In The Matter Of: CITY OF CAMDEN ZONING BOARD

Transcript of Meeting
August 3, 2020

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Min-U-Script® with Word Index

1	ZONING BOARD CITY OF CAMDEN				
2					
3					
4	Monday, August 3, 2020				
5					
6					
7	Transcript of proceedings for the City of				
8	Camden Zoning Board of Adjustment was taken remotely				
9	via ZOOM commencing at 5:40 p.m.				
10					
11	BOARD MEMBERS PRESENT:				
12					
13	ROBERT H. HAMILTON, JR, CHAIRMAN ISAIAS MARTINEZ				
14	THERESA ATWOOD KAREN MERRICKS				
15	CHARLES COOPER				
16					
17	KYLE F. EINGORN, ESQUIRE ATTORNEY FOR THE BOARD				
18	EVITA DAVIS, PLANNING STAFF LUIS PASTORIZA, MUNICIPAL CLERK & ZOOM				
	ADMINISTRATOR				
19					
20					
21					
22					
23					
24	Regine A. Ervin, CCR				
25	Certified Court Reporter Email: RegineCSR@gmail.com				

1		I-N-D-E-X		
2				
3		CASES HEARD:	PAGE	
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5	1)	APPROVAL OF MINUTES JULY 6, 2020	4	
6				
7	2)	GOOD DEAL SUPPLY 3821 Westfield Avenue	6	
8				
9	3)	CAMDEN AUTO 1215-1221 South 6th Street	13	
10				
11				
12				
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14				
15				
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18				
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20				
21				
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23				
2425				
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CHAIRMAN HAMILTON: Good evening ladies
1
 2
    and gentlemen. Welcome to the Zoning Board of the
 3
    City of Camden. Information was put in the paper.
                MR. EINGORN:
                               In conformance with the
 4
 5
    Sunshine Law of the State of New Jersey, notice of
    the meeting was posted in the Municipal Clerk's
6
    Office on Monday, July 27, 2020.
7
                We'll take a roll call of the present
8
    Board members. Chairman Hamilton.
9
                CHAIRMAN HAMILTON:
10
11
                MR. EINGORN: Vice-chairman Hance.
                                                    Not
    yet present. Reverend Martinez is having some
12
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.
    She's sick.
17
18
                MR. EINGORN: Ms. Atwood.
19
                MS. ATWOOD: Here.
20
                MR. EINGORN: Ms. Merricks.
2.1
                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
```

```
motion?
1
2
                MS. ATWOOD: Motion to approve minutes.
3
                CHAIRMAN HAMILTON:
                                     Second.
4
                MR. EINGORN: I'll take a roll-call vote.
5
    Chairman Hamilton.
                CHAIRMAN HAMILTON:
6
                                     Yes.
7
                MR. EINGORN: Ms. Atwood.
                MS. ATWOOD: Yes.
8
                MR. EINGORN: Ms. Merricks.
9
                MS. MERRICKS: Yes.
10
11
                MR. EINGORN: Mr. Cooper.
                MR. COOPER: Yes.
12
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
    issue with her noticing and requested to be on for
17
    September. Assuming that the notice was proper, we
18
19
    will entertain it at that time.
                We also have Good Deal Supply who is back
20
21
    with us for a site plan waiver. Good evening. I see
22
    you as well. Please note that due to some knee
    surgery, I was unable to finish the Resolutions for
23
    this month so those will be on for next month.
24
25
    Reverend Martinez is trying to connect his audio.
```

```
Let's see if he's successful.
1
2
                CHAIRMAN HAMILTON: How many do we got?
3
                MS. ATWOOD: Five now if he gets on.
                CHAIRMAN HAMILTON: No.
                                         How many cases
4
5
    we got?
                MR. EINGORN: We got two. Mr. Javed who
6
              He's a continued case. He's been very
7
    is back.
8
    patient and we appreciate that. He needs five. So,
    we need Reverend Martinez to connect or find a way to
9
10
    speak to us. Can you hear us, Reverend Martinez?
                MR. PASTORIZA: Kyle, can you hear me?
11
    This is Mr. Pastoriza.
12
13
                MR. EINGORN: Yes.
14
                MR. PASTORIZA: What you can do if we
15
    can't connect his audio, he can probably vote by
    using the 'little hands' up or 'fingers' up and down.
16
17
                MR. EINGORN: Right.
                MR. PASTORIZA: And we can ask questions
18
    by using the chat feature.
19
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,
```

```
Reverend Martinez?
1
2
                MS. ATWOOD: Two fingers for yes and one
3
    for no.
4
                MR. EINGORN: I don't think he can hear
5
    me.
                CHAIRMAN HAMILTON: He probably can't
6
7
               This is the same problem we had the last
    hear you.
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
                                 That's what I understand.
                MR. PASTORIZA:
                MR. EINGORN: Let's start with Good Deal
17
    Supply then who only needs or is only requesting a
18
    site plan waiver and that'll keep things moving and
19
    hopefully Reverend Martinez can clear up his
20
    connection issues in the interim.
2.1
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.
```

```
MS. ATWOOD: Can't hear her.
1
                MR. EINGORN: Can't hear her either.
2
                MS. ATWOOD: Now she's on mute.
3
4
                MR. EINGORN: My screen says you're
    muted, Ms. Minier.
5
                MS. ATWOOD: Can you unmute her? Or can
6
7
    she unmute herself?
8
                MR. PASTORIZA: Who are you trying to
9
    unmute?
                MS. DAVIS: Taisha is unmuted. She muted
10
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?
                MR. PASTORIZA: She may have to go out
16
    and come in again. Maybe there's something wrong
17
    with her connection. So, she needs to leave the
18
    meeting and return.
19
20
                MR. EINGORN: Reverend Martinez, can you
21
    hear us now?
22
                MR. PASTORIZA: He can't. He has no
    audio.
23
24
                MS. ATWOOD: Oh boy.
25
                MR. PASTORIZA: And he has no audio
```

```
connection basically from what I can see.
1
2
                MR. EINGORN: Does he have a house phone?
3
                MR. PASTORIZA:
                                 I have no idea.
                CHAIRMAN HAMILTON: That's the problem.
4
                MS. ATWOOD: She's muted again.
5
                MR. PASTORIZA: She's got to unmute
6
    herself when she comes in.
7
8
                MS. ATWOOD: Nope. We still can't hear
9
    her.
                MR. PASTORIZA: Don't have no sound off
10
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
    went back in. I had to put in my password from my
18
    computer. That's about it.
19
20
                MR. PASTORIZA: So, the password just
    wouldn't allow her.
21
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
    saying you're not an authorized user.
3
                                            That's why.
4
    So, there would be no audio connection whatsoever.
5
                The system doesn't recognize an audio.
    He has no sound.
6
7
                MR. MINIER: He has to hit, 'use audio
8
    from the computer'.
9
                MR. PASTORIZA: Correct. That's what
    I've been telling him.
10
                REVEREND MARTINEZ: I'm just on the
11
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?
2.1
                MS. ATWOOD:
                              Yes.
22
                MS. MINIER:
                              Yes.
23
                MR. COOPER: Okay. Just hang on the
24
    phone, Rev.
25
                REVEREND MARTINEZ:
                                     Okay.
```

```
MS. MINIER: So, we're here today to see
1
2
    if we can get the site plan waiver for the
3
    apartment that we presented last month that we got
    approved for. So, we're just needing the waiver to
4
5
    go on the Minutes.
                MS. DAVIS: Were they sworn in today?
6
7
                MR. EINGORN: We need you both to raise
8
    your hands.
9
                LOUINSKY MINIER, TAISHA MINIER, having
10
    first been duly sworn/affirmed, was examined and
11
    testified as follows:
12
13
14
                CHAIRMAN HAMILTON: Give your name and
15
    address to the secretary.
16
                MR. MINIER: Louinsky Minier, 3821
    Westfield Avenue, Camden, New Jersey.
17
18
                MS. MINIER: Taisha Minier, 3821
19
    Westfield Avenue, Camden, New Jersey.
                MR. EINGORN: Ms. Minier, last month did
20
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
    exterior changes to the outside of the property; is
3
4
    that correct?
5
                 MS. MINIER:
                              Yes.
                 MR. MINIER:
6
                              Yes.
7
                 MR. EINGORN: There will be no changes to
8
    the drainage; no changes to the parking lots; no
    changes to any part of the exterior of the property
9
    even the landscaping?
10
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.
                 MR. MINIER:
18
                              Yes.
19
                 MR. EINGORN: Does the Board have any
    questions for the applicant regrading the site plan
20
21
    waiver request?
22
                                     No, not at all.
                 CHAIRMAN HAMILTON:
23
                 MS. MERRICKS:
24
                 REVEREND MARTINEZ:
                                     No.
25
                               I will open the application
                 MR. EINGORN:
```

```
to the public. Hearing none.
1
2
                CHAIRMAN HAMILTON: Anybody in the
    audience for or against? Hearing none. Anybody on
3
    the Zoning Board have anything?
4
                MR. COOPER:
5
                             No.
                MR. EINGORN: Mr. Cooper, will you
6
    confirm with Reverend Martinez that he heard what was
7
    said and that he doesn't have any questions for the
8
9
    applicant?
                MR. COOPER: Did you hear --
10
11
                REVEREND MARTINEZ: I'm hearing real
    good, loud and clear. I don't have any questions.
12
    Thanks.
13
14
                CHAIRMAN HAMILTON: Hearing none, we'll
15
    put it to the vote.
                MR. EINGORN: We need a motion first.
16
17
                MS. ATWOOD: Motion to approve.
18
                MR. COOPER: Second.
19
                MR. EINGORN: I'll take a roll-call vote.
20
    Chairman Hamilton.
2.1
                CHAIRMAN HAMILTON:
22
                MR. EINGORN: Reverend Martinez.
23
                REVEREND MARTINEZ:
24
                MR. EINGORN: Ms. Atwood.
25
                MS. ATWOOD: Yes.
```

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MR. EINGORN: Ms. Merricks.
1
2
                MS. MERRICKS:
                                Yes.
                MR. EINGORN: Mr. Cooper.
3
4
                MR. COOPER: Yes.
5
                MR. EINGORN: Congratulations.
                                                 The
    motion is passed and you've obtained your site plan
6
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.
                And that would leave Mr. Javed who is
13
14
    here tonight. I appreciate you coming back. I know
15
    it's been a long road for you. The last time we were
    here, the Board will recall Mr. Javed agreed to
16
    adjourn this matter so that Ms. Washington could go
17
    out to the property and take a look at the parking.
18
    Mr. Javed, can we swear you in? Will you please
19
    raise our right hand?
20
2.1
                MR. JAVED: Yes.
22
23
                YOUSAF JAVED, having first been duly
24
    sworn/affirmed, was examined and testified as
25
    follows:
```

1 2 CHAIRMAN HAMILTON: Give the secretary 3 your name and address. MR. JAVED: Yousaf Javed, 217 Powell 4 Street, Gloucester City, New Jersey 08030. 5 MR. EINGORN: So, if the Board will 6 7 recall, Mr. Javed brought an application before the 8 Board for use and parking variances. He's proposing a used cars sales, auto body, auto repair and 9 signage. And this is at the property located at 1215 10 11 to 1221 South 6th Street, Camden, New Jersey. He's given us a plethora of information 12 13 regarding the proposed uses at the property. He's 14 talked about property and last month he told us about 15 the parking. I apparently wasn't available last 16 month and I couldn't check my notes. But I do note that Ms. Washington is unavailable tonight. Are 17 there additional questions for the applicant 18 regarding the parking which is the only issue 19 20 remaining? 2.1 MR. COOPER: No, I have no complaints 22 about the parking. I went by there and, yes, ample 23 parking inside and out. 24 CHAIRMAN HAMILTON: Yeah, I went past 25 It ain't nothin' there. He's got a lot there too.

```
of parking right there.
1
2
                MS. MERRICKS:
                                Yes.
3
                MR. EINGORN: Are there any other for the
4
    applicant?
5
                MR. COOPER:
                              No.
                MR. EINGORN:
                               I think we have a pretty
6
7
    indepth record dating back pretty far here.
8
                CHAIRMAN HAMILTON:
                                     Right.
                MR. EINGORN: Do we want to open the
9
    matter to the public?
10
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
    discussion of the positive and negative criteria and
18
19
    then entertain a vote.
                MR. COOPER: Again, I've been by the
20
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
```

```
been past there too. I don't know what's the
1
2
    problem.
                                I was there.
3
                MS. MERRICKS:
4
                MR. EINGORN: If the Board would
5
    entertain just by little interjection, would you
    agree that the proposed use will not be an impediment
6
    to the zone ordinance or the zone plan or the Master
7
8
    Plan of the City of Camden; that the area is
    conducive to the use and that there will be no -- or
9
    you don't anticipate any issues from the proposed
10
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
    granted.
17
18
                REVEREND MARTINEZ: I second.
19
                MR. EINGORN: Okay. We'll take a
20
    roll-call vote on the motion to approve the use
    variance and off-street parking variance of Yousaf
21
2.2
    Javed. Chairman Hamilton.
23
                CHAIRMAN HAMILTON:
                                     Yes.
24
                MR. EINGORN: Reverend Martinez.
25
                REVEREND MARTINEZ:
                                     Yes.
```

```
MR. EINGORN: Ms. Atwood.
1
2
                MS. ATWOOD: Yes.
                MR. EINGORN: Ms. Merricks.
3
4
                MS. MERRICKS: Yes.
5
                MR. EINGORN: Mr. Cooper.
                MR. COOPER: Yes.
6
7
                MR. EINGORN: Congratulations, Mr. Javed.
    You've obtained your variance and your application as
8
9
    been approved.
10
                MR. JAVED: Thank you to everybody.
11
                MR. EINGORN: We appreciate your
12
    patience.
13
                MR. JAVED: Thank you.
                               And the last matter for
14
                MR. EINGORN:
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
            (*Meeting concluded at 6:04 p.m.*)
24
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	Regine A. Chris
19	Regine A. Ervin, CCR
20	Certified Court Reporter License #30XI000222200
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