, that's right.

9 MR. EINGORN: Any other questions?

10 CHAIRMAN HANCE: I have some questions
11 for the church. So you guys are mostly there on
12 Sunday evening, correct?

13 REVEREND SCOTT: Sunday morning, Saturday
14 and one Thursday a month with food give-away.

15 CHAIRMAN HANCE: Right, I remember.
16 Because I drive up and down Broadway also. And you
17 guys keep it nice and clean over there too.

18 REVEREND SCOTT: We try.

19 CHAIRMAN HANCE: And there's a big lot
20 besides you. Do you guys own that lot beside you?

21 REVEREND SCOTT: Yes, we do.

22 MR. EINGORN: You said you've already
23 been on contact with the police?

24 MR. RODRIGUEZ: Yes.

25 MR. EINGORN: So you're prepared to deal

1 with anybody who is hanging outside?

2 MR. RODRIGUEZ: Yes.

3 MR. EINGORN: Anybody else in the public
4 that would like to be heard on this application?
5 Hearing none, we'll close the public portion.

6 The Board has heard the testimony of the
7 applicant and Reverend Scott regarding this
8 application. The Board should do a discussion
9 regarding the request for Certificate of
10 Nonconforming use and then make a motion.

11 CHAIRMAN HANCE: I'm going to go first.
12 I think it's a good thing because that building is
13 occupied. When it's not, they sleep there; they got
14 the tents up. It's a headache. I think if we all
15 work together, the church, the restaurant and OEO, we
16 could kind of keep everything calmed down out there.

17 I'm actually the director of security for
18 Camden County OEO so I do all the streets. We have
19 16 different buildings throughout the county. That's
20 where our main office is. So I'm especially there so
21 I watch the church. I definitely watch the
22 restaurant. Somebody new coming into the
23 neighborhood, I definitely watch them. I think if we
24 all work together as one, we can communicate, we'll
25 be okay.

1 MR. RODRIGUEZ: Thank you.

2 MS. ALSTON: I like the fact that it's
3 not going to be an empty building there but actually
4 going to be a restaurant. I think it's going to put
5 some people to work which is always a benefit. But
6 him opening every day, it's going to probably let
7 people know that someone is there caring for the
8 property so that's going to be helpful. There may be
9 challenges along the way but overall it's a good
10 idea.

11 MS. MERRICKS: I think it's a good
12 opportunity for the people coming out of the church.
13 They can get some good food and go right home. And
14 maybe he can give out coupons and make everybody work
15 together. Right?

16 CHAIRMAN HANCE: I can also say that it
17 used to be a corner store already with a restaurant
18 in the rear, so that's really nothing new to the
19 neighborhood. I think we'll have necessarily less
20 traffic because it used to be a corner store where
21 people came for bread, milk. It was constant, so I
22 think dedicated to a restaurant. I will be by to
23 check the food out. I think it's a great idea.
24 We're having a lot of fires again. A lot of vacant
25 buildings have been catching on fire with the

1 homeless getting inside of there. So I think
2 anything that would occupy, it's a plus.

3 MR. EINGORN: Do we have a motion?

4 CHAIRMAN HANCE: I make a motion that we
5 accept.

6 VICE-CHAIRMAN COOPER: Second.

7 MR. EINGORN: I'll take a roll-call vote.
8 Chairman Hance.

9 CHAIRMAN HANCE: Yes.

10 MR. EINGORN: Vice-Chairman Cooper.

11 VICE-CHAIRMAN COOPER: Yes.

12 MR. EINGORN: Reverend Martinez.

13 REVEREND MARTINEZ: Yes.

14 MR. EINGORN: Ms. Merricks.

15 MS. MERRICKS: Yes.

16 MR. EINGORN: Ms. Alston.

17 MS. ALSTON: Yes.

18 MR. EINGORN: Mr. Brito Bueno.

19 MR. BRITO BUENO: Yes.

20 MR. EINGORN: Having six in favor and
21 none opposed, the motion passes. Congratulations.

22 MR. EINGORN: Don't forget the sign.

23 MR. RODRIGUEZ: Thank you.

24 MR. EINGORN: The next application is
25 Roger Machigal, 2500 Baird Boulevard. Good evening,

1 Counsel. You want to put your appearance on the
2 record?

3 MR. IZZO: Charles Izzo representing the
4 applicant, Roger Machigal, 2500 Baird Blvd.

5 MR. EINGORN: Mr. Machigal, would you
6 raise your right hand, please.

7 - - -

8 ROGER D. MACHIGAL, having first been duly
9 sworn/affirmed, was examined and testified as
10 follows:

11 - - -

12 MR. EINGORN: Please state your full name
13 and address for the record.

14 MR. MACHIGAL: Roger Machigal, 1138
15 Cambridge Avenue, Camden, New Jersey.

16 MR. IZZO: Mr. Machigal, you would like
17 to use the property at 2500 to run a business; is
18 that correct?

19 MR. RODRIGUEZ: Yes, correct.

20 MR. IZZO: And what's the building being
21 used for now?

22 MR. MACHIGAL: Right now it's empty.

23 MR. IZZO: Do you know how the building
24 was previously used before it was empty?

25 MR. MACHIGAL: No. That was a long time

1 that building was closed. I really don't know what
2 was there.

3 MR. IZZO: So on your table and on my
4 folder, there's a site plan that was prepared. It
5 says Marlton Pike, Baird Boulevard and it shows an
6 odd five-sided building, one-story building; is that
7 correct?

8 MR. MACHIGAL: Yes. Correct.

9 MR. IZZO: And that's the building that
10 you're approaching the Board about tonight, the
11 one-story red building that sits at that corner.

12 MR. MACHIGAL: Yes.

13 MR. IZZO: And on your site plan, you
14 have parking spaces drawn in. Is that on the paved
15 area around the building?

16 MR. MACHIGAL: Yes. It's around the
17 building inside the property.

18 MR. IZZO: The building is an odd shape.
19 It's got five sides and you're showing a paved area
20 surrounding the building on three sides with parking
21 spaces drawn in?

22 MR. MACHIGAL: Right. What's your
23 question again?

24 MR. IZZO: Parking spaces eight feet,
25 eight feet, like these spaces?

1 MR. MACHIGAL: Yes. We already mentioned
2 all the ones.

3 MR. IZZO: What's the purpose of those
4 parking areas?

5 MR. MACHIGAL: Well, for the one on
6 Marlton Pike, the parking that I got on Marlton Pike,
7 I'm going to use cars that are waiting for my
8 service. And when I'm finished, they can go to the
9 Marlton Pike parking spot where the customer can pick
10 it up.

11 MR. IZZO: What kind of service are you
12 going to provide?

13 MR. MACHIGAL: I'm going to do mechanics.
14 Like the name I choose "Fast Way" because I'm going
15 to do fast things like brakes, oil change, some kind
16 of stuff. I don't have too many cars on the
17 property.

18 MR. IZZO: So you're going to service
19 vehicles inside the building or around the outside of
20 the building?

21 MR. MACHIGAL: Where you can see the
22 parking spot on Marlton Pike, I got enough space to
23 make the service right there and then park the other
24 cars on the Baird Boulevard Street.

25 MR. IZZO: What's going to be inside the

1 walls?

2 MR. MACHIGAL: Inside the can be building
3 can be my tools, all the things I will need to make
4 the service to the cars.

5 MR. IZZO: Are vehicles going to be
6 brought it into building?

7 MR. MACHIGAL: I'm thinking on doing this
8 for the wintertime, but I need to start working first
9 to do that kind of thing.

10 MR. IZZO: Mr. Machigal, who is the owner
11 of this property?

12 MR. MACHIGAL: My wife. That's Ms.
13 Lillian Noreaga. Does she support your application
14 here?

15 MR. MACHIGAL: Yes.

16 MR. IZZO: How will it benefit this area
17 of the City for you to have this business in this
18 area?

19 MR. MACHIGAL: Right now it's an empty
20 lot -- it's an empty property. What I can see is a
21 lot people get into the back of the building and do
22 bad things, trash and everything. The other thing
23 I have before was, I parked a couple of cars one
24 time. And they get into the building and break the
25 door and everything. One time when I restored to

1 active operations, I'm going to make good security
2 cameras and everything. And it can be a little bit
3 more secured space for the place.

4 MR. IZZO: How long has your wife,
5 Lillian, how long has she owned this property?

6 MR. MACHIGAL: For like around a year.

7 MR. IZZO: Have you been able to use it
8 at all?

9 MR. MACHIGAL: No. We are still working
10 to clean up.

11 MR. IZZO: Has anyone else approached you
12 to rent this property or use it for any other
13 purpose?

14 MR. MACHIGAL: Yes. We got one people
15 that they want use it for a office. But we really
16 want to use it because that's what we're doing and we
17 both work for our own business.

18 MR. IZZO: I have no further question to
19 ask you. The Board is going to ask you questions.

20 CHAIRMAN HANCE: Yes. I'll give you some
21 history on that building. That building used to be
22 an insurance company years ago. And from there it
23 was a flea market after flea markets. It's kind of
24 tight for a garage and I'll tell you why. You're on
25 a caddy-corner there. You have a church right behind

1 you so you're limited for parking. Baird Boulevard
2 is jammed with parking. That's why they park in the
3 middle and put signs up there, "No Parking on the
4 Grass" now. So it's even more difficult to put a
5 garage there.

6 There is a garage across the street
7 that's fenced which is much bigger than your spot.
8 It used to be Miller's years ago. But now I think --
9 I don't know if they resold it or renamed it.
10 There's a fish company right here which I think they
11 closed now. And then across from you it's a gas
12 station that we passed before the laundromat. So I
13 see why someone would want to rent it for an office,
14 that's about how big it is. I don't think they want
15 you, the City, to fix cars on the outside. They
16 would rather you pull them into a garage.

17 And then you got waste; you got cars
18 coming in. That corner is congested. I lived
19 there. I lived on 348 Boyd Street. Then I went to
20 Mitchell Street and that place has been there
21 forever. And no one was ever too sure what to put
22 there because of the space and the way it's angled.
23 It's just a busy, busy area. You got Cousin's right
24 there, a spill-over from Cousin's. So there's a lot
25 of big businesses there. If you go there around

1 school time, it's impossible from the buses, from the
2 traffic coming from Baird Boulevard to Marlton Pike.
3 That is my few issues that I have with that being a
4 mechanic shop and especially when you're working
5 outside.

6 VICE-CHAIRMAN COOPER: Outside, yes.

7 CHAIRMAN HANCE: You're going to be the
8 only mechanic there?

9 MR. MACHIGAL: What?

10 CHAIRMAN HANCE: You're going to be the
11 only one doing the work fixing the cars?

12 MR. MACHIGAL: Say that again?

13 CHAIRMAN HANCE: Fixing the cars. You're
14 going to be the only one fixing the cars?

15 MR. MACHIGAL: How long I'm fixing the
16 cars?

17 MR. IZZO: No. Just you or do you have
18 other people?

19 MR. MACHIGAL: For now it will be just
20 me, my wife in the office. Maybe one more helper.

21 REVEREND MARTINEZ: You can't put a car
22 inside the working side?

23 MR. MACHIGAL: Yes, that's what I'm doing
24 now. I just want to start, you know, with the --
25 have the application agreement so I can open the door

1 to work inside. In cold weather I can work inside.
2 One time I got the permit for working as a mechanic
3 on that place. I started working on the permit for
4 opening a gate on the building and I can work inside
5 because it will be better.

6 REVEREND MARTINEZ: Can you put a lift
7 inside and work inside?

8 MR. MACHIGAL: I don't really going need
9 a lift inside because I don't want to do big things.
10 It's just mostly the service. That's why I choose
11 the name, "Fast Way," you know, because it's going to
12 be fast things that I can do on the ground. I don't
13 need to lift the car.

14 CHAIRMAN HANCE: Are you going to put a
15 fence up there, six-foot fence?

16 MR. MACHIGAL: Yeah, a six-foot fence all
17 around. Two doors, one can be on Marlton Pike for
18 getting to the entrance and one for the opposite side
19 on Baird Boulevard following the traffic, you know.

20 VICE-CHAIRMAN COOPER: It seems like you
21 got to do a lot of outfitting to do in order to get
22 inside that thing. For you to be working outside,
23 you know, it's an eyesore pretty much. You know, you
24 got cars; you got hoods; you got oil running on the
25 ground, and things of that nature.

1 REVEREND MARTINEZ: I think it he could put
2 the fence that would cover the church. His car can't
3 go on the church lot. If you put a fence all around
4 the property, it would be a lot better.

5 CHAIRMAN HANCE: I'm worried about the
6 traffic and I'm worried about the areas.

7 REVEREND MARTINEZ: What I'm saying like
8 the traffic, you're going to get traffic anywhere we
9 go. Today there's traffic everywhere. But you don't
10 have to agree with me. I think if he put a fence
11 around his property, have a gate -- I go through
12 there every single morning when I go to work.

13 I work at the Kennedy Towers and I travel
14 through there back and forth and I know how busy it
15 is and how dangerous is that corner there. But we
16 all are trying to make a living. And I think if he
17 builds that fence around that property and have a
18 gate to put at least two cars, whatever car you can
19 fit in there, I think it should be all right.

20 CHAIRMAN HANCE: I'm just concerned with
21 one worker. I'm concerned with parking cars on Baird
22 Boulevard. And I'll say that because where I live on
23 Broadway, when they have something down the street,
24 no parking. And when I try to get home and I'm like
25 you, I work all day. I want to park close to my

1 house. Like I park down on (Inaudible) Street until
2 they closed up and moved on. Let's just say if he
3 has a bunch of cars, he's not going to be able to
4 take to those cars.

5 REVEREND MARTINEZ: How many cars can
6 you fit on to the property legal?

7 MR. MACHIGAL: Thirteen cars inside the
8 property.

9 CHAIRMAN HANCE: So you got 13 cars.
10 Where are you going to work at?

11 MR. MACHIGAL: I still have the space for
12 working.

13 CHAIRMAN HANCE: Did you see the
14 property; did you go to the property?

15 REVEREND MARTINEZ: Yes.

16 CHAIRMAN HANCE: So you got 13 cars
17 around there.

18 REVEREND MARTINEZ: It was back then an
19 insurance company.

20 CHAIRMAN HANCE: So I'm just looking to
21 the future. You really can't park them all. It's
22 the corner. If you look at the corner, it's like
23 you're right at the light.

24 MS. ALSTON: So I'm thinking when you
25 said light work, you're thinking about oil changes,

1 maybe a tire change here and there. What wouldn't
2 you take for a job? What would be too big? Just to
3 get an idea of what you would be doing?

4 MR. MACHIGAL: Well, brakes are mostly
5 the kind of job that takes more time when you have to
6 change the rodders. That's the most time. Like two
7 hours for a car maybe, two to three hours maybe.

8 MS. ALSON: That's time consuming with
9 the cars. But that's underneath the car. It
10 doesn't --

11 MR. MACNIGAL: No. You just use a
12 regular jack to put up the car.

13 MS. ALSTON: Do you at any point seeing
14 maybe a tow truck trying to get in there?

15 MR. MACHIGAL: Not a tow truck. I don't
16 think no tow trucks.

17 MS. ALSTON: You're not taking those type
18 of customers?

19 MR. MACHIGAL: Not those type of
20 customers.

21 MS. ALSTON: So they have to be able to
22 drive in.

23 MR. MACHIGAL: Yes.

24 REVEREND MARTINEZ: In and out?

25 MR. MACHIGAL: That's why the name is

1 "Fast Way."

2 MS. ALSTON: I'm just getting an idea.

3 MS. MERRICKS: I'd like to ask a
4 question. I'm a little confused with the application
5 which the application was zoned for auto repair and a
6 six-foot fence. But it says, the purpose is auto
7 sales on this portion here.

8 MR. BRITO BUENO: Do we have a plan?
9 Where is the exit?

10 MR. EINGORN: There's a site plan.

11 CHAIRMAN HANCE: My only other issue is,
12 did you talk to the church?

13 MR. MACHIGAL: You know, if I have one or
14 two cars for sale, I can park it.

15 MS. ALSTON: You know what, this does say
16 automobile sales. Are you intending to sell?

17 MR. MACHIGAL: Well, you know, if I got
18 couple of cars. I work as a mechanic. If I got a
19 car and I can re-sell it, I'm going to park it on the
20 same property.

21 MS. ALSTON: Isn't that like a whole lot
22 more "permitting" involved?

23 VICE-CHAIRMAN COOPER: That's more cars
24 that will be sitting on that property now because now
25 you're trying to sell the cars; not going in and out

1 now. If now you got six, seven cars there for sale.

2 MR. MACHIGAL: No, that's too much.

3 That's going to be too much cars.

4 MR. EINGORN: I think that's also a
5 different --

6 MR. MACHIGAL: Any way for this, for six
7 to seven cars, I would need a dealer license and I
8 don't --

9 MR. EINGORN: Right. That's a different
10 variance.

11 MR. BRITO BUENO: I have a question. I
12 see all the parking spaces, where are you going to
13 work?

14 MR. MACHIGAL: There is enough space on
15 the side of Marlton Pike. Again, one time I got the
16 permit, I'm working for working inside the building
17 because inside is enough space. Again, I'm not going
18 to need a lift so I don't want to start with a lift.

19 MS. ALSTON: Have you thought of trash
20 disposal; disposing of tires, oils and things like
21 that?

22 MR. MACHIGAL: I already had a mechanic
23 shop. So for that kind of job I can do it on my
24 other place that I have. So that's the thing, I try
25 to work on this place. For the things takes me time

1 on other place. You know, because I got customers
2 who only want brakes and then I can send them to the
3 other place to do the brakes, oil changes, fast
4 things. Because of the place I already have, I'm
5 doing oil change, some transmission. So that's the
6 thing. That's the point. Don't have this car on
7 that place. You know what I told to my other guy,
8 you know, I'm going to send somebody for change the
9 brakes. So he don't really have the car for too long
10 because he can do it at the same that the customer
11 gets there.

12 MR. IZZO: I think my client's wife has
13 accomplished and gotten rid of the flea markets. We
14 hope we can keep that out of there.

15 CHAIRMAN HANCE: I noticed on the
16 holidays there's a lot of people selling Valentines
17 stuff, Easter stuff, stuff like that on that
18 property.

19 MR. MACHIGAL: Yes. One time one of the
20 inspectors called about if I -- if we gave the permit
21 to sell that stuff in the property.

22 MR. EINGORN: Is there anybody in the
23 public would like to be heard on 2500 Baird Blvd.?

24 UNIDENTIFIED SPEAKER: Yes.

25 MR. EINGORN: Please come forward.

1 Would you raise your right hand, please.

2 - - -

3 BARRY MOYE, having first been duly
4 sworn/affirmed, was examined and testified as
5 follows:

6 - - -

7 MR. EINGORN: Please state full name and
8 address for the record.

9 MR. MOYE: It's Barry Moyer, 2536 Baird
10 Boulevard. I'm the trustee for Scott's Methodist
11 Church which is the building that's directly right
12 next to and the property that's right behind his. We
13 own the property that sits right next to which is
14 about maybe ten feet -- maybe five feet walking
15 foot-to-foot; and as well as on the opposite side we
16 own that property which creates that weird triangle
17 that Mr. Machigal has.

18 With that, I'm asking for the Board to
19 deny the application. One, that's a very high
20 traffic area. That's like NASCAR out there. At that
21 light, people are from the turning lane are trying to
22 take off and execute quick lefthand turns into
23 oncoming traffic, which then the pedestrians
24 currently right there on the side, are attempting to
25 cross across the street to make it over to the fish

1 market or the opposite side where the fish market is
2 just to give you a point of reference.

3 They're like backing up into the spot of
4 where that property sits to make sure they are safe
5 and secure. So by having a fence there, it would
6 take that security away from those residents that
7 know what happens and goes on there consistently on
8 an ongoing basis that everyone is trying to beat the
9 center lane that's going straight. Also, parking,
10 there is no parking on Baird Boulevard nor Marlton
11 Pike. We have three spots for the church because
12 there's a bus stop literally right in front of the
13 church. And we technically can get a ticket for
14 parking in the bus stop zone if the police went
15 through and actually gave citations for it.

16 So we only have three parking spots right
17 there for parking. And with the parking on Sundays,
18 it's very, very tight already. We've actually
19 communicated with the community and even made sure
20 that we could park in their spots while they're
21 gone. And then when they get back, we have a member
22 out there so we can just get the cars moved so they
23 can go. We also on Grand Avenue, the same thing.

24 We communicate with those parts of the
25 community so we can use the spaces when we're there.

1 So we're not there just on Sundays. We're there on
2 Wednesdays; we're there during the daytime. We try
3 our best to make sure we're there for the community
4 as the events and things are going on as we enter
5 into the season. The gates that are up are currently
6 our gates. So I heard Mr. Machigal speak about
7 cutting the gate or something. Those are our gates
8 so I'm not exactly sure.

9 MR. EINGORN: I think he was talking
10 about putting up a fence and then having a gate in
11 his fence.

12 MR. MOYE: Okay. Because there are
13 really no others. Just the driveway. We have a
14 driveway that fits this property so we use that from
15 time-to-time. So once he put up the gate, I
16 physically even while he was describing it, if I'm
17 correct, 13 cars tightly, tightly could fit in there;
18 tightly. For the sense of security, that's going to
19 be rough. We all know that the homeless do traffic
20 into our inner City and with our community. We've
21 worked with the police. Also we added cameras and
22 had them installed out there. We have some other
23 added features as like flood lights coming out into
24 the community to make things work.

25 As in the auto repair coming to this

1 area, I don't think that it would be in the best
2 interest of that community, hence, they are going to
3 be on the opposite side. And I'm not sure of their
4 reasoning and what they do. But when it's time, I'm
5 always going over to ask them, hey, could you move
6 your cars; I understand you're working on them and
7 they're just sitting here temporarily. I get it.
8 But we need the space too. So there's always a fight
9 for parking in this part for space. I just want to
10 make sure I tap on everything that's inside that's
11 being asked for. That's it. Do you have any
12 questions for me?

13 MS. ALSTON: Are you using the lot?

14 MR. MOYE: Sometimes we'll park -- excuse
15 me. Currently they have four cars parked on there. I
16 don't know exactly what they're doing.

17 MS. ALSTON: No, no. Are you using the
18 lot to park when they're not there?

19 MR. MOYE: On Sunday we have members that
20 park there where we try to keep them out and telling
21 them it's not our lot. Last April we were having an
22 Easter Egg Hunt and someone, and it wasn't the young
23 lady that said purchased the lot but it was a
24 gentleman that came over and stated that he purchased
25 the lot and was trying to buy the back half of our

1 lot where the right side of the building faced. And
2 I turned him down saying, you know, it's not for
3 sale.

4 MS. MERRICKS: You said it was another
5 gentleman?

6 MR. MOYE: Yes. They said this young
7 lady right here owns the lot. It wasn't. It was
8 another gentleman that came to me when we were having
9 the Easter Egg Hunt and he said, I just purchased the
10 lot; are you interested in selling the back part of
11 the lot to us and I said, no. This is the first time
12 I heard that. I thought it was gentleman that owned
13 the lot. That's how represented himself as.

14 MS. MERRICKS: Oh, okay.

15 CHAIRMAN HANCE: So you said Grand
16 Street. Is that the opposite of the church?

17 MR. MOYE: Yes.

18 CHAIRMAN HANCE: Is that a one-way or
19 two-way?

20 MR. MOYE: That's a one-way.

21 CHAIRMAN HANCE: And there's also
22 apartments and houses?

23 MR. MOYE: Yes. They're duplexes.
24 There's a string of 10 homes and then there's
25 duplexes on the left side as well as the right

1 side.

2 CHAIRMAN HANCE: So these are all off of
3 Baird Boulevard?

4 MR. MOYE: Yes.

5 CHAIRMAN HANCE: Going one-way.

6 MR. MOYE: A one-way, yes.

7 CHAIRMAN HANCE: I have no more
8 questions.

9 MR. EINGORN: Any other questions?

10 MR. IZZO: I have his wife who wants to
11 speak.

12 MR. EINGORN: You want to testify on
13 support of the application?

14 UNIDENTIFIED SPEAKER: Yes.

15 MR. EINGORN: She's the property owner,
16 right?

17 MR. IZZO: Yes.

18 MR. EINGORN: Is there anybody else in
19 the public that wants to be heard on this
20 application? Seeing and hearing none, we'll close
21 the public portion. Now you can come forward.

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

24 - - -

25 LILIANA NOREAGA, having first been duly

1 sworn/affirmed, was examined and testified as
2 follows:

3 - - -

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

6 MS. NOREAGA: My name is Liliana Noreaga,
7 1138 Cambridge Street.

8 MR. IZZO: You wanted to answer what this
9 gentlemen was talking about, right?

10 MS. NOREAGA: No. I want say that I need
11 to put the fence there because I have nine months
12 with this property and everybody is going and putting
13 their trash there. Everybody come and do a poop
14 there. And my window is broke. So I need to put the
15 fence.

16 MR. IZZO: The question is, Mr. Roger is
17 using the property as a --

18 MS. NOREAGA: Yes, I know. I have
19 another shop and there I do the big things. But now
20 the thing is, I need the fence there and I need to
21 start to work like with the things like oil change,
22 brakes only, something like that.

23 MR. IZZO: You're saying mainly you need
24 the fence?

25 MS. NOREAGA: Yes.

1 MR. IZZO: Whether or not Roger gets
2 approved to work there, you need the fence?

3 MS. NOREAGA: Yes. Thank you.

4 MR. EINGORN: Thank you.

5 CHAIRMAN HANCE: I appreciate that you're
6 going to put something there. Because like I said
7 before, the homeless are getting inside buildings
8 trying to stay warm or just find somewhere to sleep
9 and they're causing fires. I appreciate you coming
10 up for the fence because that protects your property,
11 so I have no quarrels about that.

12 MS. NOREAGA: And I'm waiting nine months
13 for that. And I work nine to one full-time so wait
14 long for that.

15 CHAIRMAN HANCE: My opinion is, I would
16 think that you put something else there that would
17 better service you than.

18 MS. NOREAGA: I have years working on car
19 repairs. I no change oil; I no change brakes.
20 That's my job.

21 CHAIRMAN HANCE: It says you have two
22 garages, right?

23 MS. NOREAGA: Yes.

24 CHAIRMAN HANCE: It sounds crazy but
25 maybe an auto store. Something.

1 VICE-CHAIRMAN COOPER: Basically you
2 don't want this to be a storage yard. You got a
3 building there, you got cars there. You're going to
4 be bringing cars and storing them until customers
5 come and pick them up.

6 MR. MACHIGAL: We can't because in the
7 other place they have, I have to keep the car the
8 whole day because I don't have the time. If I open
9 that place right there, I just got other people doing
10 the job. That's going to be weekly. That's why of
11 the name again, you know, "Fast Way."

12 The car no going to be right there for
13 the whole three days. Maybe sometimes, you know, if
14 a part doesn't come, the car stays one day to
15 another. But that's the thing, you know. And,
16 again, the cars will be inside the property. I don't
17 want to part cars on the walking way. That's why we
18 want the fence too to cover the space we own. That's
19 the thing.

20 MR. EINGORN: It's so much frontage for a
21 fence. I don't know.

22 VICE-CHAIRMAN COOPER: And it's on the
23 corner.

24 MR. EINGORN: Right. That's part of the
25 reason why there's so much. It's got two front

1 yards.

2 VICE-CHAIRMAN COOPER: Yeah, there's a
3 building. It's going to come up right to the curb.

4 MS. ALSTON: In terms of the fence, it
5 takes away from that ugly blighted-look that comes
6 from having a lot of vehicles that are not moving or
7 working. I think the fact that they're talking about
8 moving them in and out and repairing them and they're
9 small repairs, there shouldn't be a ton of cars
10 inside of that lot at any given point. I think if
11 they add the fence and camera for security, I believe
12 it would be much safer there than it is now. It's an
13 auto shop. It's like a menacing evil. You need ---

14 MR. MACHIGAL: There's a lot of trash
15 back there. There's space back to the building. And
16 in the back of the building is space where you can
17 walk. You can't even enter on that space because
18 there's a lot of trash there. It's a lot of things
19 back there.

20 MS. ALSTON: Not well kept, yeah.

21 MR. MACHIGAL: We clean it up. We clean
22 up all this stuff right there like sheets and
23 everything where the people are sleeping on the floor
24 and everything.

25 REVEREND MARTINEZ: I think it's nice --

1 that corner there. It has been dirty forever.
2 Building a fence is a good thing because like my
3 colleague said, it will stop that view of seeing
4 the -- and then if you fix up the building a little
5 bit better than it is now, it will be even better.

6 MR. EINGORN: Mr. Izzo, did you notice
7 for a site plan of any kind?

8 MR. IZZO: I'm sorry?

9 MR. EINGORN: The denial letter says,
10 site plan approval or site plan waiver. Did you
11 notice?

12 MR. IZZO: Yes, I did take note of that.

13 MR. EINGORN: Right. Did you notice for
14 any kind of site plan or a waiver?

15 MR. IZZO: Yes. Our notice does mention
16 it, the contingency of the fence having to be
17 approved.

18 MR. EINGORN: Right. Did the applicant
19 request a site plan waiver or anything related to
20 site plan? The fence is more of a bulk variance
21 because you're asking for a six-foot fence along the
22 frontage where only four feet would be allowed.

23 MR. IZZO: I reviewed it a few minutes
24 ago. It says, approval or waiver is required;
25 installation of six-foot fence.

1 MR. EINGORN: You mimic what was in the
2 denial letter. Okay.

3 MR. IZZO: Public notice, yes. "Site
4 plan approval or waiver is required comma." And then
5 it says, "Installation of six-foot fence."

6 MR. EINGORN: Okay. We closed to the
7 public already. It's up to the Board to make a
8 decision first to do some discussion.

9 The applicant is requesting a use
10 variance for auto repair and then a bulk variance for
11 the height of the fence, and a site plan waiver, I
12 guess, based upon what's in the notice. And then the
13 applicant must demonstrate off-street parking which
14 the applicant is testifying to related to the site
15 plan. The Board can consider that and the weight of
16 the evidence based upon not only what's in the
17 application, but based upon your own knowledge of the
18 site conditions.

19 CHAIRMAN HANCE: I'm going to say that I
20 can see the fence. I can definitely see the fence
21 going up for safety. And that will stop a lot of
22 parking on your property.

23 MS. ALSTON: I think the fence is going
24 to take care of that look that you get from a lot of
25 vehicles, like that abandoned look. So if you have

1 the fence, that's going to help with that. I had a
2 concern about maybe how the cars were coming in. And
3 they're saying there won't be tow trucks or things
4 like that. They're basically going to be able to
5 drive in and out. They don't think that's going to
6 be there for a very long time. But he brought up a
7 good question, like when it rains or snows, you're
8 not going to be able to work out there, right?

9 MR. MACHIGAL: That's what I'm talking
10 before. One time I get the permit because I don't
11 got the approval for what I'm doing, so I had to look
12 for another thing because we own the property. So
13 once I get the approval, I can start working on the
14 permit for opening a door on the building and working
15 inside the building, because there's enough of space
16 for working. One of you asked me, is that enough
17 high for working inside. I said it's enough high for
18 working. I not going to need a lift; you know,
19 nothing for pulling up the car.

20 CHAIRMAN HANCE: One question. Are you
21 open every day?

22 MR. MACHIGAL: No Sundays. Sundays is
23 for the family. Thank God.

24 MR. BRITO BUENO: This application is not
25 complete. Is there anything specific like how is

1 going to be -- how are they going to get in, get out?

2 How the tow truck --

3 CHAIRMAN HANCE: There's no tow truck.

4 MR. BRITO BUENO: Just in case they call
5 a tow truck.

6 REVEREND MARTINEZ: He can't have it.
7 He just said it.

8 MR. BRITO BUENO: Okay. How they going
9 to work in the building; how big is the building; how
10 high. Something specific. For me this application is
11 kind of incomplete. It's missing a lot of stuff.

12 CHAIRMAN HANCE: I'm going to tell the
13 Board this, that if you do not go and see the
14 property in person, you can only go by what they tell
15 you or what you would see on paper. But I go to
16 every property because I want to make sure they're
17 getting a fair shake.

18 The reason why I'm on top of the property
19 is because I used to live in that area many years. I
20 grew up there as a kid running around. So this is
21 why I stated, this is why it was an insurance company
22 because the property is not big enough for too much
23 of anything else. I mean, you probably could put a
24 steak shop there and it will work out.

25 REVEREND MARTINEZ: A flower shop.

1 here.

2 MS. MERRICKS: They are.

3 CHAIRMAN HANCE: Yes.

4 VICE-CHAIRMAN COOPER: The fence that
5 we're going to looking to approving, we have no plans
6 or anything. We have nothing. You just said you're
7 going to put a fence up, a six-foot fence. You
8 should have something on paper stating what type of
9 fence it's going to be, chain-link fence or whether
10 it's going to be a wrought iron fence or whatever.
11 You know, just for us to say, okay, you can put a
12 fence up. You can put a wooden fence up for all we
13 know.

14 MR. MACHIGAL: That would be a chain-link
15 fence. You know, you want to see the people -- the
16 people have to see what you're doing inside the
17 building. So it has to be a chained fence. It can't
18 be closed up. It will be a business any way.

19 VICE-CHAIRMAN COOPER: I make a motion to
20 say no. Deny.

21 MR. EINGORN: So we have a motion to
22 deny. Is there a second?

23 CHAIRMAN HANCE: I'll second.

24 MR. EINGORN: We're going to take a
25 roll-call vote on a motion to deny the application.

1 As a reminder to the Board as it has been in the past
2 denial motions, a "yes vote," is a "yes" to deny.
3 Chairman Hance.

4 CHAIRMAN HANCE: Yes.

5 MR. EINGORN: Vice-Chairman Cooper.

6 VICE-CHAIRMAN COOPER: Yes.

7 MR. EINGORN: Reverend Martinez.

8 REVEREND MARTINEZ: No.

9 MR. EINGORN: Ms. Merricks.

10 MS. MERRICKS: Yes.

11 MR. EINGORN: Ms. Alston.

12 MS. ALSTON: No.

13 MR. EINGORN: Mr. Brito Bueno.

14 MR. BRITO BUENO: Yes.

15 MR. EINGORN: Having four in favor of
16 denial and two opposed, the motion carries. I'm
17 sorry, your application has been denied.

18 MR. MACHIGAL: One question what about
19 the fence; we can put a fence on the property?

20 MR. EINGORN: The whole application has
21 been denied.

22 MR. MACHIGAL: So what do I have to do
23 because the people are still going to park down there
24 on the property.

25 MR. EINGORN: You'll need to talk to

1 Mr. Izzo. We can't give you legal advice.

2 MR. EINGORN: The next application is
3 Melanie Garcia, NS Sherman 60 E. 28th Street.

4 MR. IZZO: This is the application of
5 Melanie Garcia and this is Melanie Garcia at the
6 podium here. She's going to present her application
7 for North Side of Sherman which means it's not a
8 house or a building. It's a vacant lot. It's on
9 Sherman Avenue and she has an interest in it
10 expressed in her application. She wants to use it in
11 connection with a business that's already established
12 and not up for approval tonight. And we're going to
13 ask her to testify about that.

14 MR. EINGORN: Ms. Garcia, would you raise
15 your right hand, please.

16 - - -

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

20 - - -

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

23 MS. GARCIA: Melanie Garcia, 132 N. 21st
24 Street, Camden, New Jersey.

25 MR. IZZO: Ms. Melanie Garcia, you gave

1 the court reporter your home address. But you also
2 have a business in Camden; is that correct?

3 MS. GARCIA: Yes.

4 MR. IZZO: Where is that business
5 located?

6 MS. GARCIA: At 2817 Sherman Avenue.

7 MR. IZZO: 2817 Sherman?

8 MS. GARCIA: Yes.

9 MR. IZZO: That's not the property you're
10 here about tonight?

11 MS. GARCIA: No, that's a business.

12 MR. IZZO: The property that you made
13 application on, is identified as North Side of
14 Sherman, 60 feet east of 28th Street?

15 MS. GARCIA: Yes.

16 MR. IZZO: Is that near your business?

17 MS. GARCIA: Yes.

18 MR. IZZO: How is it situated in relation
19 to your business? Is it next to it or is it down the
20 street?

21 MS. GARCIA: Yes, it's next to it on the
22 same street.

23 MR. IZZO: What is your business at 2817
24 Sherman Avenue?

25 MS. GARCIA: It's an auto repair.

1 MR. IZZO: Legally approved and
2 licensed?

3 MS. GARCIA: Yes.

4 MR. IZZO: You actually operate that
5 business --

6 MS. GARCIA: Yes.

7 MR. IZZO: -- with someone else or by
8 yourself?

9 MS. GARCIA: Yes, with someone else.

10 MR. IZZO: Who is that other person?

11 MS. GARCIA: My mom.

12 MR. IZZO: Your mom?

13 MS. GARCIA: Yes.

14 MR. IZZO: And when you did start that
15 auto repair business on Sherman Avenue?

16 MS. GARCIA: Like four years ago.

17 MR. IZZO: You've come to the Board
18 tonight about a lot along side your business?

19 MS. GARCIA: Yes.

20 MR. IZZO: And I think you made this
21 drawing that shows Sherman Avenue, 2817 M & A Auto
22 Repair at Lot 15 which is not your application, but
23 Lot 14 and which is your application.

24 MS. GARCIA: Yes.

25 MR. IZZO: And it's on the same side of

1 the street as your garage is?

2 MS. GARCIA: Yes.

3 MR. IZZO: And you divided it into
4 parking spaces eight feet wide each, the lot you've
5 identified as 40 feet wide on Sherman going back 100
6 feet?

7 MS. GARCIA: Yes.

8 MR. IZZO: And you believe that if you
9 measure these parking spaces, you will have these 8,
10 12 -- 14 -- I guess to the left, 11 spaces?

11 MS. GARCIA: Yes.

12 MR. IZZO: Why do you need those parking
13 spaces there?

14 MS. GARCIA: Since I have the business
15 like I got a lot of customers so I want to put the
16 customers' cars in the parking lot so I can have like
17 outside so they cannot make like traffic when people
18 are going by.

19 MR. IZZO: So why they can't they just
20 park in the street in front of your garage?

21 MS. GARCIA: Because of traffic.

22 MR. IZZO: Too crowded?

23 MS. GARCIA: Excuse me?

24 MR. IZZO: It's too crowded to park on
25 the street out there?

1 MS. GARCIA: Yes.

2 MR. IZZO: What are you going to do to
3 change this property if the Board approves your use
4 of it as a auxiliary parking lot? What are you going
5 to do?

6 MS. GARCIA: I want to put -- because I
7 want to put like cement and make the parking two
8 sides.

9 MR. IZZO: Some form of paving?

10 MS. GARCIA: Yes.

11 MR. IZZO: Do you propose to build any
12 structure, any booth or cabin or house of anything on
13 this property that you're here about tonight?

14 MS. GARCIA: No.

15 MR. IZZO: The Board is going to ask you
16 questions about your application.

17 MS. MERRICKS: Do you have pictures of
18 your business?

19 MS. GARCIA: Yes. I gave it to the
20 Board.

21 MS. MERRICKS: Oh, you gave it to us
22 already?

23 MS. GARCIA: Yes.

24 CHAIRMAN HANCE: So you want to park the
25 cars after being repaired or when they're fixed?

1 MS. GARCIA: No. When they're done,
2 fixed, like we just put it in the parking lot so the
3 customers can come and get the car later.

4 CHAIRMAN HANCE: So they can pick them up
5 and --

6 MS. GARCIA: Yes. So we're going to have
7 it like outside the streets.

8 CHAIRMAN HANCE: How far is it from your
9 business?

10 MS. GARCIA: It's like -- it's one block
11 is dividing. Not a lot. It's next to it.

12 CHAIRMAN HANCE: Let me think. If you're
13 on Sherman Street, is your business on the lefthand
14 side?

15 MS. GARCIA: Yes.

16 CHAIRMAN HANCE: And you turn, is it like
17 a sharp turn?

18 MS. GARCIA: No, it's in the same
19 street.

20 CHAIRMAN HANCE: So you're on the same
21 street and --

22 MS. GARCIA: The shop is right here and
23 then the lot is going to be like next to it.

24 VICE-CHAIRMAN COOPER: Is it a
25 transmission place?

1 CHAIRMAN HANCE: No.

2 MS. GARCIA: It's an auto repair.

3 CHAIRMAN HANCE: Auto repair. It's
4 further down Sherman. It's like, this is Conrail
5 here and then it's the detail shop. And then you're
6 the next block down, am I right, on the lefthand
7 side?

8 MS. GARCIA: Yes, it's next to it.

9 MR. EINGORN: Is this the garage?

10 MS. GARCIA: Yes, that's the shop.

11 MR. EINGORN: This was attached to the
12 application from last month. I don't know why. But
13 these are the photographs I think the applicant
14 referred to.

15 MS. GARCIA: This one is like the lot.

16 MR. EINGORN: Yes, we have these. This
17 is the lot in question, right?

18 MS. GARCIA: Yes.

19 MR. EINGORN: They wanted to see the
20 shop.

21 MS. GARCIA: That's the shop, yeah.

22 MR. EINGORN: I'm looking at the bottom
23 photograph here. This is the entrance to the
24 property?

25 MS. GARCIA: Yes.

1 MR. EINGORN: And then, is your shop here
2 or over here?

3 MS. GARCIA: This way, yes, going to the
4 left.

5 MR. EINGORN: If we're standing in the
6 street looking at the entrance, it's to the right?

7 MS. GARCIA: Yes.

8 MR. EINGORN: Okay.

9 MR. IZZO: There just happens to be a
10 15-foot lot that is not involved in the application
11 in between her garage and this lot that she owns.

12 CHAIRMAN HANCE: How long have you had
13 your business?

14 MS. GARCIA: Four years.

15 CHAIRMAN HANCE: You and your mom,
16 correct?

17 MS. GARCIA: Yes.

18 MR. IZZO: What's the name of your
19 business on Sherman?

20 MS. GARCIA: M&A Auto Repair.

21 MR. EINGORN: Is there already a curb cut
22 for the property that you can drive into it --

23 MS. GARCIA: Yes.

24 MR. EINGORN: -- where it goes down like
25 this?

1 MS. GARCIA: Yes, it has it.

2 MR. EINGORN: It has it already?

3 MS. GARCIA: Yes.

4 MR. EINGORN: I'm looking at the letter
5 attached to the application dated December 1st,
6 2023. The applicant states: The relief might be
7 granted but condition that a variance in this case is
8 not to run with the land; that if the lot is ever
9 sold, that the variance would terminate. Are you
10 still agreeable to that condition?

11 MR. IZZO: Right. So just pointing out,
12 the Board has wide discretion. They exercise every
13 single time they come here and Ms. Garcia and her mom
14 may not have this business forever. The Board might
15 consider whether the relief would be forever. So
16 it's an immediate need and it's an obvious benefit to
17 the street there. But I understand, the Board has to
18 think of decades to come.

19 MR. EINGORN: Any additional questions
20 for the applicant?

21 CHAIRMAN HANCE: How many cars do you
22 think that lot holds?

23 MS. GARCIA: Like 11.

24 CHAIRMAN HANCE: Eleven?

25 MS. GARCIA: Yes.

1 CHAIRMAN HANCE: And now right it's an
2 issue with too many cars in the street?

3 MS. GARCIA: Yes. Because I got like
4 neighbors so they need -- they don't have like
5 parking for their houses so they have to leave their
6 cars outside so we can't take peoples' parking
7 because they don't have no where to park.

8 CHAIRMAN HANCE: So the cars that's fixed
9 are going to put them in that lot --

10 MS. GARCIA: Yes.

11 CHAIRMAN HANCE: -- and the cars to be
12 fixed, you want to keep --

13 MS. GARCIA: Yes so their neighbors can
14 have a space too so they can have their cas in the
15 street too. That's basically what I'm doing too.

16 CHAIRMAN HANCE: Are you going to pave
17 that or what are you going to do; leave it the way it
18 is when you park the cars up there?

19 MS. GARCIA: No. I'm going to make like
20 parking.

21 VICE-CHAIRMAN COOPER: Concrete.

22 MS. GARCIA: Yes, concrete. And make
23 like the parking lot.

24 MR. EINGORN: Anybody have further
25 questions or we open to the public?

1 CHAIRMAN HANCE: We can open to the
2 public.

3 MR. EINGORN: Anybody in the public would
4 like to be heard on the application for North Side
5 Sherman 60 E. 28th Street? Hearing none, we'll close
6 the public portion.

7 The applicant is here tonight requesting
8 a use variance approval to turn a residential lot in
9 the R-2 Zone into a parking lot which would be
10 accessory to an auto garage not on the lot. A
11 stand-alone parking lot is obviously not permitted in
12 the R-2 Zone. We've heard the applicant's testimony
13 and now it's time for the Board to do a discussion of
14 the Positive and Negative Criteria and make a motion.

15 VICE-CHAIRMAN COOPER: I think it would
16 be a Positive to do something with that open lot if
17 you're going to fence it in and maybe some security
18 lighting will help secure the neighborhood. I think
19 it's a good think.

20 REVEREND MARTINEZ: I think it's a good
21 thing.

22 CHAIRMAN HANCE: I think it's a great
23 idea for Camden. We do have a lot of parking issues
24 in Camden. And to take some of the cars off that
25 street. I know exactly where you are. And to put

1 them somewhere safe. I will say you should have
2 lighting; some type of security there because you may
3 have some overnight cars.

4 MS. GARCIA: Yes. We have cameras in the
5 shop that's looking towards the parking place.

6 CHAIRMAN HANCE: I will suggest with
7 conditions that if they sell the business, that they
8 have to come back before us for that lot. Because I
9 don't want that to go into like a commercial mode
10 where they're now selling cars on the lot.

11 REVEREND MARTINEZ: Sounds good.

12 MS. MERRICKS: I think it's a great idea.
13 Security is really big with the young people. That's
14 what they look for security and all that stuff.
15 You're young and creating a business so I think it's
16 an awesome opportunity for Camden. I think you'll be
17 a good role model for other young girls in Camden
18 being a business owner so young, so I think it's a
19 great awesome idea and keep doing what you're doing.

20 MS. GARCIA: Thank you.

21 MR. EINGORN: Any consideration for the
22 fact that when you put down that much cement you
23 create run-off issues?

24 CHAIRMAN HANCE: Would that go back
25 before the Planning Board or does it stop here?

1 MR. EINGORN: This is a use variance
2 request. So site plan would remain with the Zoning
3 Board. But with that much concrete, you're talking
4 about run-off. Right? The water's got to go
5 somewhere. And with concrete, it's not going to go
6 into the ground. So I don't know whether or not the
7 Board wants to condition this on site plan or maybe
8 you just want to do like crushed stone or something
9 where the water goes right through and into the
10 ground. But once you change the run-off, that
11 affects your neighbors and then you trigger a site
12 plan approval. You're going to create 100 percent
13 impervious coverage.

14 MR. IZZO: I think that's the best I did.
15 She can't get a construction permit here anyway. She
16 only can get zoning approval. So you should consider
17 a crushed stone surface where the water can soak into
18 the earth instead of run out to the street. Do you
19 understand that?

20 MS. GARCIA: Yes.

21 MR. EINGORN: If the applicant is
22 agreeing to that then we can put that as an
23 agreement as part of a motion if you're approving
24 this. If they're stuck on the concrete then they
25 should have to seek site plan approval so that you

1 guys can check out where the run-off is and all of
2 those items and make sure that it's not going to run
3 off into the neighbor's house or something of that
4 nature.

5 VICE-CHAIRMAN COOPER: Is there a motion?

6 REVEREND MARTINEZ: Motion to pass with
7 all the conditions that we just mentioned.

8 MR. EINGORN: So the conditions are, one,
9 the approvals are for the applicant only. Two,
10 crushed stone surface or some kind of permeable
11 surface, otherwise, site plan is required. Does that
12 sound right?

13 CHAIRMAN HANCE: Yes.

14 REVEREND MARTINEZ: Kyle, there's a lot
15 of stuff here that people don't know when they come
16 to us. And one thing is the concrete. If you want
17 to put concrete to that property, you need more than
18 a permit to put concrete on there. That water, like
19 you said, that's going to sink and then it's going to
20 go the neighbors. You're going to have problems.

21 MR. EINGORN: Right. Plus you're
22 creating bulk variance issues that aren't before the
23 Board. So those are the conditions. We have a
24 motion. Is there a second?

25 CHAIRMAN HANCE: Second.

1 MR. EINGORN: We'll take a roll-call
2 vote. Chairman Hance.

3 CHAIRMAN HANCE: Yes.

4 MR. EINGORN: Vice-Chairman Cooper.

5 VICE-CHAIRMAN COOPER: Yes.

6 MR. EINGORN: Reverend Martinez.

7 REVEREND MARTINEZ: Yes.

8 MR. EINGORN: Ms. Merricks.

9 MS. MERRICKS: Yes.

10 MR. EINGORN: Ms. Alston.

11 MS. ALSTON: Yes.

12 MR. EINGORN: Mr. Brito Bueno.

13 MR. BRITO BUENO: Yes.

14 MR. EINGORN: Having six in favor and
15 none opposed, the motion with conditions passes.

16 MS. GARCIA: Thank you.

17 MR. EINGORN: The next matter is Hanan
18 Alomari, 601 N. 5th Street.

19 MR. IZZO: Coming to the podium is
20 Mr. Hanan Alomari. He has an application to
21 establish a grocery store at this indicated location
22 601 N. 5th Street. And he has submitted a complete
23 zoning application and provided a photograph of the
24 building as it is now. He has not opened business
25 there but he's ready to open a business because the

1 property is prepared inside and out. And he seeks
2 Board approval for an existing nonconforming use, a
3 legal nonconforming use.

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

6

- - -

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

10

- - -

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

13 MR. ALOMARI: Hanan Alomari, 1486 N. Main
14 Street, Williamstown, New Jersey 08094.

15 MR. IZZO: Mr. Alomari, you want to run
16 a grocery store at 601 N. 5th Street in Camden?

17 MR. ALOMARI: Yes.

18 MR. IZZO: And you brought in a picture
19 of a corner property, I guess, right?

20 MR. ALOMARI: Yes.

21 MR. IZZO: And it's fitted out with store
22 windows and an awning and a corner door?

23 MR. ALOMARI: Yes.

24 MR. IZZO: Is this the way the property
25 will look when you operate your business?

1 MR. ALOMARI: Yes.

2 MR. IZZO: And why are you at the Zoning
3 Board tonight; what's the issue?

4 MR. ALOMARI: To get approved for a
5 grocery store because it was a grocery store for
6 years. I don't know why it was denied. And I
7 believe it's good for the community, for the
8 neighborhood because the closet supermarket or
9 mini-market, they have to drive all the way to
10 Audubon. That's like 20 to 25-minutes away.

11 It's good for the community to come
12 nearby; it's walkable; it's driveable to the
13 business. They don't have travel that much. It's
14 easy. They could pick up their baby food, baby milk,
15 groceries and their main essentials over there
16 instead of having a further drive. It may be
17 dangerous to drive with a lot of lights.

18 MR. IZZO: Do you own this building that
19 you want to start?

20 MR. ALOMARI: No, I don't own the
21 building.

22 MR. IZZO: Who is your landlord?

23 MR. ALOMARI: Ralph.

24 MR. IZZO: Raphael?

25 MR. ALOMARI: Yes.

1 MR. IZZO: Does he support your
2 application here tonight?

3 MR. ALOMARI: Yes.

4 MR. IZZO: And do you know if Raphael or
5 anyone else that he rented to had a grocery store in
6 this location?

7 MR. ALOMARI: Yes. They had a grocery
8 store and been there for a while. Years. I'm not
9 sure how long but it existed as a grocery store.
10 Apparently it closed and that's why you're
11 here?

12 MR. ALOMARI: Yes, it closed.

13 MR. IZZO: What kind of renovation did
14 you have to do to --

15 MR. ALOMARI: We didn't do no renovation
16 because everything was in there, shelves. Everything
17 was in there because during COVID, a lot of
18 businesses closed; they couldn't afford the rent and
19 it was hard. We saw it was for rent and we rented
20 it. We saw that everything is still in there. It
21 just needed basic cleaning, organizing. It doesn't
22 need like no major work. Everything is already in
23 there.

24 MR. IZZO: Did you apply for your state
25 licenses for sales tax and tobacco?

1 MR. ALOMARI: Yes.

2 MR. IZZO: And are you ready to operate?

3 MR. ALOMARI: Yes.

4 MR. IZZO: And you understand that if the
5 Board approves you, you have to get a City license, a
6 Mercantile License to run the store?

7 MR. ALOMARI: Yes.

8 MR. IZZO: You told the Board very nicely
9 why the neighborhood would benefit.

10 MR. ALOMARI: Oh, yes. The market is
11 very good for the community. I love Camden. The
12 neighborhood is historical. It's not big like the
13 cities and it's a lot of potential and opportunity
14 for the people in the community in Camden.

15 MR. IZZO: The Board is going to ask you
16 about your application.

17 MR. ALOMARI: Sure.

18 CHAIRMAN HANCE: When did you purchase
19 the building or the store or are you leasing?

20 MR. ALOMARI: Leasing, yes.

21 CHAIRMAN HANCE: You're leasing it?

22 MR. ALOMARI: Yes.

23 CHAIRMAN HANCE: And it's going to be a
24 grocery store?

25 MR. ALOMARI: Yes.

1 CHAIRMAN HANCE: So what are you going to
2 be selling out of there, eggs, bread?

3 MR. ALOMARI: Yes. We sell eggs, bread,
4 bananas, some fruit and vegetables, major groceries
5 like baby food, baby formula, baby water, all kinds
6 of groceries like canned goods foods, cereal, baby
7 cereal, regular cereal.

8 CHAIRMAN HANCE: Are you going to be
9 doing any cooking in there or anything like that?

10 MR. ALOMARI: Cooking, no.

11 VICE-CHAIRMAN COOPER: You're saying it's
12 a grocery store. The pictures that you presented to
13 the Board here, I don't see no groceries. But on the
14 top I see vape and tobacco products all in the
15 windows.

16 MR. ALOMARI: Yeah. On top of the signs
17 we have pictures of groceries. But these two signs,
18 banners, are just for like decoration and design to
19 make it look nice and fancy.

20 CHAIRMAN HANCE: Are you selling Hookah
21 out of there or any type of --

22 MR. IZZO: You got a Hookah on the
23 window.

24 MR. ALOMARI: We are but not really. So
25 like maybe five percent of tobacco but I'm not

1 focusing all kind of that. I'm focusing on grocery,
2 food and groceries. That's how you're benefiting the
3 community.

4 MR. IZZO: If the Board wanted you to
5 take that detail off your window, would you be able
6 to do that?

7 MR. ALOMARI: Yes. It's a poster. It's
8 removable. It's not that serious. We can remove
9 it.

10 MR. EINGORN: That's the next question
11 is, you got a lot of signage. For that much signage,
12 you would need approval. So you would probably have
13 to take the window signs down any way. And then as
14 we told -- what applicant was that -- about the
15 awning? If you're going to change the awning sign,
16 you have to get a sign approval also because those
17 awning signs exceed the ordinance size requirement.

18 MR. ALOMARI: Are you talking about this
19 one or these two?

20 MR. EINGORN: One, you have to come in
21 for the number of signs. Because, I believe, you're
22 only allowed one sign. And, two, the sign that goes
23 across the top, those exceed the square foot signage
24 requirement generally. And so you would need
25 approval for a new awning cover as well.

1 MR. ALOMARI: These two are removable.
2 It's not a problem. And this, it was a sign from
3 before from the previous owner. We only changed the
4 plastic, removed the old plastic and put the plastic
5 on. Somebody still needs to apply for the permit you
6 said?

7 MR. EINGORN: Yes. You'll need a sign
8 permit.

9 MR. ALOMARI: That's not a problem.

10 MR. EINGORN: But the applicant is here
11 for a Cert of Nonconforming Use related to the
12 grocery store. And it does, from the pictures,
13 appear that it was some sort of grocery store before.
14 The applicant didn't raise this and I'm not trying to
15 bolster the application in any way, but I would draw
16 attention to the lease. The owner of the store is
17 called Rosados Morgan Market, LLC which would
18 indicate that this was some sort of corner market.

19 MR. IZZO: That's the owner of the real
20 estate.

21 MR. EINGORN: Yes.

22 MS. MERRICKS: So you said the
23 refrigerator and shelves and all that is going to be
24 in there?

25 MR. ALOMARI: Everything was already in

1 there. We don't have to do nothing.

2 MS. MERRICKS: Just dusting.

3 MR. ALOMARI: Maybe switch like a broken
4 shelf. Some basic essential work.

5 VICE-CHAIRMAN COOPER: I have a question.
6 The diagram here that's in black and encased in
7 glass, that's where you guys -- that's where the
8 trash carts and all that stuff is at?

9 MR. ALOMARI: Yes.

10 REVEREND MARTINEZ: My question is,
11 there's a door behind this, a front door and there's
12 a back door to this?

13 MR. ALOMARI: Yes, there's a back door,
14 yes.

15 REVEREND MARTINEZ: And your trash, how
16 are you going to bring that out?

17 MR. ALOMARI: We have a small back yard
18 where we will put all the trash. And then when it's
19 trash day, you take it out.

20 REVEREND MARTINEZ: So the City collects
21 the trash?

22 MR. ALOMARI: Yes.

23 REVEREND MARTINEZ: You don't have a
24 company that comes to pick it up?

25 MR. ALOMARI: I'm not 100 percent sure

1 but I believe so.

2 REVEREND MARTINEZ: And the other thing
3 is those posters.

4 MR. ALOMARI: Those posters, I can
5 remove. It's not a problem. It's removable.

6 MS. ALSTON: Me too. So I like the idea
7 that there are groceries and people are able to get
8 what they need especially in the City where it's
9 known for people that have a hard time getting milk,
10 eggs, fresh produce and things like that.

11 MR. ALOMARI: Yes.

12 MS. ALSTON: But when you have the
13 marketing piece that's geared towards vaper and
14 Hookah, it kind of like clashes. It sends a
15 different message.

16 MR. ALOMARI: Yes, I understand. That's
17 the sign guy who gave it to us as a gift because,
18 you know, good customer and stuff like that. It's
19 removable. We can remove it.

20 MR. IZZO: Ms. Alston is saying there's
21 children in your neighborhood.

22 MR. ALOMARI: Yeah, I know. I understand
23 that. I have kids myself so I worry. I think about
24 that too.

25 REVEREND MARTINEZ: If I walk through

1 there in a month or so, I'm not going to see none of
2 this stuff?

3 MR. ALOMARI: You're not going to see
4 none of that. You're more than welcome to come.

5 REVEREND MARTINEZ: I'm a pastor.

6 MS. ALSTON: There's nothing wrong with a
7 grocery store.

8 MR. ALOMARI: If it's approved, I will
9 go right now and remove them.

10 CHAIRMAN HANCE: So we're back to a
11 family grocery store.

12 MR. ALOMARI: Yes.

13 CHAIRMAN HANCE: It's there for the
14 neighborhood?

15 MR. ALOMARI: Yes.

16 MR. EINGORN: Any other questions? Are
17 we ready to open to the public?

18 CHAIRMAN HANCE: Yes.

19 MR. EINGORN: Anybody in the public would
20 like to be heard on the application of 601 N. 5th
21 Street?

22 UNIDENTIFIED SPEAKER: Yes.

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

25 - - -

1 MILTON HINTON, JR., having first been
2 duly 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 MR. HINTON: Milton Hinton, Jr.,
8 608 N. 5th Street. I'm right across from this store.
9 I've been there about 16, 17 years. I retired five
10 years ago. I worked for the Gloucester County
11 Prosecutor's Office. I tried to move as close to
12 Philadelphia as I could. They wouldn't let me move
13 out of the state so I moved to North 5th Street.

14 We need to talk real here. North 5th
15 Street is a corridor. It has a corridor from Rutgers
16 University and it runs all the way down past State
17 Street. When I first got there, it was a drug
18 corner; drug sales all over the place and at this
19 store. This has been a nuisance store ever since
20 I've been there, lived there. You've seen the
21 pictures of Hookah and it doesn't say broccoli, eggs,
22 hamburger nowhere on there. It's been up since last
23 April. A group from 5th Street has already been up
24 one of these floors complaining about the neon lights
25 that were on 24/7 all night long. I am told, and

1 this is hearsay, but I'm told it took them a week to
2 reach the owners in Philly to get them to turn off
3 those friggin' neon lights that was keeping everybody
4 up at night.

5 Trash, you mentioned trash. There has
6 never been any trash disposal at this store. The
7 raccoons, the possums come for dinner every night.
8 This is how it's suppose -- I don't know if I can
9 give you an exhibit.

10 MR. EINGORN: You can give an exhibit,
11 sure. I'll ask you about it once I see it. So let
12 the record reflect that Mr. Hinton has provided the
13 Board with a photograph of what looks to be the
14 backside of the building.

15 MR. HINTON: That's where they put the
16 trash.

17 MR. EINGORN: We'll mark this --

18 MR. HINTON: Pile it up in bags and throw
19 it in the back.

20 MR. EINGORN: Excuse me. Public Exhibit
21 A.

22 MR. HINTON: I'm sorry.

23 MR. EINGORN: That's okay.

24 MR. HINTON: They pile it up in bags and
25 throw it behind the store where a house was torn

1 down. There is no other area to put trash. They
2 have never had containers. They've never had a
3 dumpster. Between you, me and whoever is listening,
4 what they do is pay the trash people a couple of
5 bucks to take the trash away. I don't have a problem
6 with that. That's business. If they can get it
7 done, they can get it done. But it sits there for a
8 week.

9 We're getting ready to change the tide.
10 Putting a store back into this apartment building
11 during the summer months, is going to be distressful
12 for everybody who lives on this street. I live
13 practically right across the street. It's a little
14 angle but 608, that's 601. You would think I would
15 be way up the street. I'm not.

16 The streets on the west side where the
17 store is are all two-story. The streets where I live
18 on the east side, are all three-story. That row
19 burned, that whole row, my house - I didn't own it
20 then - burned to the ground about 12 years ago. All
21 the houses on my side of the street have been
22 rebuilt, redeveloped, remodeled.

23 I heard someone say travel around and
24 look. You look at the houses. They look like a
25 typical Camden rowhouse. But when you go in them,

1 they are brand spanking new. We do not need a Hookah
2 store within a school zone. There's a school right
3 on the next block. We have two groceries store on
4 4th Street. We have two grocery stores on 6th
5 Street. We got Litwin's on 8th or 9th. That's the
6 big grocery store where everybody goes to. We do not
7 need another grocery store for people to hang out
8 at.

9 Hookah. People just got killed at a
10 Hookah Store in South Jersey. That's the crowd
11 that this attracts. And we have come through this
12 with a new Camden County Police that have really done
13 a good job in North Camden, in my opinion, because we
14 don't have people hanging out on the corners
15 anymore. This is going to be selling Blunts, other
16 rolling papers, et cetera which is going to attract a
17 crowd late night summer that we've seen before. I
18 have nothing against this young man trying to run a
19 business. I understand. But our quality of life
20 suffers whenever that store is open.

21 We've had peace since last April. The
22 last store there didn't make it a year. They made it
23 through the summer and they closed. Because
24 there's -- you can't make enough money selling eggs
25 and fruits and vegetables with all these other stores

1 around and Litwin's which is two, three, four blocks
2 up. They just can't do it. And when stores get in
3 trouble, that's when trouble starts because they
4 start doing things that are a little shady. That's
5 been my experience.

6 The last thing I want to say, I came home
7 from work one day and there was a fight at that
8 store.

9 CHAIRMAN HANCE: How long ago was that?

10 MR. HINTON: This is about six, seven
11 years ago. The fight came out into the street and
12 the guy got shot in the head right in front of my
13 house. We really don't want or need another store.
14 And I respectfully ask --

15 MR. EINGORN: One second, sir. Let the
16 record reflect that the applicant has provided the
17 Board more than one two, three, four -- five black
18 and white photographs that look to be printed from
19 the Courier Post online. They're dated 11/7/2013.
20 We'll mark these photographs as Public Exhibit B.

21 MR. HINTON: Right now the -- let me tell
22 you how that building is set up. The first floor is
23 set up for an apartment. It has been used as a
24 store. A second floor and third floor is one
25 apartment. So although it's a three-story building,

1 it's a two-unit building. And I just respectfully
2 ask, nothing against this young man, that you do not
3 approve this store or Hookah shop.

4 MR. EINGORN: So how long would you say
5 that this building has been used a grocery store or a
6 store of some sort in your experience?

7 MR. HINTON: Ever since I've been there,
8 it has been used a store but it has been closed.

9 MR. EINGORN: When did you move in?

10 MR. HINTON: I moved in in 2009.

11 MR. EINGORN: I'm going to mark this
12 Public Exhibit B and pass it down for the Board's
13 consideration. Thank you for your time, sir. Is
14 there anybody else in the public that who would like
15 to be heard on the application of 601 N. 5th Street?
16 Hearing none, we'll close the public portion.

17 VICE-CHAIRMAN COOPER: A couple of
18 questions. What's the hours of operation for your
19 store?

20 MR. ALOMARI: Eight to ten.

21 CHAIRMAN HANCE: Monday through Sunday?

22 MR. ALOMARI: Yes. And then Friday,
23 Saturday, eight to eleven.

24 CHAIRMAN HANCE: Eight to eleven?

25 MR. ALOMARI: Yes.

1 VICE-CHAIRMAN COOPER: If I'm not
2 mistaken, we have some type of Ordinance or something
3 that they have to close at a certain time.

4 MR. EINGORN: I don't know the ordinance
5 that require what the hours are.

6 MS. MERRICKS: There is an ordinance.

7 MR. EINGORN: The applicant will have to
8 comply with whatever the ordinance says on store
9 opening and closing.

10 MR. ALOMARI: I understand what he means.
11 I don't know how the previous store owners managed
12 the business. I know he saw some garbage in the
13 back. That's from the previous owners. I already
14 personally cleaned everything out; threw all the
15 garbage out because I don't want to attract mice,
16 rats, raccoons. That's from the previous owners.
17 I want the same thing what he wants, something
18 different for the community. And my management is
19 different than from the previous owners. You can't
20 compare two people.

21 CHAIRMAN HANCE: So we're not going to
22 see any neon lights, signs?

23 MR. ALOMARI: No. Like you said, I
24 applied for a sign. And if we're able to get it on
25 the sign, no problem. If it's not allowed, we can

1 remove it. It's okay.

2 CHAIRMAN HANCE: Do you know how long
3 that's been a store there?

4 MR. ALOMARI: What the landlord told me,
5 a long time. Maybe over 20 years maybe. It has
6 always been a store. And the business, it depends on
7 the management. If the management is doing good,
8 everything is going to be good. If they have poor
9 management, everything is going to go bad. And, of
10 course, we have to go work with Metro Camden County
11 Police. We have to. Cause if the area is dangerous,
12 it's going to be dangerous for my life too because
13 I'm married and I got kids. I want to be safe too.
14 So we're going to have to work with the community and
15 with the Camden Police if there's any crime, action
16 or something happening. I know they have across the
17 street the state police for the bridges, right
18 across. That's a good thing.

19 MS. MERRICKS: How long have you leased
20 the store?

21 MR. ALOMARI: Couple of months now. We
22 can do nothing until zoning is approved.

23 VICE-CHAIRMAN COOPER: How can you
24 improve the trash collection?

25 MR. ALOMARI: To get a couple of buckets

1 with the cap on top with the lock which they sell at
2 Home Depot, those are good. But when we leased, we
3 saw a lot of trash out there from the previous owner.
4 So we cleaned all that. They had broken trash cans.
5 Everything is going to be changed as soon as the
6 zoning approves. So we can start doing clean-ups
7 like professional, 100 percent clean-ups and buying
8 containers and changing locks, fixing everything and
9 having an exterminator come every week to exterminate
10 outside and inside the property and all over the
11 property.

12 And you see a lot of trash because it has
13 been closed for a couple of months; vacant. Of
14 course, homeless people are going to stay over there;
15 people are going to throw the trash over there;
16 people going to throw the bottles. When we open,
17 we're going to have a trash can outside instead of
18 people throwing stuff on the floor, we have a bin
19 over there they can throw inside.

20 MS. MERRICKS: So as your ownership
21 within the last three months or your leasing, have
22 you been cleaning up the back?

23 MR. ALOMARI: Yes, I already cleaned it.
24 There's no more garbage bags. There were bags of
25 Goya, canned goods and stuff like that but we already

1 got rid of it; threw them out. But I'm still going
2 to do more cleaning as soon as it's approved and we
3 have the okay. I'm going to bring more trash cans,
4 more cleaning and stuff like that. How about we
5 bring some stuff and the zoning is not approved and
6 then I will lose the money. Health and safety is
7 number one. I'm scared of racoons, scared of possum.
8 My backyard in the summertime I see shunks, beavers
9 and I'd be scared. I'm scared of them.

10 VICE-CHAIRMAN COOPER: Any more
11 questions? Well, sir -- Positive, Negative?

12 MR. EINGORN: This is a Cert of
13 Nonconforming Use. So the applicant's burden isn't a
14 use variance burden. It's just a burden to
15 demonstrate that this was a use that was permitted
16 prior to the change in the ordinance. The testimony
17 you've heard and the evidence you've heard suggests,
18 at least based upon Mr. Hinton's testimony, that this
19 was some sort of store dating back at least to '09.
20 It appears that it has been a store and operated as a
21 store. It looks like it's set up as a store. Right?
22 That's the burden. The burden is to show, this was a
23 store before there was a change in the ordinance and
24 it's allowed to continue in that use.

25 MS. MERRICKS: I've seen it as a store.

1 the resident. So we will take down the smoking
2 things?

3 VICE-CHAIRMAN COOPER: We're going to
4 give him some conditions.

5 MS. MERRICKS: Okay. Fine. Then go
6 ahead then. That's what I wanted to say.

7 REVEREND MARTINEZ: And I make a motion
8 to pass with whatever decision we tell him to make
9 here. First of all, this has got to change, all
10 these signs and all this stuff here and the trash.
11 I think it would be better by hiring a --

12 MR. EINGORN: Private hauler?

13 REVEREND MARTINEZ: Right.

14 MR. ALOMARI: It's not a problem with us.
15 I don't mind it. It's even better for us instead of
16 the City coming every other day. I'd rather have a
17 company come every day and pick up the trash.

18 REVEREND MARTINEZ: And the other thing
19 is, where my church is, I got two stores right -- one
20 in front of the building and one on the side of the
21 building. And now I've seen it be open like a month
22 now. They got caught. Where you walk through to the
23 sidewalk, they got about three cars parked right in
24 the sidewalk where people cannot even walk through
25 there no more. So, you know, I really appreciate if

1 you look out for your neighbors. If we honor you a
2 permit. Our City needs a store.

3 MR. ALOMARI: You're right about that.

4 REVEREND MARTINEZ: We need a corner
5 store, not a Bordega. With all the conditions that I
6 mentioned and I make a motion to pass.

7 VICE-CHAIRMAN COOPER: I have one more
8 condition.

9 CHAIRMAN HANCE: Go ahead.

10 VICE-CHAIRMAN COOPER: That this is a
11 grocery store.

12 MR. ALOMARI: Yes.

13 MR. EINGORN: So we have a motion to pass
14 with conditions that, one, the applicant can come
15 back for approval for new signage. Two, to hire a
16 private trash and three, grocery store and not a
17 smoke shop. Is that correct?

18 MR. ALOMARI: Yes.

19 MR. EINGORN: Do we have a second?

20 MS. ALSTON: Second.

21 MR. EINGORN: We'll take a roll-call
22 vote. Chairman Hance.

23 CHAIRMAN HANCE: Yes.

24 MR. EINGORN: Vice-Chairman Cooper.

25 VICE-CHAIRMAN COOPER: Yes.

1 MR. EINGORN: Reverend Martinez.

2 REVEREND MARTINEZ: Yes.

3 MR. EINGORN: Ms. Merricks.

4 MS. MERRICKS: Yes.

5 MR. EINGORN: Ms. Alston.

6 MS. ALSTON: Yes.

7 MR. EINGORN: Mr. Brito Bueno.

8 MR. BRITO BUENO: Yes.

9 MR. EINGORN: Having six in favor and
10 none opposed, the application passes with conditions.

11 At this time, we have a request to take
12 is a five-minute break.

13 - - -

14 (The proceedings are off the record at
15 8:22 p.m.)

16 (The proceedings are back on the record
17 at 8:30 p.m.)

18 - - -

19 MR. EINGORN: The next matter is Triplex
20 Auto Group, 901-909 S. 3rd Street. Mr. Izzo welcome
21 back.

22 MR. IZZO: Charles Izzo attorney for the
23 applicant, Property 901-909 S. 3rd. And our
24 application here is to obtain an interpretation of
25 the Board whether or not this requires a finding of

1 legal nonconforming use. And we have an expert
2 witness in this case, Mr. Seidel. We'd ask him to
3 come forward and give his testimony.

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

6 - - -

7 BRIAN SEIDEL, P.P., having first been
8 duly sworn/affirmed, was examined and testified as
9 follows:

10 - - -

11 MR. SEIDEL: My name is Brian Seidel.
12 I'm a New Jersey Professional Planner and certified
13 by the American Institute of Certified Planners as
14 well.

15 MR. EINGORN: Great. The Board will
16 accept Mr. Seidel as a professional planner.

17 MR. SEIDEL: Thank you.

18 MR. IZZO: In your role as a certified
19 professional planner, did you have an opportunity to
20 evaluate zoning applications and testify in support?

21 MR. SEIDEL: Yes.

22 MR. IZZO: And have you done that in the
23 State of New Jersey?

24 MR. SEIDEL: I have on numerous
25 occasions.

1 MR. IZZO: Camden County?

2 MR. SEIDEL: Yes.

3 MR. IZZO: What about the extent of your
4 familiarity with the application that's before the
5 Board tonight?

6 MR. SEIDEL: We reviewed the application;
7 visited the property; reviewed the Master Plans; the
8 Neighborhood Plan associated with the property.

9 MR. IZZO: And how do you characterize
10 the proposal, the project that's before the Board?

11 MR. SEIDEL: The application that's
12 before the Board is basically for an assessment of
13 an existing nonconforming use. The property contains
14 a purpose-built automotive repair shop with several
15 automotive bays. It has a hydraulic lift in there
16 for the vehicles. It has not been utilized for more
17 than a year. As a result, there's provisions in the
18 Land Use regulations for existing nonconforming uses
19 that they can continue in perpetuity. However, if
20 they are discontinued in use for over a year, the
21 existing nonconformity could go away.

22 We went back and looked at the planning
23 documents and the historic records for the property.
24 Going back into the most recent plans, I guess, or
25 the longest plans from the Redevelopment Authority,

1 shows this in a report from 2002 for the industrial
2 sites inventory as a developed property as a garage
3 at that point.

4 MR. IZZO: So 2002 when obviously it's
5 two years later you're reporting to the Board that
6 you don't see any period where it was used for any
7 other purpose accept the one we're talking about
8 tonight?

9 MR. SEIDEL: That's correct. While it
10 may have been out of active use, it is still
11 developed and exists today as an automotive repair
12 garage.

13 MR. IZZO: You made an observation of the
14 surrounding geography of the 901 S. 3rd Street?

15 MR. SEIDEL: Correct. I have a
16 small packet of information that I'd like to hand out
17 to the Board just to give some character of the
18 property if that's okay.

19 MR. EINGORN: That will be great. Let's
20 give them out.

21 MR. SEIDEL: There's two packets. I'll
22 explain them.

23 MR. EINGORN: So let the record reflect
24 that we received what appears to be an aerial
25 photograph. The aerial photograph will be

1 Exhibit A. And we received a packet consisting of
2 three pages which we'll mark Exhibit B.

3 MR. SEIDEL: You said Exhibit A and
4 Exhibit B?

5 MR. EINGORN: Yes, sir. Exhibit A will
6 be the aerial and Exhibit "B" will be the packet.

7 MR. IZZO: What is the zoning and what is
8 the surrounding nature of the space?

9 MR. SEIDEL: The zoning designation is
10 R-2 Residential. Exhibit "A" with the aerial
11 photograph that we're showing, basically the site is
12 located at the southwest corner of Spruce and 3rd
13 Street. We've identified that with a yellow outline
14 labeled as subject property. It contains the
15 property and the building that we're speaking of.
16 Across the street is Church. It's also the Port
17 Authority parking area.

18 To the west is the utility substation
19 that's currently being expanded. And the lower
20 righthand corner, we've just provided a street view
21 of the existing building. This photograph is a
22 little bit outdated. Within the last month or so it
23 has been, I would say, reskinned, improved with a new
24 stucco facade on the exterior of the building.

25 MR. IZZO: What is the significance of

1 the industrial sites that are around this property or
2 what is the significance of that in terms in this
3 application? I would say the significance here as
4 the second exhibit that we've provided, Exhibit "B,"
5 what this is, is essentially a summary of the
6 Neighborhood Action Plan for the central waterfront
7 area which is active update of 2020, so fairly
8 recent. The second page of that document shows the
9 land use from 2020. On that document it does show
10 that the subject property is identified as an
11 industrial land use and that it is also identified as
12 vacant or semi-vacant.

13 MR. IZZO: Who is the author of this
14 proposal?

15 MR. SEIDEL: It was prepared by Interface
16 Studio, LLC.

17 MR. IZZO: For what agency?

18 MR. SEIDEL: For the Redevelopment
19 Authority --

20 MR. IZZO: Camden Redevelopment
21 Authority?

22 MR. SEIDEL: Correct.

23 MR. IZZO: In their planning map, they've
24 got 901-909 S. 3rd Street in an Industrial
25 Redevelopment Zone.

1 MR. SEIDEL: That's correct. This is an
2 updated map. There was a map prior to this,
3 essentially the same report from, I believe, 2014
4 that essentially shows the same information.

5 MR. IZZO: How does that impact the
6 extent of residential use that's already in place on
7 South 3rd Street?

8 MR. SEIDEL: I'll go to the next page of
9 that document which identifies the industrial uses.
10 And then more specifically looking at that
11 intersection of Spruce and 3rd Street, again, it's
12 identified as vacant land. It's also shown that
13 there's a vacant building on there. It's across the
14 street from South Jersey Port Corporation adjacent to
15 the Camden, what's identified as the Camden Gas
16 Plant. So it's a very industrial area, despite the
17 fact that we're in a residential zoning district,
18 we're adjacent to a lot of industrial uses.

19 MR. IZZO: About this project itself,
20 what is the scope of it and what is the nature of the
21 proposal that the owner wants to do here?

22 MR. SEIDEL: The scope is generally
23 pretty simple. It's to put the automotive repair
24 center back into active business.

25 MR. IZZO: And are you proposing to

1 expand the building or reduce the building?

2 MR. SEIDEL: No changes to the extent of
3 the building. Just improvements to the building
4 itself.

5 MR. IZZO: And what is the impact of the
6 discontinuance of the previous auto repair business.
7 How does that fit into this application?

8 MR. SEIDEL: As I mentioned, the
9 provision of the Land Use Ordinance discuss existing
10 nonconforming uses and indicate they can continue
11 within or in perpetuity. The only deviation here is
12 that the use has been discontinued. Now while the
13 use has been discontinued and, again, it didn't
14 change the parameters or the aspects of the building
15 with the hydraulic lift or anything of that nature.
16 So it is for that reason we're here before you to get
17 clarification on that existing nonconforming aspect
18 of the property.

19 MR. IZZO: If the Board is able to see
20 that mirror of your argument there, how is this then
21 going to fit into the Camden neighborhood community,
22 the Industrial Redevelopment area of Camden, how is
23 this going to work?

24 MR. SEIDEL: I believe that it will fit
25 in very well. There is discussion in the

1 Neighborhood Plan to reuse, repurpose existing
2 buildings, to bring action back into or activity back
3 into these properties, and that's what this is going
4 to do. Here you've got a vacant property. You're
5 going to put this back into active use to become a
6 commercial property where it was previously a
7 commercial property. Very little impact on
8 residential uses. Because as I've described, there's
9 really very little residential around there. It's
10 primarily commercial and industrial in nature.

11 MR. IZZO: So people in these type of
12 situations want to know about the parking, the
13 traffic, the noise that may be associated with the
14 operation of a business and the esthetics of the
15 neighborhood, accessible to those things?

16 MR. SEIDEL: The criteria for an
17 automotive repair garage and I'm careful to use that
18 language because there is a discussion of an
19 automotive center service center within the Code as
20 well, that discusses automotive fuels, dispensing
21 gasoline, things of that nature. And that's not
22 what's proposed with this application. It would just
23 be the automotive repair garage.

24 A criteria for that is to be able to
25 provide, I believe, it's five parking stalls. Based

1 on the aerial map that we're showing, there are four
2 or five vehicles on the site at that point kind of
3 parked randomly. One of them is a large commercial
4 vehicle that looks like it's a roll-off-dumpster-type
5 of vehicle. So there's plenty of room. I would say
6 there's adequate room for at least eight or nine
7 vehicles on the property outside of the garage bays
8 themselves.

9 MR. IZZO: What's the style of the
10 building itself as it sits there today waiting to be
11 cleaned up and rehabbed?

12 MR. SEIDEL: Masonry building. My
13 understanding is, I'm told that it was originally
14 built for a Sinclair Automotive repair business or
15 service business. So it has some historical qualities
16 to it.

17 MR. IZZO: It's got repair bays?

18 MR. SEIDEL: It does.

19 MR. IZZO: Driveways?

20 MR. SEIDEL: Yes.

21 MR. IZZO: An apron area for customer
22 parking?

23 MR. SEIDEL: Correct.

24 MR. IZZO: What is the conclusion of your
25 professional survey of the property? What do you

1 recommend to the City?

2 MR. SEIDEL: I recommend that the
3 application be approved. I believe the existing
4 nonconforming condition certainly exists. It has
5 been there for some time. The existing nonconforming
6 designation of the property, I believe, would be
7 appropriate here. In the event if the Board feels
8 that that designation is not appropriate, I do
9 believe we meet all the criteria that would be
10 required for the granting of a use variance. And
11 I'll just summarize a couple of those points briefly.

12 The site is particularly suited for the
13 proposed use as an automotive garage because it was
14 built was one previously. It has the garage bays.
15 It has the hydraulic lifts. It will advance the
16 purpose of zoning; enhance the general welfare by
17 putting this back into active service by bringing
18 back a commercial use; getting us back on the tax
19 rolls; providing a service to the community; no real
20 negative detriment because it's adjacent to those
21 industrial uses already; and, again, previously
22 developed as garage so it doesn't require any
23 additional stormwater management or other
24 improvements other than importance to the building
25 itself.

1 And, again, regarding the zoning aspects,
2 while it is in a residential zoning district, it is
3 not in a residential used area. It is primarily
4 industrial and commercial based on the land use maps
5 that we provided.

6 MR. SEIDEL: And you also assessed the
7 Positive and Negative Criteria that are necessary for
8 a variance to be granted and you're satisfied that
9 the property is able to meet those criteria?

10 MR. SEIDEL: Yes. And the criteria that
11 I just rattled off was basically the summary of the
12 Positive and Negative Criteria.

13 MR. IZZO: I will submit the witness for
14 questions.

15 VICE-CHAIRMAN COOPER: Any questions?

16 REVEREND MARTINEZ: No.

17 MR. EINGORN: Anybody in the public?
18 Seeing no one, let's close to the public since
19 there's nobody here. I'm assuming you're part of the
20 applicant?

21 UNIDENTIFIED SPEAKER: Yes.

22 MR. EINGORN: So we'll close the public
23 portion.

24 MR. IZZO: He's the corporate
25 representative of the corporate owner.

1 CHAIRMAN HANCE: I have one question.

2 MR. EINGORN: Okay. What's your
3 question?

4 CHAIRMAN HANCE: Are you the owner or is
5 the owner here?

6 MR. IZZO: The gentleman has to be sworn
7 in.

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

10 - - -

11 GREG WHITE, having first been duly
12 sworn/affirmed, was examined and testified as
13 follows:

14 - - -

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

17 MR. WHITE: 988 Trent Road, Camden, New
18 Jersey 08104.

19 MR. IZZO: You're the property owner of
20 901-909 S. 3rd?

21 MR. WHITE: No. I'm actually the leasee.

22 MR. IZZO: Your company wants to lease?

23 MR. WHITE: Yes.

24 MR. EINGORN: You're part of Triplex Auto
25 Group?

1 MR. WHITE: Yes.

2 MR. EINGORN: Very good.

3 CHAIRMAN HANCE: So tell me about it?
4 You guys are going to repair or are you going to
5 sell? I was there earlier today around the building.
6 Is that your property going around the building also?

7 MR. WHITE: A small portion in the rear
8 end belongs to us and then the rest belongs to the
9 City of Camden.

10 CHAIRMAN HANCE: I'm going to ask, so you
11 want to upgrade yours then?

12 MR. WHITE: Yes.

13 CHAIRMAN HANCE: When I was there today,
14 the building looks nice.

15 MR. WHITE: Thank you. I appreciate it.

16 CHAIRMAN HANCE: It blossomed. I patrol
17 in that area. So when I saw it, I said, wait a
18 minute. Okay. Somebody is here. They didn't come
19 before me yet. So I got out and I checked it. There
20 is some junk cars here; some bricks on the lefthand
21 side.

22 MR. WHITE: Yes.

23 CHAIRMAN HANCE: Then I went around the
24 back. There's a fence there. And they got two
25 cement blockers, I guess, that are going back and

1 forth through there.

2 MR. WHITE: Yes. So what happened, I
3 guess last year some time, some parties came in and
4 dumped a bunch of tires on the City property. So the
5 City took the initiative and did the clean up a few
6 days ago. And the City placed the Jersey blocks to
7 prevent cars from coming in that way and dumping
8 tires.

9 CHAIRMAN HANCE: So you're a Triplex.
10 Are you just going to fix the cars or are you going
11 to sell some cars also?

12 MR. WHITE: No, no. We just intend to
13 service our vehicles and also to service the public.
14 But if the Board would permit for the customers that
15 bring in a vehicle that might need a loaner, would
16 the Board permit us to lease them a vehicle?

17 MR. EINGORN: You have you have to come
18 back for that. That wasn't advertised to the public.
19 You got to get everybody around to say, hey, we're
20 going to have rental car service. Since that's not
21 really before the Board, you would have to come back
22 for that.

23 MR. WHITE: All right. Not a problem.

24 CHAIRMAN HANCE: I will say this, it's
25 the perfect area. That area had kind of died out a

1 long time ago. So a facelift that building is going
2 get it, is needed. But I'll be watching you guys.

3 MR. WHITE: All right. I appreciate it.
4 Any further questions?

5 CHAIRMAN HANCE: Times of opening and
6 closing?

7 MR. WHITE: I guess from eight to eight.

8 CHAIRMAN HANCE: And that's just going to
9 be every day or?

10 MR. WHITE: No. Just from Monday through
11 Saturday. You answered all my questions.

12 VICE-CHAIRMAN COOPER: Hey, Kyle, I have
13 a question to you.

14 MR. EINGORN: Yes.

15 VICE-CHAIRMAN COOPER: Because he's
16 renting, can we make like a motion for this property
17 to be used for that purpose just for him? Because,
18 say, we grant it. So this is forever.

19 MR. EINGORN: Here is what's going on.
20 They're coming before you to say it has already been
21 forever. Right? And, therefore, you should allow us
22 or you should recognize that this has always been an
23 auto repair garage. Right? They're not saying, we
24 want a use variance. They're saying, hey, we want
25 you to acknowledge that this use predated the zoning

1 ordinance. I don't want to recast the testimony.
2 But I think that kind of summarizes it. If you look
3 at the property card, I mean, it seems to support the
4 fact that this was a Sinclair auto garage whenever
5 this is dated. I don't see a date on this.

6 MR. WHITE: It was like in the 70's.

7 MR. EINGORN: I mean, these cars look
8 older than most of the people in the room. So
9 really, they're not here saying, hey, give us a
10 variance. They're saying, hey, let us continue this
11 use because it predated the ordinance.

12 VICE-CHAIRMAN COOPER: Thank you for
13 clearing this up.

14 MR. EINGORN: Yes, sir.

15 MR. SEIDEL: And if I may just to chime
16 in on that topic. Looking back at the revisions to
17 the Zoning Code, it looks like there was a revision
18 around 2004-2005 that changed it to residential from
19 what would have been previously an approved permitted
20 use.

21 VICE-CHAIRMAN COOPER: Okay.

22 MR. EINGORN: Anybody else?

23 So what you have is an application for a
24 Certificate of Nonconforming Use related to an auto
25 repair business at 901-909 S. 3rd Street. The Board

1 should do a discussion and make a motion.

2 CHAIRMAN HANCE: That's actually a big
3 chunk back there. That was a sore eye. I'm quite
4 sure you had homeless in there and everything else.
5 But the building was super, super falling apart back
6 there. Like I said, I went past there one day and I
7 said: Wow, somebody is going to get hurt back there.
8 This is what the City needs. That's like a deadend
9 that street back there. And to bring it back to
10 life, hopefully somebody else joins in and hit the
11 next warehouse. I think it's a great idea. Like I
12 said, I'll be going past there to see it through as
13 you guys go back and make it come back to life. Just
14 keep it clean.

15 MR. EINGORN: Do we have a motion?

16 CHAIRMAN HANCE: Yes. I make a motion
17 that we pass.

18 VICE-CHAIRMAN COOPER: Second.

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

21 CHAIRMAN HANCE: Yes.

22 MR. EINGORN: Vice-Chairman Cooper.

23 VICE-CHAIRMAN COOPER: Yes.

24 MR. EINGORN: Reverend Martinez.

25 REVEREND MARTINEZ: Yes.

1 MR. EINGORN: Ms. Merricks.

2 MS. MERRICKS: Yes.

3 MR. EINGORN: Ms. Alston.

4 MS. ALSTON: Yes.

5 MR. EINGORN: Mr. Brito Bueno.

6 MR. BRITO BUENO: Yes.

7 MR. EINGORN: Having six in favor and
8 none opposed, motion is granted. Congratulations.

9 MR. IZZO: Thank you.

10 MR. WHITE: Thank you.

11 MR. EINGORN: Last but not least,
12 Mr. Sheehan has waited very patiently to present four
13 applications.

14 MR. SHEEHAN: Good evening. As
15 Mr. Eingorn said, my name is Kevin Sheehan. I have
16 packets of four exhibits that I'll hand out.

17 CHAIRMAN HANCE: Thank you.

18 MR. SHEEHAN: It should have nine in
19 there.

20 MR. EINGORN: So let the record reflect
21 that Mr. Sheehan has provided the Board with a packet
22 of colored photographs and colorized maps and an
23 aerial photograph.

24 MR. SHEEHAN: So this application --
25 there's four applications on your agenda but they're

1 all identical. They're all asking the Board to
2 interpret the Redevelopment Plan which is the
3 Zoning Ordinance related to these properties to
4 confirm that, as it states in the plan, that the
5 existing use of these properties as a multi-family
6 residential is permitted for up to four units.

7 The properties are 620 Benson Street,
8 622 Benson Street, 624 Benson Street and 632 Benson
9 Street. The first exhibit on the first photo on the
10 exhibit I gave you, is a photo of that 600 Block of
11 Benson. It's located directly across Cooper
12 Hospital, which is on the righthand side of Benson
13 Street there. They are townhouse units. They
14 apparently have been rented as residential units.
15 Three of them are three units. One of them is four
16 units and an office.

17 The applicant is the contract purchaser
18 of the property. In order to sell property, now
19 there's a new ordinance in the City. You need a
20 Certificate of Continuing Occupancy from the
21 construction office to confirm that it's safe. Good
22 ordinance. In order to file that application, you
23 need a zoning permit. In applying for the zoning
24 permit, Dr. Williams and I looked at the
25 Redevelopment Plan. And the property is located in

1 the Cooper Plaza Redevelopment area. That part of
2 Benson Street, if you turn to page 2 which is the
3 exhibits, is a light blue adjacent to the yellow
4 directly across the biggest blue between 7th Street
5 and Chambers, I think it is.

6 That part is in the MS Medical Support
7 Zone. The Medical Support Zone in the Redevelopment
8 Plan says that residential uses are permitted. Any
9 residential use is permitted in the R-3 High Density
10 Zoning District. However, when you look at the
11 Redevelopment Plan, there's nothing that says R-3
12 High Density Zoning. So it refers you to nothing.
13 As a result, Dr. Williams said, I can't issue a
14 zoning permit because it doesn't tell you in there.

15 What I'm asking the Board to do is to use
16 logic and interpret the ordinance to allow at least
17 up to the four units that are in the one building and
18 then three in the other. And the reason to do that,
19 if you look in the R-2 Zone of the Redevelopment
20 Plan, it specifically permits multi-family and Garden
21 Apartments. And that's where -- it's calls it an R-2
22 Medium Density Zoning. So if the Medium Density
23 permits Garden Apartments and multi-family, logically
24 a High Density should permit the same thing.

25 So what I'm asking the Board to do and if

1 you look at the third page there, I've highlighted in
2 red where these properties are located. That red
3 area is the MS Zone, which is suppose to permit High
4 Density residential. Immediately below that is the
5 yellow which is where Medium Density Residential
6 would be permitted. So the logic that I'm asking the
7 Board to apply, is that if the drafters of the
8 Redevelopment Plan specifically permitted High
9 Density residential use similar to an R-3 High
10 Density Zoning to this but didn't identify what that
11 zoning was, that I'm asking the Board to apply some
12 logic that High Density would be more than the
13 Medium Density that's in the R-2 which would permit
14 multi-family apartments. And I'm asking you to
15 interpret to allow up to the four units that are
16 currently in those apartments, and ask Dr. Williams
17 to sign the Zoning Permit so I can get the CCO in
18 order to proceed.

19 As a practical matter, we're going to
20 take the apartments out. It's a procedural step
21 because we're going to take those apartments out of
22 use when they become vacant. We won't rent them.
23 And we'll turn them over to the Medical Support
24 office-type use.

25 VICE-CHAIRMAN COOPER: So currently you

1 got people in all these apartments?

2 MR. SHEEHAN: Yes. In 620 Benson Street
3 it's three units. 622 is three units. 624 is four
4 units, although one of them is vacant. And the other
5 one is three units. Apparently, they've been there
6 for some time. I don't know exactly how long because
7 they've turned over. Over the years our client is
8 buying them. All I know is that two of them have one
9 unit vacant in each one. And the other ones are
10 occupied. So if you can interpret the Ordinance to
11 say High Density includes at least up to four
12 multi-family units, that would, I think, allow
13 Dr. Williams to sign a Zoning Permit.

14 MR. EINGORN: Do you understand what's
15 being asked?

16 CHAIRMAN HANCE: Yes. I was actually
17 there today to check it out. The homes or
18 apartments, whatever the case may be, what is here is
19 needed. Way past due especially in that area.
20 I mean, people walk the area and see that there's a
21 medical facility and medical cases that need to be
22 addressed. Also housing needs to be addressed.
23 Child care of course. The only thing I don't see is
24 parking.

25 MR. SHEEHAN: It looks like there's some

1 parking on the street. But also if you look at the
2 one --

3 CHAIRMAN HANCE: I parked right by a fire
4 hydrant so trust me, it's crowded.

5 MR. SHEEHAN: I'm not encouraging folks
6 to do that. But there is parking behind the second
7 block.

8 CHAIRMAN HANCE: Yeah, it starts in the
9 alleyway. I drove down the alleyway there. There's
10 parking back there.

11 Cooper Hospital is a plus for the City.
12 They gave us a lot, especially jobs that we needed
13 for our people. I think the next step is suppose to
14 taken now. That area out there needs to be uplifted.
15 It's like a big part of our City. Like I said, it's
16 way past due. I think this is definitely needed.

17 MR. EINGORN: So the applicant is
18 requesting an interpretation regarding the MS Medical
19 Support Zone incorporating High Density residential
20 and that a residential building with up to four units
21 would satisfy the criteria of High Density.

22 Is there any questions related to that
23 legal request? Anybody in the public? No? There's
24 nobody here for the record. But for procedural sake,
25 we'll close the public portion. The question is not

1 really positive or negative but the question is,
2 legal interpretation.

3 The Board is acting in a quasi-judicial
4 function just like a judge would sitting in the
5 Superior Court of New Jersey. And the applicant is
6 asking the Board to agree with the interpretation
7 that up to four units would, since it meets the
8 criteria of Medium Density would also meet the
9 criteria of High Density. And then, is there a
10 timing crunch for closing on this?

11 MR. SHEEHAN: There is. We're trying to
12 close this in March. And if you do approve this, I
13 would ask that you allow the Board Secretary to
14 inform Dr. Williams that you have so approved it and
15 authorize him to sign the Zoning Permits.

16 CHAIRMAN HANCE: So I'm going to ask,
17 what's the difference between a Medium Density and a
18 High Density?

19 MR. SHEEHAN: Typically, it would be in
20 the Ordinance. But actually the density is not
21 identified. It only has the type of buildings. So
22 in the R-2 it permits single-family, townhouse, and
23 duplex. But it also permits Garden Apartments and
24 multi-family.

25 CHAIRMAN HANCE: Because most of those

1 places have four apartments; am I correct?

2 MR. SHEEHAN: Most of them are three
3 actually. One of them has four. The other ones are
4 three apartments.

5 CHAIRMAN HANCE: And then the last one
6 has a side door; a side apartment.

7 MR. SHEEHAN: That might be the one that
8 has four. That might be 624 that has the fourth
9 apartment. The other ones have three.

10 CHAIRMAN HANCE: Because I walked around
11 the porch with a BBQ grill.

12 MR. SHEEHAN: Yeah.

13 CHAIRMAN HANCE: And somebody was growing
14 plants up there.

15 MR. SHEEHAN: Yeah. I mean, normally an
16 ordinance would when it says density, it would tell
17 you how many units per acre. In this it doesn't say
18 that. I guess it tries --

19 VICE-CHAIRMAN COOPER: Then for us to
20 interpret.

21 MR. SHEEHAN: Yeah, exactly.

22 CHAIRMAN HANCE: I think they're serving
23 Camden. I think they are as I said, developing
24 Camden again. This is the future because we need
25 the best. I may not get it but my grandkids or

1 theirs. At least we got it in motion.

2 VICE-CHAIRMAN COOPER: Yes.

3 MS. ALSTON: There's a lot going on on
4 Benson Street. You have the Cooper Hospital
5 Building, the security booth and now the parking is
6 already an issue. So probably the location. You
7 said you can't change that because you said they
8 already have tenants.

9 MR. SHEEHAN: Yes. We're not adding any
10 units. In fact, we'll be taking -- when people move
11 out, we won't be reoccupying them. So we will
12 definitely not be adding any additional residents to
13 the building.

14 CHAIRMAN HANCE: I also see the signs out
15 there saying, no big steps.

16 MR. EINGORN: At 624, are we keeping the
17 office?

18 MR. SHEEHAN: Ultimately, it'll all be
19 office but yes. An office is permitted in the Zone.

20 MR. EINGORN: Right.

21 MS. ALSTON: Did you say you're not going
22 to be putting tenants in the units?

23 MR. SHEEHAN: No, we're not going to
24 reoccupy them with tenants. We're not going to kick
25 anybody out. But when those tenants decide to leave,

1 we're not going to reoccupy.

2 MS. ALSTON: And what are you going to
3 do?

4 MR. SHEEHAN: Ultimately, we're going to
5 turn it into professional offices for which we'll
6 come back for site plan approval also.

7 MS. ALSTON: Housing is needed especially
8 in that area. And Coriell is building right around
9 the corner also. And they were approved just
10 recently. So how long are the leases, the longest
11 lease, I guess.

12 MR. SHEEHAN: They're all one-year
13 leases. but as I said, nobody is going to be kicked
14 out. When they decide to move out then they'll move
15 out. Just from a bigger picture, I know the City
16 is -- the mayor having watched and speak, is trying
17 to get apartments in the downtown area and there are
18 projects fermenting. So I anticipate housing being a
19 push by the City in the coming years and developers
20 that I've spoken to are interested in doing so. I
21 think you're going to have enough -- these are rental
22 now. I think you're going to have enough rental
23 housing in this part of the City.

24 MR. EINGORN: But for now what they're
25 asking you is, they want to continue to use these as

1 residential for the foreseeable future.

2 MR. SHEEHAN: Yes.

3 MS. ALSTON: I didn't hear you.

4 MR. EINGORN: I said, what the applicant
5 is saying now, though, is, for the foreseeable future
6 as these tenants are there, we want to continue to
7 use this as residential. That's why they're here.
8 Right? They're here to continue the residential use.

9 MR. SHEEHAN: We need the COO to allow
10 those residents to remain there.

11 VICE-CHAIRMAN COOPER: I make a motion.

12 MR. EINGORN: We have a motion to grant
13 the interpretation?

14 VICE-CHAIRMAN COOPER: Yes.

15 MR. EINGORN: Do we have a second?

16 REVEREND MARTINEZ: Second.

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

19 CHAIRMAN HANCE: Yes.

20 MR. EINGORN: Vice-Chairman Cooper.

21 VICE-CHAIRMAN COOPER: Yes.

22 MR. EINGORN: Reverend Martinez.

23 REVEREND MARTINEZ: Yes.

24 MR. EINGORN: Ms. Merricks.

25 MS. MERRICKS: Yes.

1 MR. EINGORN: Ms. Alston.

2 MS. ALSTON: Yes.

3 MR. EINGORN: Mr. Brito Bueno.

4 MR. BRITO BUENO: Yes.

5 MR. EINGORN: Having six in favor and
6 none opposed, the motion passes.

7 MR. SHEEHAN: Thank you. Then I'm
8 suppose to wait for the Adoption of Resolutions.

9 MR. EINGORN: It'll be adopted next
10 month. Don't go anywhere. We have Resolutions.

11 MR. SHEEHAN: I got to hear from one of
12 the first ones.

13 MR. EINGORN: So those that were here
14 last month are, Vice-Chairman Cooper, Reverend
15 Martinez, Ms. Merricks and Mr. Brito Bueno. Those
16 are the people can vote on the Resolutions.

17 The Resolutions are: Granting Minor Site
18 Plan Approval regarding 1435 River Owner, LLC. This
19 was constructing a building.

20 Granting Use Variance Approval and
21 Preliminary and Final Site Plan Approval for Holcomb
22 Bus Service. This was the bus parking lot.

23 Granting Bulk Variance Approval for
24 Jonathan Gabay. That was a duplex.

25 And Granting a Cert of Nonconforming use

1 for Gideon Nwachukwu, 1180 Bergen Avenue.

2 Do we have a motion to adopt?

3 VICE-CHAIRMAN COOPER: Motion to
4 adopt.

5 MR. EINGORN: Do we have a second?

6 REVEREND MARTINEZ: Second.

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

8 Vice-Chairman Cooper.

9 VICE-CHAIRMAN COOPER: Yes.

10 MR. EINGORN: Reverend Martinez.

11 REVEREND MARTINEZ: Yes.

12 MR. EINGORN: Ms. Merricks.

13 MS. MERRICKS: Yes.

14 MR. EINGORN: Ms. Alston.

15 MS. ALSTON: Yes.

16 MR. EINGORN: Mr. Brito Bueno.

17 MR. BRITO BUENO: Yes.

18 MR. EINGORN: Motion passes. Motion to
19 adjourn?

20 CHAIRMAN HANCE: Motion to adjourn.

21 REVEREND MARTINEZ: Second.

22 MR. EINGORN: All in favor?

23 THE BOARD: Yays.

24 - - -

25 (**Meeting concluded at 9:10 p.m.**)

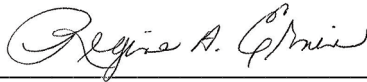
1 CERTIFICATION

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

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

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

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

18 

19 _____
20 Regine A. Ervin, CCR
21 Certified Court Reporter
22 License #30XI000222200

23 (The foregoing certification of this transcript
24 does not apply to any reproduction of the same by any
25 means, unless under the direction, control and/or
supervision of the certifying reporter.)

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