

In The Matter Of:
CITY OF CAMDEN
ZONING BOARD

Transcript of Meeting
August 3, 2020

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ZONING BOARD
CITY OF CAMDEN

- - - -

Monday, August 3, 2020

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Transcript of proceedings for the City of
Camden Zoning Board of Adjustment was taken remotely
via ZOOM commencing at 5:40 p.m.

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

ROBERT H. HAMILTON, JR, CHAIRMAN
ISAIAS MARTINEZ
THERESA ATWOOD
KAREN MERRICKS
CHARLES COOPER

- - - -

KYLE F. EINGORN, ESQUIRE
ATTORNEY FOR THE BOARD
EVITA DAVIS, PLANNING STAFF
LUIS PASTORIZA, MUNICIPAL CLERK & ZOOM
ADMINISTRATOR

Regine A. Ervin, CCR
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CASES HEARD:

PAGE

- 1) APPROVAL OF MINUTES
JULY 6, 2020 4
- 2) GOOD DEAL SUPPLY
3821 Westfield Avenue 6
- 3) CAMDEN AUTO
1215-1221 South 6th Street 13

1 CHAIRMAN HAMILTON: Good evening ladies
2 and gentlemen. Welcome to the Zoning Board of the
3 City of Camden. Information was put in the paper.

4 MR. EINGORN: In conformance with the
5 Sunshine Law of the State of New Jersey, notice of
6 the meeting was posted in the Municipal Clerk's
7 Office on Monday, July 27, 2020.

8 We'll take a roll call of the present
9 Board members. Chairman Hamilton.

10 CHAIRMAN HAMILTON: Here.

11 MR. EINGORN: Vice-chairman Hance. Not
12 yet present. Reverend Martinez is having some
13 technical issues and the record will reflect that we
14 are attempting to start without him. Ms. Washington
15 is not available.

16 CHAIRMAN HAMILTON: She won't be here.
17 She's sick.

18 MR. EINGORN: Ms. Atwood.

19 MS. ATWOOD: Here.

20 MR. EINGORN: Ms. Merricks.

21 MS. MERRICKS: Here.

22 MR. EINGORN: Mr. Cooper.

23 MR. COOPER: Here.

24 MR. EINGORN: We need to approve the
25 minutes from the July 6th, 2020 meeting. Do I have a

1 motion?

2 MS. ATWOOD: Motion to approve minutes.

3 CHAIRMAN HAMILTON: Second.

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

5 Chairman Hamilton.

6 CHAIRMAN HAMILTON: Yes.

7 MR. EINGORN: Ms. Atwood.

8 MS. ATWOOD: Yes.

9 MR. EINGORN: Ms. Merricks.

10 MS. MERRICKS: Yes.

11 MR. EINGORN: Mr. Cooper.

12 MR. COOPER: Yes.

13 MR. EINGORN: So moved.

14 There are three applications on the
15 agenda tonight. There's Yousaf Javed who I see.
16 Good evening. There's Mabel Valladares who has an
17 issue with her noticing and requested to be on for
18 September. Assuming that the notice was proper, we
19 will entertain it at that time.

20 We also have Good Deal Supply who is back
21 with us for a site plan waiver. Good evening. I see
22 you as well. Please note that due to some knee
23 surgery, I was unable to finish the Resolutions for
24 this month so those will be on for next month. I see
25 Reverend Martinez is trying to connect his audio.

1 Let's see if he's successful.

2 CHAIRMAN HAMILTON: How many do we got?

3 MS. ATWOOD: Five now if he gets on.

4 CHAIRMAN HAMILTON: No. How many cases
5 we got?

6 MR. EINGORN: We got two. Mr. Javed who
7 is back. He's a continued case. He's been very
8 patient and we appreciate that. He needs five. So,
9 we need Reverend Martinez to connect or find a way to
10 speak to us. Can you hear us, Reverend Martinez?

11 MR. PASTORIZA: Kyle, can you hear me?
12 This is Mr. Pastoriza.

13 MR. EINGORN: Yes.

14 MR. PASTORIZA: What you can do if we
15 can't connect his audio, he can probably vote by
16 using the 'little hands' up or 'fingers' up and down.

17 MR. EINGORN: Right.

18 MR. PASTORIZA: And we can ask questions
19 by using the chat feature.

20 MR. EINGORN: Or you can call. Do you
21 want to call my office and I'll put you on speaker
22 phone?

23 MR. PASTORIZA: He's got to have another
24 line. Yeah, he would need another line.

25 MR. EINGORN: Do you have another line,

1 Reverend Martinez?

2 MS. ATWOOD: Two fingers for yes and one
3 for no.

4 MR. EINGORN: I don't think he can hear
5 me.

6 CHAIRMAN HAMILTON: He probably can't
7 hear you. This is the same problem we had the last
8 time, can't hear him.

9 MR. PASTORIZA: Can communicate with him
10 by chatting.

11 MR. EINGORN: Did anybody call him on his
12 cell phone or put him on speaker?

13 MS. DAVIS: That's probably the cell
14 phone he's using, regular cell phone.

15 MR. EINGORN: That's possible.

16 MR. PASTORIZA: That's what I understand.

17 MR. EINGORN: Let's start with Good Deal
18 Supply then who only needs or is only requesting a
19 site plan waiver and that'll keep things moving and
20 hopefully Reverend Martinez can clear up his
21 connection issues in the interim.

22 The Miniers are on and we're ready to
23 hear your application. Unmute and you're ready to
24 go.

25 MR. COOPER: I can't hear her.

1 MS. ATWOOD: Can't hear her.

2 MR. EINGORN: Can't hear her either.

3 MS. ATWOOD: Now she's on mute.

4 MR. EINGORN: My screen says you're
5 muted, Ms. Minier.

6 MS. ATWOOD: Can you unmute her? Or can
7 she unmute herself?

8 MR. PASTORIZA: Who are you trying to
9 unmute?

10 MS. DAVIS: Taisha is unmuted. She muted
11 herself.

12 MR. COOPER: She's got to turn up her
13 volume maybe. She's unmuted now.

14 CHAIRMAN HAMILTON: What's the problem
15 now?

16 MR. PASTORIZA: She may have to go out
17 and come in again. Maybe there's something wrong
18 with her connection. So, she needs to leave the
19 meeting and return.

20 MR. EINGORN: Reverend Martinez, can you
21 hear us now?

22 MR. PASTORIZA: He can't. He has no
23 audio.

24 MS. ATWOOD: Oh boy.

25 MR. PASTORIZA: And he has no audio

1 connection basically from what I can see.

2 MR. EINGORN: Does he have a house phone?

3 MR. PASTORIZA: I have no idea.

4 CHAIRMAN HAMILTON: That's the problem.

5 MS. ATWOOD: She's muted again.

6 MR. PASTORIZA: She's got to unmute
7 herself when she comes in.

8 MS. ATWOOD: Nope. We still can't hear
9 her.

10 MR. PASTORIZA: Don't have no sound off
11 of that system.

12 MS. ATWOOD: It's that speaker.

13 MR. COOPER: Here is Reverend Martinez.
14 We can't see or hear him.

15 MS. DAVIS: Taisha, what did you have to
16 do?

17 MS. MINIER: I let go and then I just
18 went back in. I had to put in my password from my
19 computer. That's about it.

20 MR. PASTORIZA: So, the password just
21 wouldn't allow her.

22 MR. COOPER: I have Reverend Martinez on
23 speaker phone. Can you hear him?

24 MS. MINIER: My own computer password;
25 not like the meeting password.

1 MR. PASTORIZA: Right. I understand.
2 But if the computer won't let you, it's basically
3 saying you're not an authorized user. That's why.
4 So, there would be no audio connection whatsoever.

5 The system doesn't recognize an audio.
6 He has no sound.

7 MR. MINIER: He has to hit, 'use audio
8 from the computer'.

9 MR. PASTORIZA: Correct. That's what
10 I've been telling him.

11 REVEREND MARTINEZ: I'm just on the
12 phone; no computer.

13 MR. COOPER: I have Martinez on speaker
14 phone.

15 MR. PASTORIZA: Can he see us?

16 MR. COOPER: He can't see us but he can
17 hear us.

18 REVEREND MARTINEZ: But I couldn't hear
19 you through your phone.

20 MR. COOPER: Can you all hear Martinez?

21 MS. ATWOOD: Yes.

22 MS. MINIER: Yes.

23 MR. COOPER: Okay. Just hang on the
24 phone, Rev.

25 REVEREND MARTINEZ: Okay.

1 MS. MINIER: So, we're here today to see
2 if we can get the site plan waiver for the
3 apartment that we presented last month that we got
4 approved for. So, we're just needing the waiver to
5 go on the Minutes.

6 MS. DAVIS: Were they sworn in today?

7 MR. EINGORN: We need you both to raise
8 your hands.

9 - - -

10 LOUINSKY MINIER, TAISHA MINIER, having
11 first been duly sworn/affirmed, was examined and
12 testified as follows:

13 - - -

14 CHAIRMAN HAMILTON: Give your name and
15 address to the secretary.

16 MR. MINIER: Louinsky Minier, 3821
17 Westfield Avenue, Camden, New Jersey.

18 MS. MINIER: Taisha Minier, 3821
19 Westfield Avenue, Camden, New Jersey.

20 MR. EINGORN: Ms. Minier, last month did
21 you come before the Board for an application seeking
22 to divide one apartment into two separate apartments?

23 MS. MINIER: Yes.

24 MR. EINGORN: And that application was
25 approved by the Board; is that correct?

1 MS. MINIER: Yes.

2 MR. EINGORN: And you are proposing no
3 exterior changes to the outside of the property; is
4 that correct?

5 MS. MINIER: Yes.

6 MR. MINIER: Yes.

7 MR. EINGORN: There will be no changes to
8 the drainage; no changes to the parking lots; no
9 changes to any part of the exterior of the property
10 even the landscaping?

11 MS. MINIER: Yes.

12 MR. MINIER: Yes.

13 MR. EINGORN: And your basis for the site
14 plan waiver request is that there will be no changes
15 to the site other than to divide one apartment into
16 two; is that correct?

17 MS. MINIER: Yes.

18 MR. MINIER: Yes.

19 MR. EINGORN: Does the Board have any
20 questions for the applicant regrading the site plan
21 waiver request?

22 CHAIRMAN HAMILTON: No, not at all.

23 MS. MERRICKS: No.

24 REVEREND MARTINEZ: No.

25 MR. EINGORN: I will open the application

1 to the public. Hearing none.

2 CHAIRMAN HAMILTON: Anybody in the
3 audience for or against? Hearing none. Anybody on
4 the Zoning Board have anything?

5 MR. COOPER: No.

6 MR. EINGORN: Mr. Cooper, will you
7 confirm with Reverend Martinez that he heard what was
8 said and that he doesn't have any questions for the
9 applicant?

10 MR. COOPER: Did you hear --

11 REVEREND MARTINEZ: I'm hearing real
12 good, loud and clear. I don't have any questions.
13 Thanks.

14 CHAIRMAN HAMILTON: Hearing none, we'll
15 put it to the vote.

16 MR. EINGORN: We need a motion first.

17 MS. ATWOOD: Motion to approve.

18 MR. COOPER: Second.

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

21 CHAIRMAN HAMILTON: Yes.

22 MR. EINGORN: Reverend Martinez.

23 REVEREND MARTINEZ: Yes.

24 MR. EINGORN: Ms. Atwood.

25 MS. ATWOOD: Yes.

1 MR. EINGORN: Ms. Merricks.

2 MS. MERRICKS: Yes.

3 MR. EINGORN: Mr. Cooper.

4 MR. COOPER: Yes.

5 MR. EINGORN: Congratulations. The
6 motion is passed and you've obtained your site plan
7 waiver.

8 MS. MINIER: Thank you.

9 MR. MINIER: Thank you.

10 MS. MINIER: Have a nice evening everyone
11 and stay safe.

12 MR. EINGORN: Have a great night.

13 And that would leave Mr. Javed who is
14 here tonight. I appreciate you coming back. I know
15 it's been a long road for you. The last time we were
16 here, the Board will recall Mr. Javed agreed to
17 adjourn this matter so that Ms. Washington could go
18 out to the property and take a look at the parking.
19 Mr. Javed, can we swear you in? Will you please
20 raise our right hand?

21 MR. JAVED: Yes.

22 - - -

23 YOUSAF JAVED, having first been duly
24 sworn/affirmed, was examined and testified as
25 follows:

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CHAIRMAN HAMILTON: Give the secretary your name and address.

MR. JAVED: Yousaf Javed, 217 Powell Street, Gloucester City, New Jersey 08030.

MR. EINGORN: So, if the Board will recall, Mr. Javed brought an application before the Board for use and parking variances. He's proposing a used cars sales, auto body, auto repair and signage. And this is at the property located at 1215 to 1221 South 6th Street, Camden, New Jersey.

He's given us a plethora of information regarding the proposed uses at the property. He's talked about property and last month he told us about the parking. I apparently wasn't available last month and I couldn't check my notes. But I do note that Ms. Washington is unavailable tonight. Are there additional questions for the applicant regarding the parking which is the only issue remaining?

MR. COOPER: No, I have no complaints about the parking. I went by there and, yes, ample parking inside and out.

CHAIRMAN HAMILTON: Yeah, I went past there too. It ain't nothin' there. He's got a lot

1 of parking right there.

2 MS. MERRICKS: Yes.

3 MR. EINGORN: Are there any other for the
4 applicant?

5 MR. COOPER: No.

6 MR. EINGORN: I think we have a pretty
7 indepth record dating back pretty far here.

8 CHAIRMAN HAMILTON: Right.

9 MR. EINGORN: Do we want to open the
10 matter to the public?

11 MS. MERRICKS: Yes.

12 MS. DAVIS: There's nobody on.

13 CHAIRMAN HAMILTON: Anybody in the public
14 for or against? Hearing none. What about the
15 Board?

16 MR. COOPER: No.

17 MR. EINGORN: If we could entertain
18 discussion of the positive and negative criteria and
19 then entertain a vote.

20 MR. COOPER: Again, I've been by the
21 property and he has ample parking inside and out.
22 It was pretty clean around there.

23 REVEREND MARTINEZ: I stopped by. It's
24 okay.

25 CHAIRMAN HAMILTON: Like I said, I've

1 been past there too. I don't know what's the
2 problem.

3 MS. MERRICKS: I was there.

4 MR. EINGORN: If the Board would
5 entertain just by little interjection, would you
6 agree that the proposed use will not be an impediment
7 to the zone ordinance or the zone plan or the Master
8 Plan of the City of Camden; that the area is
9 conducive to the use and that there will be no -- or
10 you don't anticipate any issues from the proposed
11 usage in that area of Camden?

12 MS. ATWOOD: No problem.

13 CHAIRMAN HAMILTON: There's no problem.

14 MR. EINGORN: If that's the case then we
15 can entertain a motion.

16 CHAIRMAN HAMILTON: I move that it be
17 granted.

18 REVEREND MARTINEZ: I second.

19 MR. EINGORN: Okay. We'll take a
20 roll-call vote on the motion to approve the use
21 variance and off-street parking variance of Yousaf
22 Javed. Chairman Hamilton.

23 CHAIRMAN HAMILTON: Yes.

24 MR. EINGORN: Reverend Martinez.

25 REVEREND MARTINEZ: Yes.

1 MR. EINGORN: Ms. Atwood.

2 MS. ATWOOD: Yes.

3 MR. EINGORN: Ms. Merricks.

4 MS. MERRICKS: Yes.

5 MR. EINGORN: Mr. Cooper.

6 MR. COOPER: Yes.

7 MR. EINGORN: Congratulations, Mr. Javed.
8 You've obtained your variance and your application as
9 been approved.

10 MR. JAVED: Thank you to everybody.

11 MR. EINGORN: We appreciate your
12 patience.

13 MR. JAVED: Thank you.

14 MR. EINGORN: And the last matter for
15 tonight would be a motion to adjourn until September.

16 CHAIRMAN HAMILTON: I so move that we
17 adjourn.

18 MR. COOPER: I second.

19 MR. EINGORN: All in favor?

20 THE BOARD: Yays.

21 MR. EINGORN: Good to see you all. Have
22 a great night.

23 - - -

24 (*Meeting concluded at 6:04 p.m.*)

25

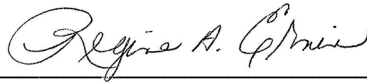
1 CERTIFICATION

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
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