

**In The Matter Of:**  
*CITY OF CAMDEN*  
*ZONING BOARD*

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*Transcript of Meeting*  
*July 1, 2024*

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ZONING BOARD  
CITY OF CAMDEN

- - - -

Monday, July 1, 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 5:35 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
- KAREN MERRICKS
- MARITZA ALSTON
- GARY STILL
- TAMEEKA MASON

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

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1 actually, let's do this first. Do we have a motion  
2 to adopt the minutes from May 2024?

3 CHAIRMAN HANCE: Motion.

4 MS. ALSTON: Second.

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

7 CHAIRMAN HANCE: Yes.

8 MR. EINGORN: Ms. Alston.

9 MS. ALSTON: Yes.

10 MR. EINGORN: Mr. Still.

11 MR. STILL: Yes.

12 MR. EINGORN: Ms. Mason.

13 MS. MASON: Yes.

14 MR. EINGORN: All in favor.

15 I'm going to call the list. If you're  
16 hear your application, just let us know you're here.  
17 Okay? Thank you.

18 The first matter is 1060 Bergen Avenue,  
19 LLC. This matter is not ready to proceed tonight.  
20 Counsel is here and has requested an adjournment.  
21 The Board will consider that adjournment and we'll  
22 grant that for August 5, 2024 at 5:30 p.m. without  
23 furst notice. This notice of the adjournment. No  
24 further notice will be required.

25 Next matter, 958-960 North 27th Street,

1 LLC & 964-966 North 27th Street, LLC.

2 MR. CALZARETTO: Ready to proceed.

3 MR. EINGORN: Present.

4 Delaware Riverview, LLC, 1031 N. 4th  
5 Street.

6 MR. ARCHIE: Here and ready.

7 MR. EINGORN: Good Evening.

8 The next matter, M&S Broadway, LLC, 617  
9 Broadway has requested an adjournment to September.  
10 That adjournment request is granted and will be  
11 granted without further notice. If you're here  
12 tonight for M&S Broadway, LLC, that matter has been  
13 adjourned to the September 9th meeting.

14 The next matter, Macedonia Baptist  
15 Church, 812-814 Kaighn Avenue has also  
16 requested an adjournment to September 9th, 2024.  
17 This is notice of that adjournment. There will no  
18 further notice to the public. If you're here tonight  
19 for that matter, it will be heard on September 9th.

20 The next matter, Camden County Growth,  
21 LLC, 3300 Federal Street also has requested an  
22 adjournment to the September 9th, 2024 meeting. If  
23 you're here for that matter, there will be no further  
24 notice. You can appear at that time and be heard.

25 Gloria Om, 1542 Bradley Avenue. Is

1 anybody here? Gloria Om, O-M? We'll mark that one  
2 absent.

3 Nurka Rodriguez, 50 S. Dudley Street.

4 MS. RODRIGUEZ: Here.

5 MR. EINGORN: Good evening.

6 - - -

7 (At which time, Karen Merricks and  
8 Charles Cooper arrive at the meeting.)

9 - - -

10 MR. EINGORN: Next matter, John L. Jaquez  
11 Rodriguez, 900 N. 4th Street,

12 MR. RODRIGUEZ: Here.

13 MR. EINGORN: Good evening, sir.

14 Next matter, Mark Leuzzi, 2322 S. 7th  
15 Street.

16 MR. LEUZZI: Here.

17 MR. EINGORN: Lorenz Hernandez, 506-510  
18 N. 27th Street.

19 MR. HERNANDEZ: Here.

20 MR. EINGORN: Good evening, sir.

21 Yordy's Peralta, 1575 Louis Street.

22 MR. IZZO: The owner isn't here. He sent  
23 a substitute witness but we prefer to continue if  
24 we'd be allowed until the owner comes back from the  
25 Dominican.



1 MR. EINGORN: Why don't we go on the  
2 record and we'll figure out who we got and what to  
3 do.

4 MR. IZZO: Yes.

5 MR. EINGORN: Premium Auto Repair, LLC,  
6 1103 N. 20th Street.

7 MR. IZZO: We're ready for that.

8 MR. EINGORN: Very good. Thank you.

9 Let the record reflect that Vice-Chairman  
10 Cooper has made his appearance as well as  
11 Ms. Merricks. I'll mark the roll accordingly.

12 Let's take the first matter of new  
13 business, 958 to 960 North 27th Street, LLC. Sorry.  
14 Before we do that.

15 If you're here for 1428 Carl Miller,  
16 notice for that was deficient and there's no  
17 jurisdiction to be heard. That will not be heard.

18 Also, 459 Atlantic Avenue, if you're here  
19 for that, that will not be heard either. The notice  
20 was deficient. Those are our additions to the  
21 calendar.

22 Sorry, Counsel. Please come forward.

23 MR. CALZARETTO: Good evening ladies and  
24 gentlemen of the Board. My clients are here tonight,  
25 958-960 North 27th Street, LLC and 964 through 966

1 North 27th Street, LLC.

2           There are two properties on that corner.  
3 And for many years, these properties remained  
4 basically vacant and deteriorating. At one time, the  
5 property on the corner there was a grocery store, a  
6 small grocery store. There were apartments above the  
7 grocery store. The problem with that property is,  
8 there was no parking and it's kind of like a busy  
9 corner because it's the corner of 27th Street & River  
10 Road. And it led to a lot of congestion.

11           The same with the property next door,  
12 that property too remained vacant and deteriorating  
13 for many years. My clients have purchased the  
14 property and they have an interest in redeveloping  
15 those properties. And they'd like to redevelop those  
16 properties into apartments. And they'd like to  
17 modify the rear of those properties to permit  
18 off-street parking. There will be five units in the  
19 corner property, 958 through 960, and four apartments  
20 at 964-966 with four off-street parking spaces.

21           My client believes that this is the  
22 highest and best use of these properties. And, also,  
23 that it would eliminate a lot of, you know,  
24 congestion and traffic in and about that area.  
25 Again, it was a very busy corner and a lot of the

1 grocery stores now have some accommodation for  
2 parking where this had absolutely no accommodation  
3 for parking, which made for dangerous conditions.  
4 People would pick up their groceries; they'd want to  
5 sit there at the corner while loading their vehicles.  
6 There's no loading zone and cars would back up.  
7 Because, initially, my client had an interest in, you  
8 know, attempting to renovate at least the property  
9 and he realized that that wouldn't be such a good  
10 idea.

11           The problem is that the property is in a  
12 C(1) Commercial Zone. And although that C(1)  
13 Commercial Zone permits a lot of residential, again,  
14 it was already residential there because above the  
15 commercial units were residential units. And C(1)  
16 allows single-family detached dwellings;  
17 semi-detached dwellings; duplexes; townhouse  
18 dwellings. But for some reason, C(1) does not  
19 include apartments. It doesn't include them as  
20 accessory uses. It doesn't prohibit them either.  
21 It's not part of the prohibitive use that I can see.  
22 He has a very good plan and we'd like to give you a  
23 little bit of information on that plan. We have here  
24 El Donaldo Vid who would like to describe what my  
25 client would like to do, even though everybody was

1 given some documents pertaining to it. Mr. Vid will  
2 be sworn in.

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

5 - -

6 EL DONALDO VID AL, A.I.A; MAYELI GOMEZ,  
7 having first been duly affirmed, was examined and  
8 testified as follows:

9 - - -

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

12 MR. VID AL: El Donaldo Vid Al.

13 MR. EINGORN: Looks like you have another  
14 witness here as well.

15 MR. CALZARETTO: This is one of the  
16 managers of the real estate holding company that  
17 actually worked on these plans.

18 MR. EINGORN: Since you just got sworn  
19 in, will you just state your name and address as  
20 well.

21 MS. GOMEZ: My name is Mayeli Gomez, 2  
22 Broadacre Drive, Mt. Laurel, New Jersey.

23 MR. EINGORN: Mr. Vid Al is a regular  
24 before this Board. He's been here essentially on a  
25 monthly basis now for multiple years. I think we can

1 accept him as a professional in architecture, yes?

2 MR. VID AL: Yes.

3 MR. EINGORN: Very good. Yes.

4 MR. VID AL: I will go to the board with  
5 the plan.

6 MR. EINGORN: Sounds good.

7 MR. VID AL: The first part of the  
8 project is the corner of 27th & River Road. It used  
9 to be a grocery-store-kind-of-supermarket. I  
10 remember a supermarket. And on top of that building,  
11 it used to be an apartment so it was on the second  
12 height and the third floor it was an apartment. The  
13 building deteriorated so much that we went into  
14 structural rehabilitation. Otherwise, the building  
15 would just crumble. It was restored structurally.

16 So the building right now is, the first  
17 floor is vacant; it's empty. But the second floor  
18 continued to be an apartment. So the first floor, we  
19 decided to remove the commercial use of it and plan  
20 for three apartments. So in all, it's going to be  
21 one for the one apartment, second floor and third  
22 floor. Three apartments where the supermarket used  
23 to be from different accesses from 27th Street and  
24 River Road.

25 What happened was with this building from

1 River Road, River Avenue, there was like a loading  
2 dock. We removed all of that. And now that will  
3 become the parking, parking spaces, for these  
4 apartments. At the same time Mr. Gomez acquired this  
5 property that used to be a laundromat and two  
6 apartments on top of the laundromat. Same thing, the  
7 building is deteriorated. Basically, there's nothing  
8 to save inside the building.

9           So what we decided was to rebuild the  
10 whole thing into four apartments. We are removing  
11 the commercial element on the first floor and putting  
12 two apartments on the first floor and two apartments  
13 on the second floor which is this recitation right  
14 here. So this is from 27th how it's going to look  
15 like because the buildings are side-to-side.

16           What we did was, on the back we combined  
17 the yards and made like a big parking so they can  
18 share the parking from River Road. That's basically  
19 the grand plan. Other than that, those apartments  
20 are two-bedroom apartments, each one of them. And  
21 that's basically the general plan. What you have in  
22 your hands I think is the same board as I have here.  
23 This is how the floor plan looks like and this is how  
24 it looks like from the back from the parking spaces.  
25 So basically, it's going to work because between the

1 two buildings there's like a side yard so they can go  
2 from the parking to the front of the building which  
3 is 27th Street. So we won't have a problem with  
4 parking.

5 Other than that -- okay, this is a brand  
6 new building. This is going to be brand as far as  
7 the reconstruction. We're going to have to remove  
8 all the walls and everything. It looks like a  
9 masonry building but it's a framing building that  
10 they put a lot of stuff on. But we're going to keep  
11 the same building. They're going to look alike the  
12 one in the corner and the second one. Other than  
13 that, that's the plan.

14 MR. CALZARETTO: Again, we really feel  
15 that this will be really positive for the community.  
16 And it's positive because like I said before when it  
17 was used as a store which it failed as a grocery  
18 store for a number of reasons. I mean, again, there  
19 was a lot of congestion. There's no parking, so  
20 anybody who wanted to go to this store and park  
21 somewhere in the area of the store, if you could find  
22 a parking spot, and it just created more and more  
23 congestion. Here the four -- actually what we're  
24 ending up with is nine apartments. The nine  
25 apartments will all have off-street parking; all will

1 have a spot to park. There was already residential  
2 use there before. It's just that the way the C(1)  
3 was designed, the developer would like to get a use  
4 variance so he could make it all residential so it  
5 would be all safe.

6           Everybody living in the units would have  
7 their own parking spot; there would be no congestion  
8 for gatherings in the areas of a pretty busy corner  
9 of 27th Street & River Road. So we feel this is a  
10 very positive thing for the community. It creates  
11 what's needed, residential shelter and it creates it  
12 in an area that was once very congested.

13 We eliminate the congestion; we eliminate the extra  
14 traffic.

15           Again, even when it was a grocery store,  
16 the cars would pile up right at a very busy  
17 intersection, very dangerous because they want to  
18 load the groceries into their cars and it really  
19 wasn't meant for that. These are pretty narrow,  
20 relatively narrow city streets. It really wasn't  
21 meant for that. And there are plenty of grocery  
22 stores now that have tons of parking in very safe,  
23 nice lit, well-lit parking lots rather than having  
24 all this congestion at a very busy corner.

25           MR. VID AL: I have to add that,



1 I remember when that used to be a supermarket and a  
2 laundromat. That corner was like a nightmare. It's  
3 like everybody from the neighborhood was trying to  
4 get into the laundromat. Every apartment has its own  
5 washer and dryer. That's a like a standard for the  
6 apartments. They wouldn't have to go to any  
7 laundromat. Every apartment has those amenities  
8 inside.

9 MR. CALZARETTO: Basically it's a  
10 modernization of an existing neighborhood making it  
11 more modern and having all like he said, modern  
12 appliances and just bringing it up to current  
13 standards which should have been all along so that  
14 the mixed use now becomes a single use of residential  
15 rather than mixed where you have all this congestion  
16 and traffic at a very busy intersection. Any  
17 questions?

18 VICE-CHAIRMAN COOPER: I have a question.  
19 How will they access the rear parking area? Are  
20 there any curb cuts already there or?

21 MR. VID AL: It is already there.  
22 Because it used to be the loading dock for the trucks  
23 for the supermarket. So we don't even need to bother  
24 with River Road. It has a curb cut. The curb cut is  
25 like the whole parking cut.

1 MR. CALZARETTO: All 25 feet wide?

2 MR. VID AL: Yes. Like 25 feet because  
3 they had trucks getting in and out. So we don't need  
4 to cut it. It's already there.

5 VICE-CHAIRMAN COOPER: In that same  
6 picture you're showing you have eight cars parked  
7 back there, the picture that I'm looking at, page 2?  
8 You got eight cars parked back there.

9 MR. VID AL: We have nine because, again,  
10 because the yards are contiguous then we combine the  
11 driveway. Before it was not. It belonged to  
12 different owners. But now we removed all the fencing  
13 and basically the whole thing is parking.

14 MR. EINGORN: While we're on this topic  
15 and I'm putting the cart way before the horse and we  
16 still have to go through Dena's letter.

17 You have three individual lots here  
18 identified. Is the intent to consolidate these lots  
19 or are you going to do a parking easement between the  
20 three for the rear? How are you going to handle that  
21 issue because if you sell one of the lots and then  
22 you have combined parking, you create this kind of  
23 legal issue?

24 MR. CALZARETTO: Well, parking, we can  
25 consolidate all the lots. I don't think my client

1 would have any problem with that. I think the best  
2 thing is to consolidate Lot 31 and 32 and then put an  
3 easement through the ingress and egress from River  
4 Road and let that easement, you know, basically  
5 benefit both lots. This way, it would just help  
6 alienation because the one property could be sold to  
7 a different owner. Actually right now, Lot 31 and 32  
8 has one owner. It's a single member LLC. And Lot 33  
9 has one owner. So I think that would be -- I  
10 actually think Lot 31 and 32 are on the same deed  
11 now. I have to look at that. I'm pretty sure they  
12 are.

13 MR. EINGORN: That was just my only  
14 concern is you create this shared parking arrangement  
15 and then somebody ends up buying one piece of it.  
16 Like I said, that's a little bit  
17 cart-before-the-horse. Maybe we can get to that with  
18 the review letter.

19 MR. CALZARETTO: The other good thing  
20 about this, the way the properties are set up and the  
21 proposal is, is there's also ingress, pedestrian  
22 ingress and egress from all sides of the property  
23 down the center and then on the side of the 960  
24 property. But I think that's important in case  
25 there's a fire or anything like that that people can

1 easily get either to the front or to the rear of the  
2 properties from the alley -- I guess they're called  
3 alleyways. But I think that creates a nice, safe way  
4 to get to the rear or to the front of either of those  
5 properties.

6 MS. MERRICKS: What do you plan on doing  
7 with the basement?

8 MR. CALZARETTO: We're probably going to  
9 have utilities in the basement.

10 MR. VID AL: Yes, utilities.

11 MR. CALZARETTO: It's not going to be  
12 used for anybody. All the apartments are  
13 self-contained. And the basements are really going  
14 to be for utility use and stuff like that.

15 MR. VID AL: When we say self-contained,  
16 meaning, that all the utilities like heating  
17 air conditioning, everything is from the unit. Like  
18 they have a closet. It's called like a  
19 mechanical/electrical closet. You don't need to go  
20 to the basement. Everything is within the units.

21 CHAIRMAN HANCE: So you won't be using it  
22 for storage or anything like that?

23 MR. VID AL: No.

24 CHAIRMAN HANCE: Just mechanical?

25 MR. VID AL: Well, it's like the

1 administration; the same administration of the  
2 building. Like if something is missing or off or  
3 something, you know, they have that.

4 CHAIRMAN HANCE: Things for maintenance?

5 MR. VID AL: Maintenance.

6 MS. MASON: I have a question. Is there  
7 an area for trash collection?

8 MR. VID AL: Yes.

9 MR. EINGORN: Since that's a planning  
10 issue and that'll be addressed in the letter, why  
11 don't we swear Dena in and we can start going through  
12 the letter a little bit.

13 MR. EINGORN: Please raise your right  
14 hand.

15 - - -

16 DENA MOORE, P.E., C.M.E., having first  
17 been duly sworn/affirmed, was examined and testified  
18 as follows:

19 - - -

20 MR. EINGORN: So before we get to the  
21 planning aspect of it because that's a planning  
22 issue, does the Board want to hear the whole  
23 application, the use variance and the site plan  
24 together or does the Board want to bifurcate the  
25 application into use variance and site plan?

1                   CHAIRMAN HANCE: The whole thing  
2 together.

3                   MR. EINGORN: The whole thing together.  
4 Okay. Why don't we turn to Dena's letter.

5                   MS. MOORE: Mr. Chairman, I'm referring  
6 to Remington & Vernick's letter dated May 30th, 2024.  
7 Initially the paper size of the plan should be 24  
8 inches by 36 inches when submitted.

9                   MR. VID AL: Okay.

10                  MS. MOORE: Going through the Zoning  
11 Requirements: The proposed apartments are not in  
12 conformance with the permitted principal uses of the  
13 C(1) Zone per Section 870-62, therefore, a D(1)  
14 variance is necessary. So along with that, we would  
15 need you to provide the testimony for the burden of  
16 demonstrating Special Reasons for granting this Use  
17 variance with Positive and Negative Criteria then  
18 I've heard some of it this evening, but you would  
19 possibly provide more testimony before that vote is  
20 made.

21                   On to Page 3, the Area & Bulk  
22 Requirements. You're conforming with most of the  
23 requirements. I'll just go through the ones in which  
24 you'll need a variance or a waiver. So the maximum  
25 impervious coverage is 80 percent. You are proposing

1 100 percent on both lots so you would need a variance  
2 for that. Moving on to the principal building  
3 setback for the side yard, what's required is 20 feet  
4 for the proposed Lots 31, 32. You're providing 33.6  
5 feet. And for proposed Lot 33, zero (0) so you would  
6 need a variance for both of those. And according to  
7 the R.S.I.S. for your off-street parking for Lot 33,  
8 six spaces are required. You are proposing four.  
9 You would need a waiver for the parking.

10           Going under Notes: The zoning  
11 information chart on the site plan should be revised  
12 to similarly reflect the table shown above and  
13 address the following: So your Area and Bulk  
14 Requirements herein are based on the requirements for  
15 non-residential standards developed under Section  
16 870-66, Table 4 of the C-1 Zoning District. The  
17 Zoning table information on the plans should be  
18 revised to reflect the standards of the C-1 District.  
19 You agree as I go through Items --

20           MR. CALZARETTO: Agree.

21           MS. MOORE: According to the application  
22 form, all four lots, Lots 31, 32, 33, & 34 were  
23 previously consolidated into two new lots, being Lots  
24 31 and 33, as shown on the Plot & Vicinity Map on the  
25 Zoning Information Sheet. However, the

1 existing/proposed zoning plan on Location & Elevation  
2 sheet, Drawing No. Z-2, depicts both Lots 31 and 32  
3 not consolidated. So our office recommends that  
4 these two lots be consolidated. And the area/bulk  
5 conditions under that column would be based on the  
6 consolidated Lots 31 & 32. Yes?

7 MR. CALZARETTO: Yes.

8 MS. MOORE: The rear yard setback is  
9 measured from nearest wall/part of the existing  
10 masonry building, which is the proposed rear  
11 apartment entrance steps. The plans should be  
12 revised accordingly to dimension the correct setbacks  
13 on the site plan. Yes?

14 MR. VID AL: They will.

15 MS. MOORE: Side yard setback for Lot 33  
16 is measured from the nearest wall/part of the  
17 building, which is the basement bulkhead enclosure  
18 located between two buildings. The plans should be  
19 revised accordingly to dimension the correct setbacks  
20 on the site plan.

21 MR. VID AL: They will.

22 MR. EINGORN: Before we move on. On the  
23 side yard setbacks, are those changing from the  
24 current structure of the building?

25 MR. VID AL: No.



1           MR. EINGORN: So they'll be the same.  
2 Are you reusing this foundation or is going to be a  
3 new foundation?

4           MR. VID AL: It's the same foundation.  
5 Basically, we're putting everything on the same  
6 footprint that exists; a structural footprint.

7           MR. EINGORN: Sorry to interrupt.

8           MS. MOORE: That's fine.

9           Under Streets: North 27th Street and  
10 River Avenue are existing two-way roadways. The  
11 County route number for River Avenue should be  
12 provided on the plans. And there are no proposed  
13 improvements for these roadways with this  
14 application, correct?

15          MR. VID AL: Yes.

16          MS. MOORE: You'll just add the County  
17 route number on the plan?

18          MR. VID AL: Yes.

19          MS. MOORE: A road opening permit from  
20 the Camden County Highway Department would be  
21 required for a road opening on Broadway --  
22 I'm sorry -- on River Avenue and North 27th Street.

23          MR. VID AL: It is existing but if it's  
24 required, we will comply.

25          MS. MOORE: If you need it for utilities,

1 anything.

2 MR. VID AL: Right. If we need it.

3 MS. MOORE: Per the R.S.I.S., a 2-bedroom  
4 apartment that is part of a duplex requires 1.5  
5 parking spaces and 3 bedrooms require 2 parking  
6 spaces. The applicant is required to have 11 parking  
7 spaces, whereas only 9 parking spaces are proposed.  
8 A waiver is required which you are requesting,  
9 correct?

10 MR. VID AL: We're requiring the waiver.

11 MS. MOORE: Plans should be revised to  
12 provide ADA parking spaces. So one van-accessible  
13 ADA parking space should be provided for each  
14 building. If you find anything in the ADA  
15 regulations that proves differently, just provide  
16 that information to our office. Okay?

17 MR. VID AL: Okay. We will.

18 MS. MOORE: Electric charging facilities  
19 should be provided in accordance with the Municipal  
20 Land Use Law requirements and the DCA model ordinance  
21 requirements. The applicant should provide  
22 testimony regarding the applicability for this  
23 project. Is it applicable for this project?

24 MR. CALZARETTO: We have to research  
25 that.

1 MS. MOORE: Okay. I usually put that on  
2 for you guys to research. Okay. If you can let me  
3 know, we'll coordinate with that.

4 Per Section 870-230.Z, secure and  
5 convenient parking of bicycles shall be provided in  
6 addition to vehicle parking, wherein no less than 10%  
7 of the first 100 required vehicle parking spaces  
8 shall be provided. Thus, the parking racks  
9 accommodating spaces for at least two bicycles must  
10 be provided. The applicant should address this  
11 requirement and comply with the standards under  
12 Section 870-234. You'll add the bicycle parking?

13 MR. CALZARETTO: Yes, we will.

14 MR. VID AL: Yes, we will.

15 MS. MOORE: Sight triangles for the  
16 driveway should be addressed and depicted on the site  
17 plans.

18 MR. VID AL: They will, yes.

19 MS. MOORE: Per Section 870-235.A(7), a  
20 driveway shall not be located within 10 feet of any  
21 side yard. The proposed driveway abuts the property  
22 line without any setbacks. A variance is necessary.

23 MR. EINGORN: Is that a preexisting  
24 nonconforming condition?

25 MR. VID AL: Yes.

1 MS. MOORE: So they will need that  
2 variance, correct?

3 MR. CALZARETTO: Yes, we will.

4 mS. MOORE: So you're adding the bicycle  
5 parking, right.

6 MR. EINGORN: So about the electric  
7 spaces, can you agree to at least provide to the  
8 extent necessary to make-ready spaces for the  
9 electric parking as your vehicle parking?

10 MS. MOORE: If necessary.

11 MR. CALZARETTO: Yes, if necessary.

12 MR. EINGORN: As a condition of approval,  
13 you could, if necessary, provide make-ready spaces?  
14 Is that acceptable?

15 MS. MOORE: Not if necessary. If  
16 required.

17 MR. EINGORN: Right.

18 MR. VID AL: If required.

19 MS. MOORE: I would accept that.

20 MR. EINGORN: You accept that, Mr.  
21 Chairman; is that okay?

22 CHAIRMAN HANCE: Yes.

23 MR. EINGORN: We will mark that as a  
24 potential condition.

25 MS. MOORE: On to page 5. A 5-foot

1 sidewalk shall be provided between the parking area  
2 and the buildings as required by Section 870-230.AA.  
3 No sidewalks are currently proposed. A variance is  
4 necessary. Are you requesting a variance for that?

5 MR. VID AL: We're requesting a variance.

6 MS. MOORE: Testimony regarding the  
7 parking operation and circulation on the site should  
8 be provided. Can you provide the testimony?

9 MR. CALZARETTO: Yes.

10 MS. MOORE: Can you provide it?

11 MR. CALZARETTO: I'm sorry. Security?

12 MS. MOORE: No. Testimony regarding the  
13 parking operation and circulation on the site should  
14 be provided. So can you just explain exactly about  
15 the circulation on here?

16 MR. VID AL: Yes. River Road is a  
17 two-way road. Basically you get in and out through  
18 River Road either coming east or west. So there's a  
19 driveway that is a two-way driveway. You get in and  
20 you get out. That's basically what it is.

21 VICE-CHAIRMAN COOPER: So that'll take  
22 you right to River Road. That will take you right on  
23 to the River Road?

24 MR. CALZARETTO: That's correct.

25 MR. VID AL: Right. It's on that

1 corner. At the corner you need to pass the building  
2 and then that's the driveway.

3 MR. CALZARETTO: That was the former  
4 driveway, ingress and egress utilized by the delivery  
5 trucks for the grocery store, so it's pretty wide.  
6 The only thing is, you only have so much to work with  
7 because it was a preexisting condition. And, you  
8 know, we'd love to provide to 5-foot sidewalk. But  
9 if we did then we wouldn't be able to get nine cars  
10 back there.

11 I mean, a big part of this project is to  
12 try to get off-street-parking and get the congestion  
13 off the highway. And in order to do that, of course,  
14 we have to make out best with what we have to work  
15 with. And, you know, this is a city and there's  
16 buildings all the around them. And like, the corner  
17 building is not being torn down. The corner building  
18 is being renovated. So that's all we have to work  
19 with. And we're lucky to be able to -- there is  
20 enough room to get nine parking spaces back there.  
21 I think we're lucky to be able to accommodate that.  
22 We can't go any further though and we'll do the best  
23 we can to accommodate the regulations as they exist  
24 today.

25 CHAIRMAN HANCE: So even if -- you're

1 coming off 27th Street making a right at River Road,  
2 the parking should be on the right?

3 MR. CALZARETTO: Yes. You'll be on the  
4 right side of the highway so you could turn right  
5 in.

6 MR. VID AL: Yes. This way and then you  
7 make a right and then you make another right into the  
8 parking. But if you get out and then you can make a  
9 right to River Road or you can make a left. You make  
10 a left and then that's the corner traffic light but  
11 you can to go right or to the left of 27th.

12 MR. CALZARETTO: And, luckily, the  
13 roadway coming in the ingress and egress is wide  
14 enough --

15 MR. VID AL: Yes.

16 MR. CALZARETTO: -- that you can back  
17 your car out and put your car in. It's really  
18 lucky.

19 CHAIRMAN HANCE: And 27th Street is also  
20 pretty wide.

21 MR. CALZARETTO: Yes. I think it's going  
22 to immensely change congestion the way it was when  
23 that was a grocery store and a laundromat next door.

24 MR. VID AL: River Road has like an area  
25 where you can park; still you can park. This gives

1 you room to get in and out, but not in front of the  
2 building. You cannot park in front of the building,  
3 but further down then you can.

4 MS. MOORE: No changes are proposed to  
5 the existing stormwater system. Testimony should be  
6 provided how the proposed improvements will drain.  
7 The plans should also show the location of the  
8 existing roof drains. How will it drain?

9 MR. VID AL: How they drain?

10 MR. CALZARETTO: It's on the plan.  
11 Everything comes to the front because that's where  
12 the stormwater pipes are and the manholes -- not the  
13 manholes. I mean --

14 MS. MOORE: So you have the roof  
15 drains --

16 MR. CALZARETTO: Yes.

17 MS. MOORE: -- that go towards the -- I  
18 didn't see any roof drains on the plan and that's why  
19 I asked the question.

20 MR. EINGORN: Do they flow into the  
21 street or do they flow into the combined system?

22 MR. CALZARETTO: Into the street.

23 MR. EINGORN: Into the street?

24 MR. CALZARETTO: Yes. That's how it  
25 always was and the grates for the stormwater goes



1 right into the grates, into the culverts and into the  
2 stormwater system.

3 MS. MOORE: So you're using -- it's the  
4 existing --

5 MR. VID AL: We're using the same, the  
6 same buildings we're using. We're not changing the  
7 roofs or anything. We're changing the roof because  
8 we're renovating the roof but it's the same pattern,  
9 the same drainage patterns.

10 MS. MOORE: The applicant should indicate  
11 the pre and post-development impervious and green  
12 areas on the plans. You'll add that?

13 MR. VID AL: Yes, we'll add that.

14 MS. MOORE: The applicant should be aware  
15 that a post-development peak runoff cannot exceed the  
16 pre-development peak runoff for the 25-year storm  
17 event. So confirming calculations should be provided  
18 for review. You'll provide that?

19 MR. VID AL: Yes.

20 MS. MOORE: A stormwater fee is to be  
21 calculated for the site as outlined in Appendix XVIII  
22 of the City Ordinance. The calculation will be  
23 reviewed by our office. And the fee must be paid  
24 by the applicant prior to final signatures of the  
25 plan.

1 MR. VID AL: We will comply.

2 MS. MOORE: Do you have any questions  
3 regarding the comments that I have in the grading  
4 section? You agree to each of these including the  
5 limits of the sidewalk and curb replacement along the  
6 property's frontages to be indicated and the City  
7 Engineer's office should confirm these locations?

8 MR. VID AL: Yes, we will.

9 MS. MOORE: So no other questions on  
10 here? You're able to -- you received the letter,  
11 right?

12 MR. VID AL: Yes.

13 MS. MOORE: So everything is fine.  
14 Utilities, you'll add the note. The  
15 first utility comment is a note that needs to be  
16 added specifically on the plan. You'll add that  
17 regarding underground utilities?

18 MR. VID AL: Yes.

19 MS. MOORE: Any other questions regarding  
20 the comments for utilities?

21 Like all developers and applicants should  
22 note that due to a City Ordinance, Capacity Fee may  
23 be applicable to the proposed development. The  
24 applicant shall contact the City Engineer for all  
25 costs related to the same.

1 MR. VID AL: We will.

2 MS. MOORE: You acknowledge that?

3 MR. VID AL: We have to and we will.

4 MS. MOORE: The project must be approved  
5 by both the City Engineer and the City Fire Chief  
6 with written verification provided to our office  
7 prior to final signatures on the plan. You  
8 acknowledge that?

9 MR. VID AL: Yes.

10 MS. MOORE: A CCTV inspection of the  
11 sewer (combined, sanitary and storm) system must be  
12 performed and reviewed by the City Engineer prior to  
13 construction. The applicant will be responsible for  
14 any improvements to the existing infrastructure  
15 required for the connection of the proposed project.  
16 You acknowledge that?

17 MR. VID AL: Yes.

18 MS. MOORE: Any question regarding the  
19 construction details that I have; any comments?

20 MR. VID AL: No.

21 MS. MOORE: You're fine with that?

22 MR. VID AL: Yes.

23 MS. MOORE: Planting Design: A landscape  
24 plan is required for a site plan approval in  
25 compliance with Section 870-244. No landscape plan

1 has been provided. A waiver request is necessary.

2 So you're asking for a waiver of landscape?

3 MR. VID AL: We're asking for a waiver.

4 MR. EINGORN: Are there any changes to  
5 the landscaping?

6 MR. VID AL: No, we're not changing  
7 anything.

8 MR. EINGORN: I just wanted to get  
9 something in the record.

10 MR. CALZARETTO: It's preexisting; never  
11 had landscaping.

12 VICE-CHAIRMAN COOPER: Even the back  
13 parking lot is paved or graveled?

14 MR. VID AL: It is paved. It's paved  
15 because the supermarket, they had it paved especially  
16 for the trucks and everything.

17 MS. MOORE: So foundation plantings are  
18 required Per Section 870-244.C(6). So you are asking  
19 for a waiver from foundation plantings?

20 MR. VID AL: Correct.

21 MS. MOORE: Landscape buffering is  
22 required per Section 870-244.E to screen from  
23 adjacent properties. No landscape buffering has been  
24 provided. Plans should be revised or a waiver  
25 requested.

1 MR. VID AL: We request a waiver.

2 MS. MOORE: From the landscape buffering?

3 MR. VID AL: That is correct.

4 MS. MOORE: Per Section 870-244.F(2),  
5 parking lots exposed to view shall have a minimum  
6 planted buffer of four feet in width on all perimeter  
7 areas abutting lot lines or street rights-of-way.  
8 This buffer shall include a continuous visual screen  
9 which is five feet in height at the time of planting,  
10 and is 50 percent evergreen plant material. So  
11 landscaping should be provided or a waiver requested.  
12 You're requesting a waiver from evergreen planting?

13 MR. VID AL: Yes.

14 MS. MOORE: All electrical and mechanical  
15 equipment should be screened from view per Section  
16 870-224.B(19). So where is your mechanical and  
17 electrical?

18 MR. VID AL: You mean the --

19 MS. MOORE: The units. Is it on the roof  
20 or --

21 CHAIRMAN HANCE: In the basement.

22 MR. VID AL: Yes, it's in the basement.  
23 Because actually we have an access to the basement  
24 from the parking. It is there. It used to be there  
25 for the supermarket so we're going to use the same.

1 MS. MOORE: But nothing is outside?

2 MR. VID AL: No.

3 MS. MOORE: Lighting. The applicant has  
4 not proposed any lighting. Plans should be made to  
5 comply with Section 870-243.D(2).

6 MR. EINGORN: Are you going to light the  
7 parking lot at all?

8 MR. VID AL: Yes, we will. We are  
9 planning to light the parking because the building is  
10 there --

11 MS. MOORE: Right.

12 MR. VID AL: -- like a 3-story building  
13 that we can place those lighting packs from the  
14 building.

15 MS. MOORE: Do you know if they're going  
16 to meet the requirements of Section 870-243.D(2)?

17 MR. VID AL: We have to provide that. We  
18 will make it comply.

19 MS. MOORE: You will comply?

20 MR. VID AL: Yes.

21 MS. MOORE: Because if you don't comply,  
22 you would have to come back to the Board for a  
23 variance. So that's why I'm asking now.

24 MR. EINGORN: You can't really grant a  
25 variance without knowing what it is so you either

1 comply or you come back.

2 MS. MOORE: Just so you're aware, that  
3 you comply or come back.

4 MR. VID AL: We will comply.

5 CHAIRMAN HANCE: How about the front of  
6 the building? You're talking about the back right  
7 now. Are you going to have lighting on the front of  
8 the building also?

9 MR. VID AL: It's going to be general  
10 lighting for the entrances.

11 CHAIRMAN HANCE: For the individual  
12 houses with outside lighting?

13 MR. VID AL: Yes, the entrances of the  
14 building.

15 MS. MOORE: Like architectural lighting.

16 MR. VID AL: Yes, every door.

17 MS. MOORE: If any architectural lighting  
18 is proposed, it should be shown on the plans along  
19 with associated lighting levels given the proximity  
20 to adjacent residential uses. Per Section  
21 870-243.A.10, no more than 0.25 footcandles are  
22 permitted 10 feet from the property line. So you'll  
23 be able to comply with that too?

24 MR. VID AL: Yes.

25 MR. EINGORN: Isn't the property on the

1 property line? The building is on the property line,  
2 right? So isn't it going to be --

3 MS. MOORE: Is it right on it?

4 MR. EINGORN: Right. I mean, the front  
5 of the building is right --

6 VICE-CHAIRMAN COOPER: Right at the  
7 curb --

8 MS. MOORE: Probably. You'll need a  
9 variance from that. Most people get a variance from  
10 that one. You'll probably need a variance from the  
11 .25.

12 MR. VID AL: Yes, we'll need a variance  
13 for that.

14 MS. MOORE: That's acceptable,  
15 Mr. Eingorn?

16 MR. VID AL: We have street lighting  
17 there. Still you need it at the entrance at every  
18 door.

19 MR. EINGORN: So if a variance is  
20 requested for the lighting levels at the lot line  
21 then shouldn't it at least be on the condition that  
22 you work with the Zoning Board Engineer to determine  
23 something that would be acceptable at a level that's  
24 not going to impair what's going on the street or  
25 across the street. That's my bigger issue is, what's



1 going to impact the neighbors, right?

2 MS. MOORE: That's usually fine. That  
3 one. It's usually requested and granted.

4 MR. EINGORN: I agree.

5 MS. MOORE: But we don't -- I don't  
6 specify the lighting level. Normally with safety  
7 reasons they don't. It's not too much usually.

8 MR. EINGORN: Okay.

9 MS. MOORE: I mean, they're saying a  
10 .25. Even if it's .5 (point 5) it's not really a lot  
11 that's going over there. So that's fine?

12 MR. VID AL: Yes.

13 MS. MOORE: Per Section 870-243.H, all  
14 outdoor lighting not essential for safety and  
15 security purposes shall be activated by automatic  
16 control devices and turned off during non-operating  
17 hours.

18 MR. VID AL: Yes, we'll plan that.

19 MS. MOORE: If you can add that note on  
20 the plan too?

21 MR. VID AL: It will be necessary.

22 Actually, that's what we want.

23 MS. MOORE: That has to be a note on the  
24 plans, page 3.

25 Page 4: It's the applicant's

1 responsibility to contact PSE&G concerning  
2 modifications prior to being proposed or install  
3 lighting fixtures within the City's Right-of-Way  
4 tamper resistant. No dedication will be accepted by  
5 the City without the required modification. You're  
6 not looking to install anything within the  
7 Right-of-Way, correct?

8 MR. VID AL: No.

9 MS. MOORE: It's just on the property?

10 MR. VID AL: Yes. It's on the property.

11 MS. MOORE: All right. I'll note that's  
12 not applicable.

13 Traffic Impacts: The applicant is to  
14 provide a traffic impact statement explaining the  
15 anticipated traffic changes from the current site  
16 traffic to the anticipated site traffic for the  
17 proposed project.

18 You'll be able to provide something  
19 signed and sealed on the record?

20 MR. CALZARETTO: Yes.

21 MS. MOORE: The applicant is to provide  
22 testimony regarding any and all environmental  
23 concerns, studies and remediation pertaining to the  
24 site.

25 MR. EINGORN: Did the applicant do any

1 Phase 1's or anything? Is there any environmental  
2 conditions that the applicant is aware of?

3 MR. CALZARETTO: There's no environmental  
4 to our knowledge but we'll have a Phase 1 done. If  
5 that identifies anything, then we'll go to Phase 2.

6 MS. MOORE: If you're doing a Phase 1  
7 then that needs to be provided to our office for  
8 review.

9 MR. CALZARETTO: Sure.

10 MS. MOORE: So I'm going to note that  
11 you're doing a Phase 1 and that you'll have to  
12 provide that to our office.

13 The applicant shall complete the  
14 application checklist provided in the applicant form  
15 and revise the submitted site plan and material  
16 accordingly. Many of the checklist items have not  
17 been provided, including the survey. You'll do that?

18 MR. CALZARETTO: We will do that.

19 MS. MOORE: While the applicant has  
20 provided a site plan application, information  
21 provided lacks clarification as to whether a minor or  
22 major site plan approval is being requested.  
23 Although this application appears to be a major site  
24 plan application, the change in gross floor area or  
25 impervious coverage should be provided to confirm.

1           Furthermore, the applicant should confirm  
2 whether they are seeking both preliminary and final  
3 major site plan approval under this application or a  
4 bifurcated the application. So you're seeking  
5 preliminary and final?

6           MR. CALZARETTO: And final. That's  
7 right.

8           MS. MOORE: And you'll complete  
9 everything that's necessary that's mentioned in the  
10 comment?

11          MR. CALZARETTO: Absolutely.

12          MS. MOORE: Signature lines for the  
13 Zoning Board Chairman, Zoning Board Secretary, and  
14 Zoning Board Engineer and Zoning  
15 Officer/Administrative Officer should be added to the  
16 plans?

17          MR. VID AL: Yes, the block.

18          MS. MOORE: The applicant shall revise  
19 the site plan to conform to all applicable standards  
20 of Section 870-280, particularly the major site plan  
21 details necessary.

22          MR. VID AL: That's correct, we will.

23          MS. MOORE: Testimony should be provided  
24 as to the purpose of the basement floor of both  
25 buildings. And you mentioned utilities?

1 MR. VID AL: Yes, utilities and  
2 maintenance. Maintenance of the same buildings.

3 MS. MOORE: A current site survey should  
4 be provided which you said you're going to provide,  
5 correct?

6 MR. VID AL: We will.

7 MS. MOORE: Sign and sealed?

8 MR. VID AL: Yes.

9 MS. MOORE: As noted previously above,  
10 our office recommends that Lots 31 and 32 be  
11 consolidated.

12 MR. EINGORN: I think we discussed this.

13 MR. CALZARETTO: Yes. I will check on  
14 that and we'll consolidate if they're not. I think  
15 they already are though.

16 MS. MOORE: If you can provide that  
17 information they are, please, to our office. And the  
18 correct address, the addresses that you're going to  
19 use. If you can get that information from the Tax  
20 Assessor of both the consolidation and the addresses.

21 MR. VID AL: Looks like they're going to  
22 change a little bit.

23 MS. MOORE: Okay. But I need something  
24 from the Tax Assessor, yes. Email is fine.

25 Refuse collection and recycling on the

1 site shall be addressed and comply with the standards  
2 outlined in Section 870-224.B(14), including visual  
3 screening, enclosure, and collection operation.  
4 Testimony should be provided on how the delivery,  
5 loading and trash removal on-site will be handled.  
6 So how will that be handled?

7 MR. CALZARETTO: Isn't it drawn here?

8 MR. VID AL: Yes.

9 MS. MOORE: Is it private collection,  
10 pick up on the --

11 MR. CALZARETTO: Yes, it's right on River  
12 Road at the rear of the building. It's on the plan.

13 MS. MOORE: Right. Is it private  
14 collection or public?

15 MR. CALZARETTO: It'll probably be -- I'm  
16 not sure. I have to find out the requirements.

17 MR. EINGORN: Can you just show the Board  
18 on the --

19 MR. CALZARETTO: Yes. If you go to on  
20 the River Road side and if you look at the parking  
21 lot behind there, there's a little strip.

22 MR. EINGORN: So I have the plans. What  
23 page are we looking at. Is it this here?

24 MR. CALZARETTO: Yes, it's on that if you  
25 look at River Road.

1 MS. MOORE: So you're saying it's showing  
2 an enclosure, right?

3 MR. CALZARETTO: Yes.

4 MS. MOORE: Okay. So how often do you  
5 expect the trash to be picked up? So everyone is  
6 putting everything in the enclosure. The enclosure  
7 is getting picked up by a private hauler? I'm  
8 assuming a private hauler, right?

9 MR. CALZARETTO: They're going to have to  
10 get a private hauler.

11 MR. VID AL: Private.

12 MS. MOORE: Private. And how often?

13 MR. CALZARETTO: Probably once a week.

14 MS. MOORE: Once a week for trash; once a  
15 week for recycling? PrA.

16 MR. CALZARETTO: That's correct.

17 MR. EINGORN: I don't see it on the plan.  
18 Maybe I'm blind as a bat and that may be true. Does  
19 it provide striping at basement entrance?

20 MR. CALZARETTO: Yes, he doesn't draw it  
21 but that's it.

22 VICE-CHAIRMAN COOPER: Is that the shaded  
23 area?

24 MR. EINGORN: So in this striped area  
25 here, that's where the trash is going to go?

1           MR. CALZARETTO: Yes, that's actually  
2 pretty large that area.

3           MR. EINGORN: You're going to have a  
4 dumpster or cars?

5           MS. MOORE: It's an enclosure, correct?

6           MR. CALZARETTO: It's enclosed, yes.

7           MR. VID AL: We're going to enclose  
8 it.

9           MS. MOORE: So everyone just takes their  
10 trash out to the enclosure?

11          MR. VID AL: We don't want any trash cans  
12 in the parking --

13          MS. MOORE: Okay.

14          MR. EINGORN: So the question is, how are  
15 you going to enclosure it? The next question is  
16 going to be, trash buffering, right? What are you  
17 going to use to enclosure it? Is it going to be a  
18 fence; is it going to be a block, concrete block?

19          MR. CALZARETTO: Probably a vinyl fence.

20          MR. VID AL: Yes, like a vinyl fence.

21          MR. CALZARETTO: So that way it's  
22 permanent.

23          MR. EINGORN: So don't they need a  
24 variance for trash enclosure for buffering?

25          MS. MOORE: Well, the trash enclosure is



1 suppose to meet the standards of 870-224.B(14). So  
2 there are set standards for that, masonry,  
3 everything. If you don't meet one of them then you  
4 need a variance.

5 MR. VID AL: Yes, we need a variance  
6 because these are like 40-50 gallon wheeled.

7 MS. MOORE: Oh, it's something that's  
8 wheeled?

9 MR. VID AL: No. The bins.

10 MR. EINGORN: So you're going to rely on  
11 the public bins or private trash?

12 VICE-CHAIRMAN COOPER: A dumpster  
13 probably wouldn't even fit in there.

14 CHAIRMAN HANCE: Would have to be private  
15 cause there's an alley behind the building.

16 MR. EINGORN: But you can have the  
17 individuals wheel the trash cans from the enclosure  
18 to the front. So the question is, is the trash going  
19 to go to the front where the public hauler will take  
20 it? Or is there going to be a private hauler to come  
21 out and pick up those cans, the private hauler?

22 MR. VID AL: Yes, that's the -- we don't  
23 have a lot --

24 CHAIRMAN HANCE: You sent it to the front  
25 now, going to the front now?

1 MS. MOORE: So it's individual --

2 MR. VID AL: They bring their trash into  
3 their own like Apartment No. 1, Apartment No. 2 and  
4 that's how we're going to organize.

5 MR. CALZARETTO: They would put their  
6 trash, it would be a small dumpster like a 55-gallon  
7 for the dumpster.

8 CHAIRMAN HANCE: So the dumpster is going  
9 to be behind the building?

10 MR. CALZARETTO: No. The guy picking it  
11 up would just come in and he's got a machine.

12 CHAIRMAN HANCE: So they bring it out to  
13 the street?

14 VICE-CHAIRMAN COOPER: Not enough room  
15 for that.

16 MS. MOORE: So the fact that it's now an  
17 enclosure would be a variance.

18 MR. EINGORN: Right.

19 MS. MOORE: They need a variance from  
20 that, the fact that it's not an enclosure.

21 MR. EINGORN: This is the issue we're  
22 trying to figure out, right, is, if there's no  
23 enclosure and it's just a bunch of bins hanging out.  
24 So Mr. Vid Al is saying it's individual bins. You're  
25 saying it's a dumpster.

1                   MR. CALZARETTO: No. Inside the  
2 enclosure will be two large containers. Now the way  
3 they do it today is, they come by, like Republic, and  
4 just lift the containers up and dump them. Takes  
5 them like three seconds.

6                   CHAIRMAN HANCE: I'm asking because in  
7 the front of your building used to be a bus stop  
8 there. Is the bus stop still there?

9                   MR. CALZARETTO: You don't want it at the  
10 front.

11                  CHAIRMAN HANCE: That's why I'm asking.

12                  MR. CALZARETTO: That's why it's at the  
13 back. You want it on River Road. The truck will  
14 pull up, open up the gates. It's got a machine that  
15 just grabs the can, dumps it. If there's two cans,  
16 it'll grab the second can and dump it, shut the gates  
17 and you're done. And this way, it doesn't inhibit  
18 the bus coming down 27th Street, any pedestrian --

19                  CHAIRMAN HANCE: Right.

20                  MR. EINGORN: My recollection is that,  
21 the ordinance requires concrete block for the  
22 enclosure. And so if you're going to do something  
23 other than masonry, you need to request a variance.  
24 Is the applicant going to use masonry; are they going  
25 to comply? Just look at the ordinance and comply?

1 Or is the applicant proposing something else?

2 MR. CALZARETTO: We could put the  
3 surround walls in masonry but the front would have to  
4 be gated so it would be --

5 MR. EINGORN: Naturally.

6 MR. CALZARETTO: Yes, we can put masonry  
7 here.

8 MR. EINGORN: So you'll comply with the  
9 requirements then.

10 MR. CALZARETTO: Yes. So you want  
11 concrete block.

12 MS. MOORE: I'm not sure if they are  
13 going to meet everything because it's a list --

14 MR. EINGORN: It's a big list.

15 MS. MOORE: -- of eight or nine different  
16 things. So you're not going to meet it, you would be  
17 coming back in front of this Board if you don't meet  
18 each one.

19 MR. VID AL: Right. The problem with  
20 that enclosure, it's a big enclosure. It's going to  
21 take like three or four parking spaces and we don't  
22 want that.

23 VICE-CHAIRMAN COOPER: It's going to take  
24 at least one.

25 MS. MOORE: Right. I think --

1                   MR. CALZARETTO: It's big as a vehicle,  
2                   though. I mean, it's big as a vehicle. I think you  
3                   can do it there.

4                   MR. EINGORN: Right. But I mean, but  
5                   this is kind of a big issue because you're going to  
6                   have nine, potentially, families living here and that  
7                   could be a lot of trash. And I think that was the  
8                   concern from the Board down there, Ms. Mason was:  
9                   What are you going to do with nine families worth of  
10                  trash? And two dumpsters maybe takes care of it.  
11                  The issue is, now you have a big space that you need  
12                  to provide an enclosure. And we need the testimony  
13                  as to how you're going to provide the enclosure so  
14                  that the Board can make a proper determination.

15                  MR. CALZARETTO: Maybe we can get three  
16                  dumpsters in there.

17                  MS. MOORE: And the last thing we want is  
18                  just trash being --

19                  MR. CALZARETTO: No. I understand. Why  
20                  don't we measure the area and make sure we can meet  
21                  the --

22                  MS. MOORE: And then we'll need a  
23                  circulation plan for the truck too that you plan on  
24                  coming. So if you can add that.

25                  MR. CALZARETTO: Right.

1 MS. MOORE: Because you're saying  
2 something is coming in. We'll need a circulation  
3 plan for the truck to show that it can make that  
4 turn.

5 MR. EINGORN: So you're going to comply  
6 with the ordinance and provide a circulation plan is  
7 what I'm hearing?

8 MR. CALZARETTO: We have to. It's a  
9 tight area but we think we can make it work.

10 MR. EINGORN: I like it.

11 MS. MOORE: But they're requesting a  
12 variance for the trash enclosure, correct? But  
13 they're going to provide as much as possible of the  
14 requirements but not strict compliance, right?

15 MR. VID AL: That is correct.

16 MS. MOORE: And you'll work with our  
17 office for whatever you need.

18 MR. VID AL: The trash enclosure is a big  
19 thing. Like you get in and you get out. You get  
20 through the enclosure and get out, it's a big --

21 MS. MOORE: So the resolution would show  
22 that they'll work with our office to comply with the  
23 requirements as much as possible.

24 MR. EINGORN: So we're going to add  
25 224.B(14) to the back?

1 MS. MOORE: 224.B(14), yes, I have added  
2 it.

3 Testimony should be provided regarding  
4 the architectural design and materials used in both  
5 buildings. Such design shall comply with the  
6 standards of Section 870-225. The materials?

7 MR. VID AL: The materials are going to  
8 be like some finishes. The way that it is, one of  
9 the buildings is being renovated with stucco; a nice  
10 stucco finish. And the two buildings, they're going  
11 to have stucco.

12 MS. MOORE: They comply with the  
13 standards of Section 870-225? They do; they comply?

14 MR. CALZARETTO: They will, yes.

15 MS. MOORE: The zoning information on the  
16 site plan should be revised to reflect the standards  
17 of the C-1 Zoning District. The subject properties  
18 are not located in the R-2 District. So you'll  
19 revise that to C-1.

20 MR. VID AL: Okay. Right.

21 MS. MOORE: The proposed and existing  
22 apartment entrance steps should be depicted on the  
23 zoning plan for the corner building under Location &  
24 Elevation Sheet, Drawing No. Z-2. These proposed and  
25 existing entrance steps encroach into the public

1 Right-of-Way along 27th Street for both buildings.  
2 The applicant should provide testimony as to whether  
3 a permit has been obtained for this encroachment.  
4 These entrance steps should be removed unless  
5 approval is obtained from the City.

6 MR. VID AL: It's been since the building  
7 was built, so basically we're using the same.

8 MR. CALZARETTO: Existing use.

9 MS. MOORE: Right. But now we know the  
10 encroachment. I'm not sure what happened before.  
11 But nothing can encroach within the City's  
12 Right-of-way. No foundation of anything. So we  
13 would specifically need the City's approval for  
14 that. Okay?

15 MR. VID AL: To approve what is existing?

16 MS. MOORE: Yes, to approve that. So  
17 that would go through the City Engineer's office or  
18 the Acting City Engineer's office.

19 MR. EINGORN: So that would be a  
20 condition.

21 MS. MOORE: So you can put that under for  
22 his review, the Acting City Engineer, the  
23 encroachment.

24 The plan should note that the applicant  
25 will comply with the City's "Ordinance Establishing



1 Standards for the Submission of Maps and Other  
2 Documents in a Digital Format." The horizontal datum  
3 is required to be in NAD 1983. Is it in NAD 1983?

4 MR. VID AL: It will be revised. We will  
5 provide all of that. And we will comply with the  
6 digital requirements.

7 MS. MOORE: Do you know -- you're not on  
8 an assumed datum now, are you?

9 MR. VID AL: No.

10 MS. MOORE: Okay. So you could be in NAD  
11 1983.

12 MR. VID AL: Right.

13 MS. MOORE: The applicant should be aware  
14 that final signatures of approval and building  
15 permits will not be issued until the required  
16 information is received. So, yes. If you have a  
17 consolidation involved with that, you would need --  
18 we just do the flash drive now. It does need to be  
19 in 1983. We'll take two flash drives.

20 MR. VID AL: Okay.

21 MS. MOORE: And that's just in any  
22 consolidation plan.

23 MR. VID AL: Correct.

24 MS. MOORE: The applicant/owner are  
25 reminded that site safety is their responsibility.

1 The plans should note that "The owner -- note this  
2 specifically, "The owner or his representative, is to  
3 designate an individual responsible for construction  
4 site safety during the course of site improvements  
5 pursuant to N.J.A.C 5:23-2.21(e) of the New Jersey  
6 Uniform Construction Code and CFR 1926.32(f) OSHA  
7 Competent Person.)"

8 You'll add this specifically?

9 MR. VID AL: Yes.

10 MS. MOORE: I have the Summary of  
11 Variances and Waivers. I removed the bicycle parking  
12 because they're going to add the bicycle parking. So  
13 we have the permitted use would be one of the  
14 variances, the maximum impervious coverage; side yard  
15 setback. We removed the bicycle parking; sidewalks.  
16 The driveway setback, I added two which would be the  
17 section 870-243.A.10, the lighting levels at the  
18 property line. And Section 870-244.B.14, the trash  
19 enclosure.

20 Then we have Waivers, the R.S.I.S., the  
21 number of parking spaces, the landscape plan,  
22 foundation plantings, landscape buffer and perimeter  
23 planting. Any others? Did I miss any?

24 MR. EINGORN: No, I think that was all of  
25 them.

1 MS. MOORE: You're aware of the approval  
2 process as listed on page 9. If you have any  
3 questions you can contact my office.

4 MR. VID AL: Yes.

5 MS. MOORE: Outside agency approvals I  
6 have, Camden County Planning Board, Camden County  
7 Soil Conservation District and the Camden County  
8 Municipal Utility Authority. Is there anything else  
9 I'm missing with the permits?

10 MR. VID AL: No.

11 MS. MOORE: That's it? Okay. Mr.  
12 Chairman, can concludes our review.

13 CHAIRMAN HANCE: Thank you.

14 MR. EINGORN: The Board just heard a lot  
15 of testimony regarding the site plan application, as  
16 well the use variance application portion. If you  
17 have any questions, now is the time to ask the  
18 applicant and his professionals for clarification.  
19 Any questions from the Board?

20 CHAIRMAN HANCE: I want to go back and  
21 talk about the trash spot, the dumpster. So you're  
22 saying that if you didn't do that, that would add an  
23 extra parking space or would it eliminate?

24 MR. VID AL: We have nine parking spaces.

25 CHAIRMAN HANCE: But you need 11 though

1 but you have 9?

2 MR. VID AL: Right. Ideally for each, at  
3 least for each unit should be one parking. That's  
4 basically where we're coming from. So what we're  
5 saying is that, if we need to eliminate one parking  
6 space, to sacrifice one parking space, so then we  
7 have more room for the trash, we would like to do  
8 that.

9 MS. MOORE: You may need one for ADA  
10 which you may be getting rid of one there. And then  
11 you may need one that's EV-ready, make-ready. You  
12 may need a make-ready space. Just so that you're  
13 aware of that with those two things.

14 MR. CALZARETTO: There's a planter on  
15 that back. If you eliminate that, you could probably  
16 get an ADA.

17 MS. MOORE: What's that?

18 MR. CALZARETTO: There's a planter area  
19 right before the steps going into the basement.

20 VICE-CHAIRMAN COOPER: It looks like the  
21 air conditioner unit.

22 MR. CALZARETTO: No.

23 MR. EINGORN: Those are plants.

24 MS. MOORE: You don't have any  
25 landscaping you're adding anyway.

1 MR. CALZARETTO: Yeah, I know.

2 MS. MOORE: You'd might want to keep the  
3 landscaping that you have.

4 MR. VID AL: It's like plants, you know.  
5 They can put planters on it. You can use it. For  
6 ADA it's still --

7 MR. CALZARETTO: I believe that Republic  
8 has these trash receptacles that the truck pulls up  
9 and they just lift the cans and they can be large;  
10 they can be 55 and up gallon cans. That trash  
11 enclosure is actually larger than the vehicle parked  
12 there. I think you can get maybe four or five of  
13 them in there. That would perfect because you'd just  
14 open the gates, the guy comes, he empties all the  
15 cans and drives away.

16 CHAIRMAN HANCE: My question is this for  
17 the trash --

18 MR. CALZARETTO: Sure.

19 CHAIRMAN HANCE: -- are you going to be  
20 coming from the front or the side?

21 MR. CALZARETTO: The side.

22 CHAIRMAN HANCE: So you have a car parked  
23 right there right now.

24 MR. CALZARETTO: No, no. He would be on  
25 River Road. He'd stop, empty the cans and continue

1 down River Road.

2 VICE-CHAIRMAN COOPER: So how would he  
3 get the cans out of the enclosure?

4 MR. CALZARETTO: No. He opens the  
5 gates --

6 MR. EINGORN: So the gates would face the  
7 street?

8 MR. CALZARETTO: And the cans have a bar  
9 and they just lift them and dump them. It's the way  
10 they do it on my street now.

11 MS. MOORE: You would need to come in to  
12 do that.

13 MR. CALZARETTO: No. They'd stop right  
14 on the roadway now right in front of my house and  
15 they pull the cans and they empty them and the  
16 machine lies them back down. He doesn't pull into my  
17 driveway.

18 CHAIRMAN HANCE: Can you show me on the  
19 chart down here because --

20 MR. EINGORN: Let's just say for sake of  
21 argument, just so the Board can see what I'm talking  
22 about. You're talking this little shaded area here,  
23 correct?

24 MR. CALZARETTO: Yes.

25 MR. EINGORN: So what you're proposing

1 then is for the gate on this side of the street side  
2 of the enclosure that's being proposed?

3 MR. CALZARETTO: Yes. You can actually  
4 have a rolling gate. You can roll it up against the  
5 wall of the house. The guy, he pulls up --

6 MR. VID AL: I think if you live in  
7 Palmyra, New Jersey, the whole street is done that  
8 way. Sometimes I stop to see that truck. It's like  
9 an "L."

10 MR. CALZARETTO: It's an arm that just  
11 comes in and grabs the can?

12 MR. VID AL: Yes and dumps it.

13 MS. MOORE: Then you wouldn't need a  
14 circulation plan that I'm talking about?

15 MR. CALZARETTO: Yeah. It's really very  
16 efficient because --

17 MS. MOORE: It does that at my house too.

18 MR. CALZARETTO: -- the guy doesn't have  
19 to pull back there and all.

20 MS. MOORE: And the fact that he needs to  
21 be -- we need to see that --

22 MR. CALZARETTO: Do you have that plan  
23 here, Mr. Vid Al? Have a rolling gate that rolls  
24 back along this wall that would expose four or five  
25 cans here. And the truck would just pull up.

1 MS. MOORE: Were you proposing a gate  
2 here?

3 MR. CALZARETTO: No, he comes right  
4 across.

5 MS. MOORE: Right.

6 MR. CALZARETTO: His arm comes  
7 across.

8 MS. MOORE: So this gate is new?

9 MR. EINGORN: What he's saying is this,  
10 and so the Board can see what Mr. Calzaretto is  
11 saying. What he's proposing is that the gate be  
12 across the trash enclosure here and it would roll  
13 down the side of the building for access; is that  
14 correct?

15 MR. CALZARETTO: That's correct.

16 MS. MOORE: But the thing is, the gates  
17 would have the foundation or something that would  
18 most likely be within the Right-of-Way, right?  
19 That's what -- we need to see it. I mean, I can't  
20 just approve something here tonight because you  
21 didn't have a gate on the plan earlier.

22 MR. EINGORN: Right. You got a building  
23 that's right up against the sidewalk.

24 MR. CALZARETTO: We're trying to retain  
25 parking which is key in the City.



1 MS. MOORE: No, I get it. But it's too  
2 much design work in front of the --

3 MR. CALZARETTO: I understand.

4 MS. MOORE: So you can agree to work with  
5 us. We'll make sure that it looks correct and that  
6 it's actually thought-through as to what's going to  
7 happen.

8 MR. CALZARETTO: Exactly.

9 MS. MOORE: That we don't go through that  
10 process tonight.

11 MR. CALZARETTO: Like exposed cans, you  
12 know, they're not pretty to look at. You'd rather  
13 have the cans covered.

14 MR. EINGORN: Of course.

15 MR. CALZARETTO: So there might be a way  
16 that we could accommodate that without eliminating  
17 parking spots. Because parking is the key and it's  
18 probably one of the top priorities in wanting to do  
19 this.

20 MS. MOORE: But I think you also need to  
21 realize that you have to look at the EV and the ADA  
22 so you may be losing parking anyway. Or you may need  
23 to look and redesign something on there to keep the  
24 parking and then also take care of the trash.

25 MR. VID AL: Yea, like the planting area,

1 those planters, you cannot move them.

2 MS. MOORE: I get it. But remember,  
3 you're not doing any other landscaping.

4 MR. VID AL: No. ---

5 MS. MOORE: Or move the planter some  
6 place else. But you have a lot of impervious area so  
7 you may want to have a planting because you do have  
8 that 25-year storm requirement that you have satisfy.  
9 So it's just a matter of looking at all of that.

10 MR. EINGORN: Any other questions from  
11 the Board?

12 MS. MOORE: But they do agree to work  
13 with our office prior --

14 MR. CALZARETTO: Absolutely.

15 MR. EINGORN: That's what I heard.

16 Anymore questions from the Board?

17 CHAIRMAN HANCE: No.

18 MR. EINGORN: Anybody in the public here  
19 tonight that would like to be heard on the  
20 application related to 960 & 966 North 27th Street?  
21 Anybody that is here in the public that would like to  
22 be heard, come forward now.

23 MR. EINGORN: Seeing and hearing none,  
24 we'll close the public portion.

25 The Board has heard significant testimony

1 tonight regarding the use variance request and  
2 preliminary and final site plan with variances and  
3 waivers related thereto. Now is the time for the  
4 Board to do a discussion of the Positive and Negative  
5 Criterias and propose a motion either to grant or  
6 deny the application.

7           To the extent that an application -- a  
8 motion is made to grant the application, it should  
9 include the site plan, the conditions as set forth in  
10 the letter that have been agreed to, as well as  
11 conditions of approval that the encroachment that was  
12 discovered be approved by the City; the condition  
13 about make-ready electrical spaces for electric cars,  
14 if required and ADA spaces. And the condition to  
15 work with Remington & Vernick for trash.

16           VICE-CHAIRMAN COOPER: I think they have  
17 a good plan here. They're going to rehab the  
18 building and everything. If they would have had  
19 their plan a little more detailed, it would have been  
20 a lot easier to make a decision on this.

21           But whenever someone comes into our City  
22 and redevelop it, I think it's a good thing. But  
23 when you come, just come correct. That way it would  
24 be make it easier on us then we won't have to go back  
25 and forth about all this here.

1                   MR. EINGORN: Mr. Vid Al is a great  
2 witness and a great architect. It would have been  
3 helpful to have an engineer, I agree, but we do have  
4 what's before us and the Board does have to make a  
5 decision based upon what's been provided both  
6 documentation and testimonial-wise.

7                   CHAIRMAN HANCE: I'm very familiar with  
8 the area. The company that I work for has a building  
9 on 27th Street. It's a daycare. Further down right  
10 down across from Veterans School and further back,  
11 the fire department. I know that 27th Street it's a  
12 pretty wide double street. River Street or Avenue is  
13 very, very busy. I think it's a good plan and  
14 needed. The store and a laundromat is falling apart.  
15 and there are already apartments upstairs. And you  
16 know that we do need housing. Again, we're growing  
17 faster than we can breathe.

18                   MS. ALSTON: It's going to relieve some  
19 of the congestion in that area. So having those  
20 apartments and then also ensuring that the parking  
21 spaces that are in the back where before you had  
22 people stopping and going in front of there so that's  
23 also a big positive for the apartment buildings.

24                   MR. VID AL: Actually, I have to admit  
25 that I was one of the people that convinced the

1 developers: Don't do any commercial there; it's  
2 going to be a nightmare. How are you going to go  
3 before the Board with no parking for commercial or  
4 whatever commercial they're going to create like a  
5 barbershops, these kinds of things like which is  
6 going to generate a lot of traffic. And then we  
7 don't have the answer for parking.

8 But at least, apartments are needed.  
9 There's a great demand for apartments. Don't make an  
10 apartment more than two bedrooms. So that's a  
11 basically a small family. That was basically the  
12 goal. And that's why we created those two buildings,  
13 the whole thing apartments. We were trying to put  
14 commercial but I said no. It should be --

15 CHAIRMAN HANCE: Some people take the  
16 bus; they don't always drive.

17 MR. VID AL: Right.

18 MR. CALZARETTO: It's a perfect place to  
19 live. You take a bus because it runs right now River  
20 Road and 27th Street.

21 MR. VID AL: It's only like -- how many  
22 buses go through there like three times? One goes to  
23 Palmyra, Riverton from River Road.

24 MR. EINGORN: Dena, did you want to add  
25 something?

1 MS. MOORE: I just want to know, if there  
2 is a comfort level that's needed, they are asking for  
3 preliminary and final. So if you are comfortable  
4 with preliminary and maybe we understand the  
5 variances that may be necessary and then they come  
6 back and get final. That's always the Board's option  
7 because it's use, preliminary and final. So if  
8 there's a comfort level that you need then maybe --  
9 I'm just saying --

10 MR. EINGORN: You can use your  
11 discretion --

12 MS. MOORE: That's your discretion.

13 MR. EINGORN: -- to grant preliminary and  
14 condition it on coming back for final.

15 MS. MOORE: And possibly knowing all of  
16 the variances that would be required including  
17 lighting.

18 MR. EINGORN: Because they're going to  
19 have to supply -- I mean, we went through the whole  
20 letter. They're going to supply a lot of additional  
21 information to Dena to the extent something else  
22 comes up. It's a possibility. I mean, it may not  
23 happen but...

24 MS. MOORE: And I can say usually  
25 lighting, usually most people need a lighting, some

1 type of variance somewhere. So you would be back in  
2 front of the Board. I mean, you can tell me that  
3 you'll comply but usually you'd be back. Just from  
4 my experience with the ordinance.

5 MR. CALZARETTO: I mean, we would be  
6 acceptable with that. Then this way we could fill  
7 out more, a lot more detail.

8 MR. EINGORN: And final might be easy,  
9 you know, once you clear up a lot of the stuff.

10 MR. CALZARETTO: Sure. We can work  
11 with --

12 MS. MOORE: This is the complete review  
13 for preliminary and final. That's just an option.

14 MS. MERRICKS: A quick question. Are any  
15 of these units affordable or however you do  
16 income-affordable, what kind of units are they,  
17 market rate, affordable?

18 MR. CALZARETTO: I'm not sure what he was  
19 doing. I do know that he participates with some of  
20 the rental assistance plans. I don't think he  
21 planned anything because he has his own funding  
22 sources. But he has always participated and  
23 cooperated with the assistance, the rental assistance  
24 at both the city and county levels and state levels  
25 for that matter.

1           MR. EINGORN: One more condition would be  
2 the parking easement for the consolidated parking to  
3 the extent that a motion to grant is considered. I  
4 think we discussed that early on and I lost track.

5           Any other comments; any other discussion  
6 of the Positive and Negative, the site plan, a  
7 motion?

8           MS. MOORE: So on the Consolidation Plan  
9 that easement will be shown and then the easement  
10 will be provided to my office and the Solicitor's  
11 Office for review and approval.

12          MR. VID AL: Correct.

13          CHAIRMAN HANCE: I think it's positive.  
14 That area is being redeveloped especially around  
15 Veterans School The old Metals is back there.  
16 They're bringing in a senior home so I think it's the  
17 right time to make that move. That little area right  
18 there, it's not being touched right now. We also  
19 have two churches there, one across the street and  
20 St. Andrews a little further down. So I'm very  
21 familiar with Cramer Hill.

22          MR. VID AL: It's going to be a nice  
23 corner. There's a commercial business. It's called  
24 Rich Records across the street. So this one is going  
25 to add more to it of redevelopment to that corner.



1                   CHAIRMAN HANCE: I'd rather have  
2 apartments than a store or laundromat. They're  
3 popping all over in Camden.

4                   MR. CALZARETTO: He convinced the owner  
5 to do that.

6                   CHAIRMAN HANCE: I think giving back to  
7 Camden and supplying apartments would be something  
8 that would last for a very long time and help a lot  
9 of families.

10                   I make a motion that we accept with  
11 conditions and I didn't write them all of them down,  
12 site plan --

13                   MR. EINGORN: Is the motion, it's a use  
14 variance.

15                   CHAIRMAN HANCE: Right

16                   MR. EINGORN: And then the site plan, is  
17 it preliminary or preliminary and final?

18                   VICE-CHAIRMAN COOPER: No.

19                   MR. EINGORN: Just preliminary?

20                   VICE-CHAIRMAN COOPER: Yes.

21                   MR. EINGORN: Okay. So a motion, use  
22 variance; preliminary subject; and then the bulk  
23 variances and waivers that we discussed. So that be  
24 would be --

25                   CHAIRMAN HANCE: The trash --

1           MR. EINGORN: So it would be impervious  
2 coverage, side yard setback, sidewalks, driveway  
3 setback, lighting at the lot line, trash enclosure.  
4 And then waivers would be, number of parking spaces,  
5 landscape plan, foundation plantings, landscape  
6 buffer, perimeter planting. And then the conditions,  
7 we stated lighting at the lot line --

8           VICE-CHAIRMAN COOPER: And trash.

9           MR. EINGORN: -- is a variance but that  
10 would also be condition to work with R&V. And then  
11 condition on encroachment --

12          MS. MOORE: On the condition if it's  
13 preliminary only then we'll see what they have  
14 and it'll make it easy and if they find out at final  
15 they need additional, it would be lighting.

16          MR. EINGORN: But we still had a few  
17 conditions that I think were necessary including  
18 approval of the encroachment by the City.

19          MS. MOORE: Yes. I would say that would  
20 be by final though not really under the preliminary.  
21 That would be by final, if needed.

22          MR. EINGORN: Either way, it's still  
23 going to have to happen. And then the easement for  
24 parking.

25          CHAIRMAN HANCE: That was the letter that

1 was sent. You mentioned a letter.

2 MR. EINGORN: It's this letter. That's  
3 Dena's letter. So it would be conditioned upon  
4 what's in the letter and then comply.

5 MS. MOORE: Correct.

6 MR. EINGORN: -- as set forth on the  
7 record.

8 So to restate: The motion is use  
9 variance, preliminary, site plan. The easement,  
10 consolidation, bulk variances and the waivers stated,  
11 as well as compliance with the letter. Yes?

12 CHAIRMAN HANCE: Yes.

13 MR. EINGORN: Do we have a second on the  
14 motion?

15 VICE-CHAIRMAN COOPER: Second.

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

18 CHAIRMAN HANCE: Yes.

19 MR. EINGORN: Vice-Chairman Cooper.

20 VICE-CHAIRMAN COOPER: Yes.

21 MR. EINGORN: Ms. Merricks.

22 MS. MERRICKS: Yes.

23 MR. EINGORN: Ms. Alston.

24 MS. ALSTON: Yes.

25 MR. EINGORN: Mr. Still.

1 MR. STILL: Yes.

2 MR. EINGORN: Ms. Mason.

3 MS. MASON: Yes.

4 MR. EINGORN: Having six in favor and  
5 none opposed, the motion passes.

6 MR. CALZARETTO: Thank you.

7 MR. VID AL: Thank you.

8 MR. EINGORN: The next matter, Delaware  
9 Riverview, LLC. Please come forward.

10 MR. ARCHIE: My name is Troy Archie,  
11 attorney. I represent Delaware River, LLC. Standing  
12 to my right is Jonathan Ayoub who is a managing  
13 member of the LLC. We are seeking a C(1) bulk  
14 variance to replace an existing fence. I have  
15 pictures of the fence here. I have pictures of the  
16 fence here to pass around.

17 MR. EINGORN: Are these all different  
18 photos?

19 MR. ARCHIE: Yes, different photos.

20 MR. EINGORN: Let's mark these colored  
21 photographs together as Exhibit A-1 to the  
22 application. Just pass them down when you're done.

23 MR. ARCHIE: Delaware River, they own  
24 this building. They're trying to clean it up so they  
25 sought to replace the fence. It's already a 6-foot

1 fence that you can see from the pictures. But when  
2 he filed the application, he got a rejection and said  
3 he needed a bulk variance because for a commercial  
4 property, I think the fence height is 4 feet. So  
5 we're seeking simply this bulk variance, or that it  
6 be it grandfathered in. I mean, this building has  
7 been there for years. And you can see that the fence  
8 is definitely higher than 4 feet.

9 MR. EINGORN: Would you like to swear in  
10 your witness?

11 MR. ARCHIE: Yes, Jonathan.

12 MR. EINGORN: Would you raise your right  
13 hand, please.

14 - - -

15 JONATHAN AYOUB, having first been duly  
16 sworn/affirmed, was examined and testified as  
17 follows:

18 - - -

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

21 MR. AYOUB: My name is Jonathan Ayoub,  
22 10 Golf View Drive, Voorhees, New Jersey.

23 MR. EINGORN: Mr. Ayoub, if you can  
24 confirm that the recitation as given by counsel is  
25 true and accurate?

1 MR. AYOUB: I can confirm.

2 MR. EINGORN: Thank you very much.

3 When did the applicant purchase the  
4 property?

5 MR. AYOUB: 2021.

6 MR. EINGORN: Do you know how long the  
7 prior owner had the property?

8 MR. ARCHIE: No, we don't. I mean, it  
9 has been abandoned for many years. As you can see  
10 from the condition of the fence, that fence has been  
11 part of that structure for quite a long time.

12 MS. ALSTON: Do you have a 6-foot fence  
13 there now? That's what that is, it's --

14 MR. ARCHIE: That is the 6-foot fence.  
15 We're just seeking to replace it. The statute says 4  
16 feet fence.

17 MR. EINGORN: From the photographs it  
18 looks like a lot of the area around it is vacant; is  
19 that true?

20 MR. AYOUB: Yes.

21 MR. EINGORN: So you believe that this  
22 6-foot height fence would have any impact on your  
23 neighbors?

24 MR. AYOUB: No. Do you think it would be  
25 a benefit to protect the property?

1 MR. AYOUB: Yes.

2 MR. EINGORN: What do you plan to keep  
3 behind the fence?

4 MR. AYOUB: As of yet, nothing is  
5 planned.

6 MR. EINGORN: What's the building used  
7 for now?

8 MR. AYOUB: Currently just storage.  
9 That's it.

10 MR. EINGORN: Like a warehouse-type of  
11 building?

12 MR. AYOUB: Correct.

13 MR. EINGORN: I'm showing you this  
14 photograph. Is this on the bottom corner here, is  
15 that the curb cut?

16 MR. AYOUB: Yes.

17 MR. EINGORN: So you could enter this  
18 property through the fence, the gate that's on the  
19 fence?

20 MR. AYOUB: Correct.

21 MR. EINGORN: And you intend to keep that  
22 gate?

23 MR. AYOUB: Correct.

24 MR. EINGORN: You're not going to extend  
25 the fence; it's going to be in the same location?

1           MR. AYOUB: Same location; just replacing  
2 the existing fence.

3           MR. EINGORN: Does the Board have any  
4 questions about the request to replace the fence? No  
5 questions?

6           CHAIRMAN HANCE: Yes. When you replace  
7 that fence and we pass you, it's a lot of traffic.  
8 Are you going to have someone doing maintenance out  
9 there? The fence has a lot of trash there because of  
10 all the leaves growing over it. When you replace  
11 that, are you going to clean that up?

12           MR. AYOUB: Yes, yes. Everything will  
13 cleared out and a new fence will be installed on the  
14 flat surface.

15           CHAIRMAN HANCE: I know we all talk about  
16 a 4-foot fence. This is a new day now as a 4-foot  
17 just don't do it anymore. Definitely in my opinion,  
18 you need a 6-foot fence. Not only for your safety  
19 but also to keep everything you have inside --

20           MR. AYOUB: I agree.

21           CHAIRMAN HANCE: -- whether you have a  
22 guard dog or whatever the case may be.

23           MR. AYOUB: Right.

24           CHAIRMAN HANCE: You guys don't have any  
25 cameras or anything back there? You're just going to



1 fence it off?

2 MR. AYOUB: There will be a CCTV  
3 installed but there is none present.

4 MR. EINGORN: This picture shows barbed  
5 wires; is that correct?

6 MR. AYOUB: Yes. That was there when we  
7 purchased the property.

8 MR. EINGORN: You're not replacing the  
9 barbed wire, correct?

10 MR. AYOUB: No.

11 MR. EINGORN: Barbed wire would require a  
12 separate variance.

13 MS. MERRICKS: It's going to be the same  
14 see-thru fence? It won't be a privacy fence. It'll  
15 be the same construction fence?

16 MR. AYOUB: Yes. Same.

17 MR. EINGORN: Any questions? No. Open  
18 to the public?

19 VICE-CHAIRMAN COOPER: Anybody in the  
20 public here tonight would like to be heard on the  
21 application of Delaware Riverview, LLC for 1031 N.  
22 4th Street, replacement of a fence? Anybody?  
23 Hearing none, we'll close the public portion.

24 The applicant is requesting a bulk  
25 variance for a fence that's a height of 6 feet where

1 4 feet is the maximum permitted. Now is the time for  
2 the Board to do a discussion of the Positive and  
3 Negative Criteria related to a bulk variance and  
4 make a motion on the application.

5 MS. ALSTON: I think it's going to be a  
6 positive. It's going to clean up that look right now  
7 which it doesn't really look good. And putting up a  
8 new fence is going to give you that extra security  
9 that you need in there. And you guys are going to  
10 start cleaning that area also. Everything looks like  
11 it's going to be a positive.

12 MR. EINGORN: Any discussion? Motion?

13 VICE-CHAIRMAN COOPER: Motion to  
14 pass.

15 MS. ALSTON: I second it.

16 MR. EINGORN: We have a motion and a  
17 second. We'll take a roll-call vote. Chairman  
18 Hance.

19 CHAIRMAN HANCE: Yes.

20 MR. EINGORN: Vice-Chairman Cooper.

21 VICE-CHAIRMAN COOPER: Yes.

22 MR. EINGORN: Ms. Merricks.

23 MS. MERRICKS: Yes.

24 MR. EINGORN: Ms. Alston.

25 MS. ALSTON: Yes.

1 MR. EINGORN: Mr. Still.

2 MR. STILL: Yes.

3 MR. EINGORN: Ms. Mason.

4 MS. MASON: Yes.

5 MR. EINGORN: Having six in favor and  
6 none opposed, the motion passes. Thank you and have  
7 a good night.

8 MR. ARCHIE: Thank you.

9 MR. AYOUB: Thank you for your time.

10 MR. EINGORN: Has Gloria Om appeared?  
11 Gloria Om is absent.

12 The next matter is Nurka Rodriguez,  
13 50 S. Dudley Street. The applicant proposes a  
14 convenience store. Good evening.

15 MS. ONEIL: Good evening to the Board.  
16 My name is Elise Oneil. I am the translator. She is  
17 Ms. Rodriguez. She speaks Spanish. So I will be  
18 doing the translation for her.

19 MR. EINGORN: Raise your right hand.

20 Do you swear/affirm that the translation  
21 you'll provide to the Zoning Board tonight will be  
22 true and accurate to the best of your ability?

23 MS. ONEIL: I swear.

24 MR. EINGORN: Can you state your name and  
25 address for the record.

1 MS. ONEIL: My name is Elise Oneil, 5615  
2 Westfield Avenue, Pennsauken.

3 MR. EINGORN: We thank you for  
4 translating tonight. So we're going to need  
5 everything to go between you and back, right?

6 MS. ONEIL: I understand that sometimes  
7 applicants, they don't feel comfortable speaking  
8 English but they understand it. Sometimes they'll  
9 cut between. We need everything to go back and forth  
10 between you?

11 MS. ONEIL: Yes, sir.

12 MR. EINGORN: So I need you to ask the  
13 applicant to raise her right hand.

14 - - -

15 NURKA RODRIGUEZ, having first been duly  
16 sworn/affirmed, was examined and testified as  
17 follows:

18 - - -

19 MR. EINGORN: I need the applicant's name  
20 and address for the record, please.

21 MS. RODRIGUEZ: My name is Nurka  
22 Rodriguez.

23 MR. EINGORN: Before you get started, I'm  
24 going to read the appeal for zoning. That way, the  
25 Board and the public knows what's going on.

1 MS. ONEIL: Yes.

2 MR. EINGORN: The name and the address of  
3 the applicant is Nurka Rodriguez, 50 S. Dudley  
4 Street, Camden, New Jersey. The applicant is the  
5 tenant in the property. And the owner of the  
6 property is Virgio Estevez from Pennsauken. The  
7 present use is a grocery store. The proposed use is  
8 a grocery store. The applicant would like to install  
9 a sign and the sign exceeds the size of 12 feet so it  
10 would require a bulk variance.

11 The reason why the appeal should be  
12 approved as stated in the appeal for zoning is: The  
13 sign was removed and we quoted one based upon what is  
14 established by law. Attached are the pictures and  
15 the quote. So the applicant is requesting  
16 Certificate of Nonconforming Use with a retail store  
17 and then a bulk variance for a sign that exceeds 12  
18 feet. Is that accurate?

19 MS. RODRIGUEZ: It is accurate, yes.  
20 I want to say that the sign that exceeds the 12 feet,  
21 it was removed. And with the possible new plan for  
22 the one that is applied by the law. The last picture  
23 shows that it was removed.

24 MR. EINGORN: For our new Board members,  
25 a Certificate of Nonconforming Use is essentially

1 what people refer to as the grandfather clause.  
2 Basically saying that the use they have and they are  
3 proposing preexisted the change in the Ordinance and,  
4 therefore, they should be allowed to continue to  
5 have. That's what they're requesting and that's  
6 their application to say, hey, we've had this, it has  
7 been this and we want to continue this grocery  
8 store. And the bulk variance, obviously, is because  
9 the sign exceeds whatever the ordinance provides  
10 which is 12 feet.

11 Holding up this diagram, is this the sign  
12 that's being proposed?

13 MS. RODRIGUEZ: Yes.

14 MR. EINGORN: And is this a metal frame  
15 sign with a felt covering?

16 MS. RODRIGUEZ: Yes.

17 MR. EINGORN: Was one of those there  
18 prior?

19 MS. RODRIGUEZ: No. This is the new one  
20 that I am proposing.

21 MR. EINGORN: Was there a sign here  
22 before?

23 MS. RODRIGUEZ: Yes, it was.

24 MR. EINGORN: Can you describe what kind  
25 of sign was above -- I guess this was like an awning

1 sign?

2 MS. RODRIGUEZ: The one that was before  
3 just covered both of the signs. It was like around  
4 24.

5 MR. EINGORN: So I'm showing you this  
6 colored photograph. It was painted on this drawing  
7 here?

8 MS. RODRIGUEZ: (Witness nods in the  
9 affirmative.)

10 MR. EINGORN: Note that the applicant was  
11 shaking her head yes. My piece is black and white.  
12 Do you know what colors this will be; multi-colors?

13 MS. RODRIGUEZ: Yes, I do.

14 MR. EINGORN: The applicant has just  
15 handed me a color copy of the sample sign/diagram.  
16 It shows blue with a red top and white lettering;  
17 some red lettering below it. I'll pass this around  
18 for the Board so they can see what the sign is being  
19 proposed. And we can mark that Exhibit A-1.

20 CHAIRMAN HANCE: How long has this been a  
21 store? How many years?

22 MS. RODRIGUEZ: It has been a grocery  
23 store for more than 10 years. The owner before said  
24 that basically it was for like more than ten years.

25 MS. MASON: I have a question. It's a

1 functional market right now. It's continues now,  
2 right?

3 MS. RODRIGUEZ: It had been closed for  
4 than 18 months because of nonconforming use. I  
5 applied for a second time. So the first time I  
6 didn't have all the documents that I needed so I  
7 reapplied again.

8 CHAIRMAN HANCE: Okay. So will the sign  
9 have lights under it?

10 MS. RODRIGUEZ: It will have  
11 illumination.

12 MR. EINGORN: So that the Board is aware,  
13 the application does say 12 square feet. It actually  
14 seems to be 12 feet in length. So it would be  
15 greater than 12 square feet.

16 CHAIRMAN HANCE: So you got 12 feet. Is  
17 it going to cover the edge here or is it just going  
18 be in the center?

19 MS. RODRIGUEZ: It's just going to be on  
20 the side.

21 VICE-CHAIRMAN COOPER: Just on the Dudley  
22 Street side, right or the Carmen Street or both  
23 sides?

24 MS. RODRIGUEZ: The illumination is going  
25 to be on the building sign, just on one side.



1 VICE-CHAIRMAN COOPER: On the other side?

2 MS. RODRIGUEZ: Just on one side.

3 VICE-CHAIRMAN COOPER: I live in that  
4 area and it has been a store for many, many, many  
5 years. You all are doing good work around there. I  
6 see them working on the outside trying to spruce  
7 things up.

8 MS. ALSTON: I have a question. So it  
9 looks like you guys are taking the sign down, right?  
10 And she's going to put a new sign now. But the new  
11 sign is the one it's outside of what the ordinance  
12 said what she's proposing? It's outside this 12  
13 square feet? I thought we were looking at something  
14 that was already there so she removed old sign,  
15 right?

16 MS. RODRIGUEZ: Yes. So basically what  
17 you see here, I removed both of the signs because the  
18 policy was permitted to have the sign both for the  
19 side. But now what I propose is just to put this one  
20 like right here as you see in the picture that I  
21 deposited.

22 VICE-CHAIRMAN COOPER: Before they had it  
23 painted.

24 MR. EINGORN: It was painted?

25 MS. RODRIGUEZ: This sign was on this

1 side and this side and I removed everything. I  
2 removed both of the signs. I'm proposing in this  
3 small space here.

4 MS. ALSTON: Is there a reason she wants  
5 a bigger sign? Is it because of visibility; the  
6 small sign it's not going to do the same thing or  
7 draw the same attention. What is the reason behind  
8 the larger sign?

9 MS. RODRIGUEZ: The one before, it was  
10 like attached to the law that was permitted before.  
11 I just wanted to be sure that I comply with the law  
12 for this and chose one that was 12 square feet.

13 MS. ALSTON: Okay. So she is going to do  
14 the sign what is allowed --

15 MS. RODRIGUEZ: Yes.

16 MS. ALSTON: -- but she's not asking for  
17 anything else?

18 MS. RODRIGUEZ: I'm not asking for  
19 anything else.

20 MR. EINGORN: No, no. This sign is  
21 bigger than what's allowed. It's more 12 square  
22 feet. It's 12 feet long.

23 MS. ALSTON: So this is more?

24 MR. EINGORN: Right. They're requesting  
25 a bulk variance.

1                   VICE-CHAIRMAN COOPER:  And most stores  
2 now are carrying these larger signs hanging on  
3 there.

4                   MR. EINGORN:  Yeah, I mean, if we're  
5 talking about it, this Board has approved signs of  
6 this size and nature on a regular occasion.

7                   VICE-CHAIRMAN COOPER:  Yes.

8                   MR. EINGORN:  I'm not disputing that.  
9 Any questions about the sign or anything else?  I  
10 think Mr. Cooper has kind of chimed in about the  
11 nonconforming use.  Any questions about that?  No?  
12 Open to the public.

13                  CHAIRMAN HANCE:  Yes.

14                  MR. EINGORN:  Is anybody here tonight in  
15 the public that would like to be heard on the  
16 application regarding 50 S. Dudley Street for a  
17 Certificate of Nonconforming Use and a bulk variance  
18 for the sign?  Seeing and hearing none, we will close  
19 public portion.

20                  The applicant is here tonight requesting  
21 a Cert of Nonconforming Use for a grocery store and a  
22 bulk variance for a sign that exceeds 12 square  
23 feet.  Now is the time for the Board to do a  
24 discussion of the Positive and Negative Criteria  
25 related to the bulk variance, and a discussion of the

1 Cert of Nonconforming Use and to propose a motion  
2 either to grant or deny same.

3 VICE-CHAIRMAN COOPER: I think it's  
4 positive for that neighborhood. It's a local store.  
5 It's a busy place; Wilson High School is in the  
6 neighborhood; kids come down to get snacks or  
7 whatever. They do a good job with policing the area  
8 to keep it clean. I think it's a positive.

9 MR. EINGORN: And then you provided --  
10 previously you provided testimony regarding the --  
11 not testimony but your input about the nonconforming  
12 use. You said it has been a store for a long time?

13 VICE-CHAIRMAN COOPER: Yes.

14 CHAIRMAN HANCE: Also it's good that you  
15 want to update the store and make it more  
16 presentable. Are you going to put something here to  
17 fix that? Shingles?

18 MS. RODRIGUEZ: Yes. I will at least  
19 paint the color that will, of course, look clean.

20 CHAIRMAN HANCE: Your door has graffiti  
21 on it. Are you going to get rid of that?

22 MS. RODRIGUEZ: Yes, sir.

23 CHAIRMAN HANCE: I make a motion to  
24 accept this.

25 MR. EINGORN: We have a motion. Do we

1 have a second?

2 MS. MERRICKS: Second.

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

5 CHAIRMAN HANCE: Yes.

6 MR. EINGORN: Vice-Chairman Cooper.

7 VICE-CHAIRMAN COOPER: Yes.

8 MR. EINGORN: Ms. Merricks.

9 MS. MERRICKS: Yes.

10 MR. EINGORN: Ms. Alston.

11 MS. ALSTON: Yes.

12 MR. EINGORN: Mr. Still.

13 MR. STILL: Yes.

14 MR. EINGORN: Ms. Mason.

15 MS. MASON: Yes.

16 MR. EINGORN: Having six in favor and  
17 none opposed, the motion is granted.

18 John L. Jaquez Rodriguez, 900 N. 4th  
19 Street.

20 MS. JAQUEZ: I'm the Spanish interpreter  
21 for Mr. Jaquez Rodriguez.

22 MR. EINGORN: Raise your right hand. Do  
23 you swear/affirm that the translation you'll provide  
24 to the Zoning Board will be true and accurate to the  
25 best of your ability.

1 MS. JAQUEZ: Yes.

2 MR. EINGORN: Can you state your name and  
3 address for the record?

4 MS. JAQUEZ: Gracie Jaquez, 1204 Haworth  
5 Street, Philadelphia, PA 191241

6 MR. EINGORN: You heard my directions to  
7 the prior application?

8 MS. JAQUEZ: Yes.

9 MR. EINGORN: Translating from you to the  
10 Board members and you to the applicant and the  
11 applicant back to us? Got it?

12 MS. JAQUEZ: Sure.

13 MR. EINGORN: Can you ask Mr. Jaquez  
14 Rodriguez to raise his right hand.

15 - - -

16 JOHN L. JAQUEZ RODRIGUEZ, having first  
17 been duly sworn/affirmed, was examined and testified  
18 as follows:

19 - - -

20 MR. EINGORN: The applicant is here  
21 tonight seeking a Cert of Nonconforming Use for  
22 another grocery store. The applicant is requesting a  
23 grocery store to continue serving the community  
24 effectively. The place has been a grocery store for  
25 the last 54 years. Granting the permit will help us

1 play a critical role in supporting the community and  
2 the economy and its continued operation would uphold  
3 the spirit of the zoning laws while benefiting the  
4 community at large. Then a lot of corporate  
5 documents.

6 So the applicant is the tenant in the  
7 building and purchased the business?

8 MR. JAQUEZ RODRIGUEZ: Correct.

9 MR. EINGORN: Very good. And currently  
10 operating?

11 MR. JAQUEZ RODRIGUEZ: No. It has been  
12 closed for a month, the past month.

13 MR. EINGORN: Closed for a month. Got  
14 it.

15 MR. JAQUEZ RODRIGUEZ: Closed for  
16 zoning.

17 MR. EINGORN: And this is a currently  
18 photograph of the inside?

19 MR. JAQUEZ RODRIGUEZ: Yes.

20 MR. EINGORN: And how do you know it has  
21 been a grocery store for 54 years?

22 MR. JAQUEZ RODRIGUEZ: The building owner  
23 told me.

24 MR. EINGORN: That is Mr. Jazmin Andeliz,  
25 Mrs.?

1 MR. JAQUEZ RODRIGUEZ: Mrs. Andeliz.

2 MR. EINGORN: Mrs. Andeliz. Got it.

3 Questions from the Board? I know we are  
4 going through the pictures and everything as we sit  
5 here.

6 MS. ALSTON: My only question is very  
7 easy and very simple. I was doing some research.  
8 And the address kept on coming up 901 and not 900.  
9 So I just want to verify that it is 900 and I know  
10 the store was there before but I just want to make  
11 sure it's the same store.

12 MR. JAQUEZ RODRIGUEZ: It's 900.

13 MS. ALSTON: It's on that side of the  
14 street?

15 MR. JAQUEZ RODRIGUEZ: Yes.

16 MS. ALSTON: Thank you.

17 MR. EINGORN: You can kind of see the  
18 street number on the front of the building in this  
19 photograph.

20 MR. STILL: Do you have cameras on the  
21 store, the front of the store?

22 MR. JAQUEZ RODRIGUEZ: Yes, it was in the  
23 middle of installing and haven't been finished  
24 because the store has been closed.

25 MR. STILL: Talk about community and



1 helping the community and things. So you have Cooper  
2 Point up the street and you have Mastery School a  
3 couple of blocks down. Do you have any plans on  
4 just -- my concern was safety at first and now I'm  
5 talking about just doing something for the community  
6 as far as serving the community in any other way  
7 outside of just being a store?

8 MR. JAQUEZ RODRIGUEZ: Providing the best  
9 service possible to the community there to serve  
10 them.

11 MS. JAQUEZ: Can I also to that? I'm his  
12 wife so we're working together on this. So, yes, we  
13 are in the process of getting the food stamps  
14 approval as well as to add helping the community;  
15 having everything that the community needs in order  
16 to serve as best as possible. We're willing to  
17 provide to the community in any way. We can then do  
18 community care offering services to everyone.

19 CHAIRMAN HANCE: So you're saying so that  
20 it's been a grocery store for 54 years?

21 MS. JAQUEZ: 54 years.

22 CHAIRMAN HANCE: Did they own it for 54  
23 years?

24 MS. JAQUEZ: The man just bought it in  
25 May. He says he's only 35.

1 MS. ALSTON: I also want to add, thank  
2 you for including the paperwork from the state,  
3 registering to the state and making sure that all the  
4 paperwork is aligned with opening the store. I  
5 appreciate that.

6 MR. EINGORN: Any other questions?  
7 Questions down here? None. Open to the public  
8 Anybody in the public here tonight that would like to  
9 be heard on the application related to 900 N. 4th  
10 Street, a request for a Cert of Nonconforming Use for  
11 a grocery store? Hearing none, we'll close the  
12 public portion. Now is the time for the Board to  
13 discuss the request for a Certificate of  
14 Nonconforming Use for a grocery store and to make a  
15 motion.

16 MS. MERRICKS: I think it's an awesome  
17 idea plus having a lot of families in that area and  
18 bringing on the EDT and WIC and things like that to  
19 make more convenient for our residents. I like that.

20 MR. STILL: I think it has been a store  
21 as long as I can remember. As long as safety,  
22 security and trash pick up and things are where it  
23 needs to be, that's of no concern. That's a concern  
24 of mine that if it's taken care of, it should be  
25 okay.

1                   CHAIRMAN HANCE: Also serving the  
2 community for 54 years, you're doing something right  
3 or the last owner was. So if you can keep that up,  
4 you'll be in good shape.

5                   MS. JAQUEZ: A huge legacy to continue,  
6 yes.

7                   MR. EINGORN: Do we have a motion?

8                   MS. ALSTON: I make a motion to pass.

9                   MR. STILL: I second.

10                  MR. EINGORN: We have a motion and a  
11 second.

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

14                  CHAIRMAN HANCE: Yes.

15                  MR. EINGORN: Vice-Chairman Cooper.

16                  VICE-CHAIRMAN COOPER: Yes.

17                  MR. EINGORN: Ms. Merricks.

18                  MS. MERRICKS: Yes.

19                  MR. EINGORN: Ms. Alston.

20                  MS. ALSTON: Yes.

21                  MR. EINGORN: Mr. Still.

22                  MR. STILL: Yes.

23                  MR. EINGORN: And Ms. Mason.

24                  MS. MASON: Yes.

25                  MR. EINGORN: Six in favor and none

1 opposed, the motion carries. Congratulations.

2 MR. JAQUEZ RODRIGUEZ: Thank you.

3 MS. JAQUEZ: Thank you.

4 MR. EINGORN: Have a nice night.

5 Next matter, Mark Leuzzi, 2322 S. 7th  
6 Street.

7 MR. DORIZIO: Good evening, Mr. Chairman  
8 and members of the Board. My name is Raymond  
9 Dorizio. I am the attorney for Mark Leuzzi. He is  
10 the owner of the property that is located at 2322 S.  
11 7th Street. He's seeking a D(1) use variance for  
12 storage and warehouse at the existing site. I do  
13 have a packet to hand out with some photos and  
14 information if I can hand that up.

15 So this is a location and I'm sure you  
16 are all aware, it's three buildings on an existing  
17 site. My client purchased the property in 2023,  
18 roughly a year ago from Love Fellowship Church. It  
19 was actually the pastor who sold the property to my  
20 client. My client is a plumber. He runs a plumbing  
21 business. He's seeking to use the property for  
22 storage, warehouse. He's been in there for several  
23 months now. I believe that it was used as a  
24 warehouse prior to being used as a church. Again,  
25 there's no changes being proposed to the location.

1 Simply the use, I believe from what we looked at as  
2 far as the tax assessment, the tax assessment is  
3 still listed as an industrial location or industrial  
4 site.

5           So that's essentially what it is. My  
6 client is just looking to revert back to what the use  
7 was prior to the church's use. You know, there's  
8 plenty of space around. I don't believe it's very  
9 residential close to the area although there were  
10 obviously notices that had to go out. My client sent  
11 those notices. But essentially, it's a one-story  
12 building. There's three buildings there. And  
13 there's not any changes that we're seeking to do,  
14 just simply the actual use.

15           MR. EINGORN: Is the applicant requesting  
16 a site plan waiver?

17           MR. DORIZIO: Yes.

18           MR. EINGORN: Would you raise your right  
19 hand, please, Mr. Leuzzi.

20   - - -

21           MARK LEUZZI, having first been duly  
22 sworn/affirmed, was examined and testified as  
23 follows:

24   - - -

25           MR. EINGORN: Please state your full name

1 and address for the record.

2 MR. LEUZZI: Mark Leuzzi, 43 Treaty Elm  
3 Lane, Haddonfield, New Jersey 08033.

4 MR. EINGORN: Mr. Leuzzi, can you just  
5 confirm that the statements made by counsel are true  
6 and accurate; that you adopt those as your  
7 testimony?

8 MR. LEUZZI: Yes, I do.

9 MR. EINGORN: Very good. Thank you.

10 VICE-CHAIRMAN COOPER: It's pretty clean  
11 back here.

12 MR. LEUZZI: Yes, I cleaned it up. I  
13 keep the whole street clean. My biggest litterer is  
14 the trash man.

15 VICE-CHAIRMAN COOPER: You got no  
16 lighting back there.

17 MR. LEUZZI: There's some lights back in  
18 there and all.

19 CHAIRMAN HANCE: Are you going to be  
20 storing equipment and trucks. Is that a business  
21 you're running?

22 MR. LEUZZI: Not out of there. I just  
23 store. I own a concrete business, Haddonfield  
24 Concrete & Plumbing in Philadelphia.

25 CHAIRMAN HANCE: Are you going to do any

1 type of repairs on vehicles or anything like that?

2 MR. LEUZZI: No, no.

3 CHAIRMAN HANCE: So it's strictly  
4 storage?

5 MR. LEUZZI: It's strictly storage.

6 CHAIRMAN HANCE: And you also have barbed  
7 wire. You have razor wire up there?

8 MR. LEUZZI: Yes. I bought it like that.  
9 That's the way it was up when I bought it. It has  
10 got cameras around the entire property, up the side  
11 alley protecting the neighbors behind me as well  
12 which Jan and couple of the ladies who live around  
13 the corner from me.

14 CHAIRMAN HANCE: Does he have to come  
15 back for the razor wire or?

16 MR. EINGORN: That's not part of the  
17 application tonight so I don't know. I mean, if you  
18 want to condition the approval and removal of it or  
19 you don't care about, I mean, that's up to you.

20 MR. LEUZZI: It was existing when I  
21 bought it.

22 MS. MASON: Is this a residential area?  
23 I heard you mention that. It used to be industrial  
24 but is it currently industrial?

25 MR. DORIZIO: No. I don't know think

1 there's many residents around there.

2 MR. LEUZZI: There's only three houses on  
3 the one block and two on the other.

4 MR. LEUZZI: I do a lot for them. I  
5 really do.

6 MR. EINGORN: How about noise, do you  
7 make any noise?

8 MR. LEUZZI: No.

9 CHAIRMAN HANCE: Basically these are work  
10 trucks in there?

11 MR. LEUZZI: Yes.

12 CHAIRMAN HANCE: And when you need them  
13 you'll pick them up?

14 MR. LEUZZI: I'll pick them up and load  
15 up my tools and get out. That's all it is, pick up  
16 and drop off.

17 MR. DORIZIO: Do you work on the  
18 weekends?

19 MR. LEUZZI: No.

20 MS. MASON: And what type of trucks are  
21 they?

22 MR. LEUZZI: Just a couple of trucks,  
23 dump trucks, vans, pickup trucks.

24 MS. MERRICKS: How many vehicles?

25 MR. LEUZZI: Three.



1 MS. ALSTON: You're not changing anything  
2 to the building; you're not changing anything to the  
3 outside. You're just going to store --

4 MR. LEUZZI: Eventually, I will paint the  
5 outside.

6 MS. ALSTON: Okay. But painting just to  
7 make it look --

8 MR. LEUZZI: Yeah. No structural  
9 changes.

10 MR. EINGORN: Any signage?

11 MR. LEUZZI: No signage.

12 MS. ALSTON: So it used to be a church.  
13 Everything was moved out from the inside?

14 MR. LEUZZI: Yes, we cleaned out the  
15 entire place. The roofs were leaking. It was in a  
16 desperate need of a roof.

17 MS. MASON: Where do you generate to  
18 conduct your business? Like I know you're storing  
19 the vehicles there. Are you doing business within  
20 Camden City?

21 MR. LEUZZI: We do business all South  
22 Jersey all the way to the shore.

23 MR. STILL: Who is responsible for  
24 maintaining that area?

25 MR. LEUZZI: I tried to buy their lots

1 but they wouldn't sell them to me.

2 MR. STILL: These were pictures that --

3 MR. LEUZZI: I maintain that. I clean  
4 all that entire lot.

5 CHAIRMAN HANCE: So you maintain all the  
6 lots?

7 MR. LEUZZI: I maintain all the lots.

8 CHAIRMAN HANCE: That makes you a good  
9 neighbor.

10 MR. LEUZZI: The weeds were this high  
11 when I moved in. I cut down like 13 trees on that  
12 one lot that you just showed me.

13 CHAIRMAN HANCE: So what time do you  
14 usually go and pick up a truck?

15 MR. LEUZZI: Seven o'clock, eight  
16 o'clock.

17 CHAIRMAN HANCE: And you're back in  
18 when?

19 MR. LEUZZI: Five, 5:30.

20 CHAIRMAN HANCE: So I guess you know the  
21 neighbors?

22 MR. LEUZZI: I know all the neighbors.

23 MR. EINGORN: Anybody in the public here  
24 tonight that would like to be heard on the  
25 application of Mark Leuzzi, 2322 South 7th Street

1 requesting a use variance and a site plan waiver for  
2 a warehouse/storage of equipment and trucks? Seeing  
3 none and hearing none, we'll close the public  
4 portion.

5 Now is the time for the Board to do a  
6 discussion of the Positive and Negative Criteria  
7 related to a use variance, as well as the elements of  
8 a site plan waiver, whereas the applicant has  
9 testified that there are no exterior changes.

10 CHAIRMAN HANCE: I think it's positive  
11 showing that you are a good neighbor. That's a lot  
12 of work taking care of all the lots out there. And  
13 it's most important that you get to know the  
14 neighbors. Because if you didn't, they would be up  
15 here right now.

16 MR. LEUZZI: Absolutely.

17 CHAIRMAN HANCE: I think it's a good  
18 thing. It's an old building and you took care of it  
19 and brought it back to life again.

20 MR. LEUZZI: Yes, I did.

21 CHAIRMAN HANCE: And also, you're taking  
22 care of the neighborhood.

23 MR. LEUZZI: Absolutely.

24 CHAIRMAN HANCE: So that's a plus.

25 VICE-CHAIRMAN COOPER: I make a motion.

1 MR. EINGORN: Do we have a second?

2 MR. STILL: I second that.

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

4 Chairman Hance.

5 CHAIRMAN HANCE: Yes.

6 MR. EINGORN: Vice-Chairman Cooper.

7 VICE-CHAIRMAN COOPER: Yes.

8 MR. EINGORN: Ms. Merricks.

9 MS. MERRICKS: Yes.

10 MR. EINGORN: Ms. Alston.

11 MS. ALSTON: Yes.

12 MR. EINGORN: Mr. Still.

13 MR. STILL: Yes.

14 MR. EINGORN: And Ms. Mason.

15 MS. MASON: Yes.

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

18 MR. LEUZZI: Thank you.

19 MR. EINGORN: Have a nice night. Good  
20 evening everyone.

21 MR. DORIZIO: Thank you.

22 MR. EINGORN: The next matter, Lorenzo  
23 Hernandez, 506 to 510 N. 27th Street.

24 MS. PERALTA: My name is Sarah Peralta.  
25 I'm just here to translate for Mr. Hernandez.

1 MR. EINGORN: Hi, Ms. Peralta, how are  
2 you?

3 MS. PERALTA: Fine. Thank you.

4 MR. EINGORN: Ms. Peralta, would you  
5 raise your right hand, please.

6 Do you swear/affirm that the translation  
7 you'll provide tonight will be true and accurate to  
8 the best of your ability?

9 MS. PERALTA: I do.

10 MR. EINGORN: Sir, would you raise your  
11 right hand, please.

12 - - -

13 LORENZO HERNANDEZ, having first been duly  
14 sworn/affirmed, was examined and testified as  
15 follows:

16 - - -

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

19 MS. PERALTA: Sarah Peralta, 6167 Cedar  
20 Avenue, Pennsauken, New Jersey.

21 MR. HERNANDEZ: Lorenzo Hernandez,  
22 506 North 27th Street, Camden New Jersey.

23 MR. EINGORN: Mr. Vid Al has already been  
24 sworn so you're good to go. The Board will accept  
25 Mr. Vid Al a professional architect.

1 MR. EINGORN: Are you prepared to proceed  
2 or do you want me to read the appeal for zoning?

3 MR. HERNANDEZ: I want to propose  
4 multiple uses on the property that I have now because  
5 the space I have is too large for what I'm doing so I  
6 don't need all that space that I have right now. And  
7 I would like to do it, one, because right now I'm  
8 providing employees to different people. And I know  
9 that by doing this, I can also provide more  
10 employment to other people in the community.

11 MR. EINGORN: I see you have a shipping  
12 company and you want a social hall; is that what I  
13 understand?

14 MS. PERALTA: Do you want to explain?  
15 Let him explain because he almost said the same  
16 thing.

17 MR. VID AL: I think the Board knows this  
18 site. It has been here before as a previous  
19 business. What it is, this building used to be --  
20 what's the name of that restaurant?

21 CHAIRMAN HANCE: Holmes Lounge.

22 MR. VID AL: That building, the whole  
23 building is building is 4,401 square feet. What he's  
24 using it for is his office for the shipping office  
25 which is only 778 which represents 17 percent of the

1 whole building. The rest of the building is vacant  
2 because that restaurant was huge. It has a lot of  
3 halls and different rooms that they use to use. So  
4 it's vacant right now.

5           What Mr. Hernandez is proposing is to  
6 take a section of that building where the restaurant  
7 used to be and turn that into a hall, a social  
8 hall for, say, 50 and 60 people for like a social  
9 hall with parking, providing parking and the  
10 amenities of that business. Plus, the rest of the  
11 building is going to be subdivided. I thought the  
12 building is subdivided. I don't know why the  
13 building is subdivided that way. But we're going to  
14 take different sections. They have like four  
15 different businesses. But it has the office, the  
16 hall plus leasing space. The rest is going to be  
17 leasing space. It's undetermined what's going to be  
18 there, but he's going to be leasing the space. He  
19 only needs 17 percent right now. So that's the plan.

20           MR. EINGORN: So kind of like a small  
21 strip mall.

22           MR. VID AL: This is the building here.  
23 This is going to be the hall. This corner is where  
24 they are right now with the office. And there's  
25 parking here. And the back yard is for the business,

1 for the whole building. Plus, if you remember across  
2 the street that will be parking. So we're going to  
3 need five parking spaces including one handicap at  
4 the front of the building. And then 25 spaces out of  
5 65. So we have 65 spaces that are basically there.

6 We are going take 25 dedicated to the  
7 hall and then the rest is going to be used for the  
8 rest of the building when the time comes. The  
9 facility has the bathrooms and everything that used  
10 to be the restaurant basically. So it's already  
11 there, high ceilings and everything. So it's going  
12 to be mostly like an interior renovation and some  
13 improvements like a ramp, a handicap ramp for  
14 handicap access to the hall. So that is mostly like  
15 an interior development, more than exterior. The  
16 building is fine the way it is. So that's basically  
17 the project.

18 CHAIRMAN HANCE: Okay. Let's get some  
19 history on this. Holmes' Lounge. My brother had a  
20 house right behind it. I lived on Mitchell Street.  
21 The part you're talking about was the dance floor  
22 And there was a pool table back there also. But he  
23 wants to run both businesses out of there? He wants  
24 to do the storage and the --

25 MR. VID AL: You mean the shipping



1 company?

2 MR. EINGORN: So I think to clarify,  
3 they're going to have the office for the shipping  
4 company --

5 MR. VID AL: Right.

6 MR. EINGORN: -- the social hall and then  
7 two additional empty spaces for which they don't have  
8 tenants yet, correct?

9 MR. VID AL: Right. That's going to be  
10 leasing space.

11 MR. EINGORN: So it'll be like a small  
12 commercial building with multiple uses kind of like  
13 a, I guess, flex space almost? Is that correct?

14 MR. VID AL: That is correct.

15 MR. EINGORN: Will all four have their  
16 own access from the outside?

17 MR. VID AL: They do.

18 MR. EINGORN: They all do.

19 MR. VID AL: Because we have like two  
20 streets. One, two, three of those spaces from  
21 27 Street. And then the floor plan faces Thompson  
22 Street.

23 CHAIRMAN HANCE: My only issue is the  
24 parking. I know the area very well. Across the  
25 street where they have the large parking lot at,

1 that's always congested with cars, trucks, shipping  
2 materials. Behind the building, they're always  
3 unloading back there. So I'm talking about the  
4 parking; a big issue. With that many businesses  
5 going on, it's going to be an issue with parking  
6 there.

7           You got Howell Street right here which is  
8 a one-way street and then 27th Street goes this way.  
9 And then you have Thompson Street which is a two-way  
10 street but very narrow. You're right, he was here  
11 before with the storage. And it was congested then.  
12 When you start bringing in tractor trailers and stuff  
13 in and you have to go on the other lot to make a  
14 U-turn, that's congested. In fact, someone just  
15 bought the house on that property.

16           The property that he makes a U-turn on,  
17 it used to be all grape vines going down there. I  
18 know because I used to go and jump the fence and  
19 steal the grapes. So you have apartment buildings  
20 right there, Macedonia Apartments. Those areas are  
21 pretty tight. But like I said, I'm concerned with  
22 the parking.

23           MR. EINGORN: You're concerned with the  
24 parking even with the --

25           CHAIRMAN HANCE: Yes. It's close with

1 the cars and trucks.

2 MR. EINGORN: He's saying he's going to  
3 dedicate 25 spaces.

4 CHAIRMAN HANCE: It's not big enough for  
5 that parking. That has both and cars.

6 VICE-CHAIRMAN: We granted this --

7 MS. ALSTON: I can't hear what's going  
8 on.

9 MR. EINGORN: Hold on. There's way too  
10 much talking. We got to be on the record one at a  
11 time.

12 MR. VID AL: What he's saying is, there's  
13 a lot of unused vehicles in the parking lot. All of  
14 them are going to be removed and then rearrange the  
15 parking accordingly to the businesses. Because there  
16 are 65 spaces inside that parking lot. They need to  
17 be rearranged because 25 -- 35 parking spaces are  
18 needed for the hall. It needs to be guaranteed. So  
19 out of 25 there's still a lot of parking that are  
20 left for the building. But they need to be  
21 rearranged.

22 MS. MERRICKS: What are you going to do  
23 with the additional parking spaces? You said there's  
24 only 65 --

25 MR. EINGORN: He's storing things there

1 now. You guys granted them a variance previously.  
2 Right? So the storage was pertinent or connected to  
3 the office. He runs his business from the office and  
4 then he stores his stuff related to that in that lot.  
5 And so, I think the issue is that there's a lot of  
6 stuff there now. I think there's boats and other  
7 things which is his business.

8 MR. HERNANDEZ: I can always remove those  
9 things that are there. Right now they're just there  
10 because I have them just parked there.

11 VICE-CHAIRMAN HANCE: Maybe site plan can  
12 get involved with this because to me we're giving a  
13 blank check.

14 MR. EINGORN: You could condition an  
15 approval on site plan, sure.

16 VICE-CHAIRMAN COOPER: Yeah, because  
17 we're giving him a blank check. I've been in this  
18 building and I know this building's detail inside.  
19 They come and they say they want 50 to 75 people.  
20 They blow out another wall and you got another 50  
21 people now. This thing could turn into a massive  
22 after-hours or a social hall like he wants it to be  
23 but bigger than this. And that brings problems into  
24 our city.

25 MR. EINGORN: You could condition the

1 approvals on him limiting the social hall to a single  
2 space. And then it becomes a code enforcement  
3 problem.

4 CHAIRMAN HANCE: I'm just saying that  
5 when Holomes' Lounge bought that extra lot, it was  
6 because they had no parking. So they bought that  
7 extra lot across the street. So if you're going to  
8 put four different businesses in there and storage  
9 and shipping, that's kind of complicated. I can see  
10 and stretching, I can see two businesses in there.  
11 But four, you're kind of stretching it.

12 MR. EINGORN: So you could condition them  
13 coming back for each additional use because,  
14 theoretically, if he has two office uses, the social  
15 hall is probably only going to run on the weekends  
16 and maybe Friday nights-ish. So your parking is  
17 really not crossing over. They're coming at  
18 different times. So potentially, you have enough  
19 parking because a social hall is going to operate at  
20 times that the other businesses do not. But you'd  
21 have to confirm that the other two uses aren't going  
22 to conflict with that parking. So you could reserve  
23 the other two spaces for another time when they find  
24 whoever is going to be there.

25 MR. HERNANDEZ: For instance, my office

1 only runs to five. It's not running all the time.  
2 It runs on Saturday to like 12 or 1. And then on  
3 Sunday we're closed. So at the time, let's say I run  
4 the hall at 1:00 p.m., there's no office running,  
5 there's no trucks in there either. And those  
6 trailers that you're saying that are there, probably  
7 for two days, three days and then it leaves, it's not  
8 like there's trailer always.

9 CHAIRMAN HANCE: I'm not really talking  
10 about the office space. I'm talking about parking.

11 MR. HERNANDEZ: No. But I'm talking  
12 about the parking that is being used right now --

13 CHAIRMAN HANCE: Whenever I go down to  
14 Thompson Street, that yard is full.

15 MR. VID AL: What he's saying is that  
16 basically the building is under-utilized. That's the  
17 fact. It's only 17 percent of the building is being  
18 used. So all of that is basically under-utilized.  
19 What I understand is whatever leased space is  
20 created, we need to be back here and then approved  
21 for whatever they say. If you're going to have, say,  
22 a grocery store or an office or an accountant office,  
23 they need to come back and say, recalculate the  
24 parking to see if you have parking available. Out of  
25 that 65, only 30. So basically it's going to be 35

1 parking spaces legally left for the other  
2 businesses, including this office. I think that's  
3 how it works.

4 But right now if the building continues  
5 like this, he's paying for all these utilities for 17  
6 percent of the building. That's the future of that  
7 building if he doesn't do something else with the  
8 building. It's too big for that office. Or remove  
9 part of that building. Otherwise, it's  
10 under-utilized.

11 VICE-CHAIRMAN COOPER: Many years ago, it  
12 was a very nice daycare center there too. There was  
13 a daycare center in that building.

14 MR. VID AL: Four thousand square feet is  
15 a big building for a small business.

16 MS. ALSTON: I agree. It is definitely  
17 being under-utilized. And I think having that social  
18 space there, it's going to help bring more of the  
19 business that he's looking for. From the social  
20 hall, can you get into your office? Like can you  
21 walk from one end all the way to the other end or  
22 do you have to go out a door, go around to get to the  
23 office?

24 MR. VIA AL: The way it's going to be  
25 laid out, every business is going to have their own

1 entrance and exit independent from each other.

2 MS. ALSTON: And your can't get -- walk  
3 past --

4 MR. VID AL: And besides, you need to  
5 fire separate. When it goes into the construction  
6 part of it, there needs to be fire separation between  
7 every space. So now they're not connected. Because  
8 they have -- the building has a setback which is the  
9 parking. The front parking has a setback of the  
10 building from the property line. So you need to get  
11 out. Actually, you go out of the hall, the future  
12 hall, and then into the office. It's just the other  
13 door.

14 MS. ALSTON: Have you thought about  
15 operating hours for this social hall? Because what  
16 we're here to approve is the social hall, right? He  
17 wants to add the social hall to that area right  
18 there. So you have thought about operating hours? I  
19 know he mentioned that he wants to lease space to  
20 like business people. He mentioned bodegos like a  
21 store or like a grocery store owners.

22 MR. VID AL: Yes. Some people there are  
23 soliciting spaces to him, some businesses. Can I  
24 have something here; like different businesses.  
25 Because it's accessible. The building is already



1 developed. It has all the utilities. It has  
2 parking. We don't need to create parking because the  
3 parking is already there. It's already developed for  
4 the office.

5 But other than that, he doesn't know  
6 exactly. He's pretty sure about the social hall.  
7 And that social hall, it's a good idea to have a  
8 social hall because there's no social halls in  
9 Camden. You need to go to Cherry Hill, to different  
10 places to get a hall, a decent hall in Marlton, one  
11 or two.

12 MS. ALSTON: There's one or two.

13 MS. MASON: I wanted to make a statement  
14 as well. I was going to say, the two things that I  
15 hear that I think are positive, but I think the two  
16 commercial spaces could actually help small  
17 businesses in a city too so providing some type of  
18 space for them in that area. And then also, there is  
19 limited community spaces. Folks are always looking  
20 for community spaces and that's something that we  
21 don't have. And I know that throughout the City of  
22 Camden, like you said, there's a few that's there but  
23 there's not a lot. So I think this would create  
24 another community space, you know, a social hall  
25 where folks can have parties. Again, I'm at the Kroc

1 Center and a lot of folks come through there for  
2 funerals, whatever it is, you know, but it's a  
3 community space. And I think that that's needed.

4 MR. VID AL: I don't think this is going  
5 to be like a big hall like Cherry Hill and different  
6 locations. It's going to be like no more than 70  
7 people for a small gathering like family gathering,  
8 funerals, birthdays, weddings. And I'm related  
9 to that business because I'm helping people finding  
10 halls outside Camden. And what we found is that most  
11 halls outside of Camden, they're booked for the next  
12 two years. So it is like, even if you want, you  
13 don't find them. So this is a good opportunity to  
14 have at least a hall for 70 people.

15 I think the problem with the parking,  
16 again, it's under-utilized. He's having a lot of  
17 vehicles there because there's nothing there. That's  
18 his office. That's his property. But they need to  
19 be, I think, rearranged and dedicated. This is the  
20 hall; this is the office. All of that needs to be  
21 reorganized. That's what I recommend.

22 MS. ALSTON: I think that is a good idea.  
23 I think the alternative would be, he has to leave the  
24 space and then it becomes abandoned or he doesn't  
25 have any anything in there. Some of the negative

1 which I understand the Chairman's issues are the  
2 traffic going in and out. But if you give me the  
3 semi-trucks to passengers cars and regular cars, I  
4 prefer regular cars over semi-trucks turning in and  
5 going in and out. If you put hours -- you know, once  
6 he decides on how he's going to do it, you're going  
7 to operate during these hours, it's going to help  
8 that little environment right there. I know you have  
9 some concerns about the parking.

10 CHAIRMAN HANCE: Right. So I'm going to  
11 give you guys some history. We have three halls in  
12 Camden. We passed one. One hall is in Parkside,  
13 right down from the hospital. Another hall is right  
14 in East Camden on Federal Street right across from  
15 that appliance place. Then there's another hall on  
16 Federal Street further down that used to be a karate  
17 school and we passed that here. So there are halls  
18 in Camden. There's three.

19 MS. ALSTON: To your point with the  
20 proximity, I don't think that this proposal where  
21 he's proposing this hall, maybe if we go down to  
22 Federal Street, you'll bump into the one on Federal  
23 Street. And you have the one on the other end.

24 CHAIRMAN HANCE: So we have two on  
25 Federal and one in Parkside.

1 MS. PERALTA: The one on Federal Street  
2 is actually my client.

3 CHAIRMAN HANCE: You need to speak up.

4 MS. PERALTA: The one on Federal Street  
5 is actually my client. It's usually booked for over  
6 a year.

7 MR. VID AL: It is booked because  
8 Merchantville Temple Hall is being like -- people are  
9 going crazy trying to get that hall but that hall is  
10 not for rent. But sometimes people use it. That  
11 hall on Federal Street is booked for one year.  
12 Because I have some friends trying to book an event  
13 and he has been moved four times. So the next is  
14 like November which was suppose to be May and now  
15 it's November. It was moved to November because  
16 that's the only day.

17 So what I'm trying to say is, I don't  
18 think if you build, you build like ten more halls in  
19 Camden City and it's not enough. It won't be enough.  
20 For some reason, people are like, they don't want to  
21 have events at home anymore. It's like everybody is  
22 trying to get a hall. I think it's a good idea  
23 especially -- and I was telling the client, if you  
24 don't have parking, don't go to the Zoning Board  
25 because that's going to create a problem. You need

1 to clean up that parking lot in order to make that  
2 work.

3 VICE-CHAIRMAN COOPER: So this number  
4 that you gave us, 50 to 75 people, that's all that  
5 it's going to hold, correct?

6 MR. EINGORN: It would also be subject to  
7 what the Fire Marshall has to say.

8 VICE-CHAIRMAN COOPER: Okay.

9 MR. EINGORN: The Fire Marshall is going  
10 to have to go there and determine what the capacity  
11 is.

12 MR. VID AL: Yes, because it's based on  
13 the square -- to give you an idea of how it's  
14 calculated. It's 15 square feet per person sitting  
15 down. So you multiply that by --

16 VICE-CHAIRMAN COOPER: So that's how we  
17 got this number here?

18 MR. VID AL: That's how we determine the  
19 area. So it cannot be no more than that. When you  
20 have chairs, you know, like a conference, it's a  
21 little bit more because you can remove the tables.  
22 That's basically -- that's like a small gathering  
23 like small weddings, funerals, christening and  
24 birthdays. It's no more than 80 people.

25 VICE-CHAIRMAN COOPER: And the hour of

1 operation will be?

2 MR. HERNANDEZ: Mostly it's going to be  
3 for the weekends and they won't pass over 10:00 p.m.

4 VICE-CHAIRMAN COOPER: With the curfew.

5 MR. HERNANDEZ: I'm not planning to do  
6 weekdays.

7 MR. VID AL: To rent the hall for four  
8 hours. For the business to work and say no more than  
9 four hours.

10 MS. ALSTON: I have a question for Kyle.  
11 If we approve this space for the social hall and we  
12 already know that it's a certain size, if he decides  
13 to expand, he would need to come back or are we  
14 giving him like he can expand and do whatever else?

15 MR. EINGORN: So this is where the Board  
16 needs to be really clear, right, because the  
17 applicant came tonight seeking four uses on the same  
18 lot. Potentially, the two middle spaces could be the  
19 same use and it may be less than four uses or  
20 whatever it may be. But the applicant came here  
21 for -- they already have the office which is approved  
22 and then they want to add the social hall and the two  
23 other potential uses. That's four uses. Without  
24 knowing what those are, it's going to be impossible  
25 to determine the parking and all of those things.

1           So if the Board is going to consider  
2 this, it needs to consider whether, and it would be  
3 against my advice, to grant two unknown uses or  
4 whether to just consider the social hall as an  
5 additional use and require the applicant to come back  
6 for the other uses. Because really, if you have  
7 another use that's going to create weekend traffic,  
8 you could end up having a huge parking liability  
9 there and you're not going to be able to control it  
10 if you just grant a blanket use variance. And so  
11 what I'd like the Board to consider is, consider the  
12 social hall and then have it a condition of approval  
13 that the applicant come back for the other uses.

14           VICE-CHAIRMAN COOPER: Yes.

15           MR. VID AL: It's clear, you know, like  
16 if somebody says, oh, let's put a parking there, it  
17 needs to come back because the parking counts is  
18 going to change.

19           CHAIRMAN HANCE: I can see two uses but  
20 right now, not four. And also on 27th Street, you  
21 have neighbors there; you have six houses ther. You  
22 have a barber shop. So you have six houses there and  
23 then you have one house catty-corner right there.

24           MR. EINGORN: Which is why I would  
25 suggest considering the social hall and not the other

1 uses because there's potential that they come back  
2 with something is a very low-volume use like an  
3 accountant's office or maybe Mr. Vid Al moves in and  
4 he only has a few clients per day, right? I mean,  
5 something that's low volume; maybe something that's  
6 compatible with what's there. But since you don't  
7 know what it is yet, you can't make that decision.  
8 So that's why I would encourage you to consider the  
9 social hall and the other uses can come back at a  
10 later time.

11 CHAIRMAN HANCE: You will have security  
12 at this social hall, correct?

13 MR. VID AL: Most of the time nowadays  
14 people like to even to have a valet parking. For  
15 example, if that's the case and you give a break to  
16 somebody who is going to run the valet parking for  
17 the night.

18 CHAIRMAN HANCE: So if we pass you, I  
19 will by to visit.

20 MR. EINGORN: Is anybody in the public  
21 here tonight that would like to be heard on the on  
22 application of Lorenzo Hernandez, 506 to 510 N.  
23 27th Street? Hearing no public portion, hearing no  
24 public comment, we'll close the public portion. So  
25 the Board is asked to consider, like I said, four



1 uses on this lot; the preexisting office which was  
2 approved; two uses which we don't know what they are;  
3 and the social hall.

4           So as I said, I would encourage you to  
5 consider the social hall. I don't know that it's  
6 appropriate for the Board at this time to consider  
7 the two blanket uses. And so the applicant is  
8 requesting a "D" use variance for more than one use  
9 on the same lot. A social hall is not permitted in  
10 the zone so they need a use variance for that.

11           They're requesting a bulk variance for  
12 off-street parking. I mean, I guess it's required  
13 because the parking is really off-site. But you know  
14 that there is parking available and it would be  
15 dedicated for this. So the three requests are, use  
16 variance for the use, use variance for multiple uses  
17 and off-street parking, bulk variance. And, again,  
18 if you're going to make the motion, I would suggest  
19 the condition be just for the social hall.

20           MR. STILL: I would like us to consider  
21 camera usage in the front area too just to contribute  
22 to the safety and security of the area and community.

23           MR. EINGORN: Okay. We can add that as a  
24 condition.

25           MR. VID AL: He has a camera system for

1 the building right now but it's going to enhanced  
2 with the hall.

3 MR. STILL: Okay.

4 MR. EINGORN: And he met the condition.

5 It sounds like the Board is considering  
6 the social hall. So a discussion of that would be  
7 good and then a motion.

8 CHAIRMAN HANCE: I think we would with  
9 the social hall without the other two businesses  
10 because we're shooting blind. He could bring a car  
11 salesman in here and sell cars with conditions.  
12 Security cameras, the off-street parking. You said  
13 one more that I forgot.

14 MR. EINGORN: No. It was the social hall  
15 only and then the camera system.

16 CHAIRMAN HANCE: How about the parking?

17 MR. EINGORN: They're asking for a bulk  
18 variance because the parking is not on-site. The  
19 parking is really off-site so they kind of have it  
20 already and they knew that. But that's what's going  
21 on. I just explained it.

22 CHAIRMAN HANCE: I will definitely make a  
23 motion with those conditions for a social hall and  
24 the use variance.

25 MR. EINGORN: The use variance for more

1 than one use for the use itself and a bulk variance  
2 for the parking. And then the two conditions as  
3 stated.

4 VICE-CHAIRMAN COOPER: So we approve the  
5 social hall and the parking. I make a motion to  
6 accept.

7 MR. EINGORN: With the conditions?

8 VICE-CHAIRMAN COOPER: With the condition  
9 of the social hall and the parking.

10 MR. EINGORN: And the camera system.

11 VICE-CHAIRMAN COOPER: And the camera  
12 system.

13 MR. EINGORN: Do we have a second?

14 CHAIRMAN HANCE: Second.

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

17 CHAIRMAN HANCE: Yes.

18 MR. EINGORN: Vice-Chairman Cooper.

19 VICE-CHAIRMAN COOPER: Yes.

20 MR. EINGORN: Ms. Merricks.

21 MS. MERRICKS: Yes.

22 MR. EINGORN: Ms. Alston.

23 MS. ALSTON: Yes.

24 MR. EINGORN: Mr. Still.

25 MR. STILL: Yes.

1 MR. EINGORN: And Ms. Mason.

2 MS. MASON: Yes.

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

5 At this time, we will take a 10-minute  
6 bathroom break.

7 - - -

8 (Off the record at 8:16 p.m.)

9 (Back on the record at 8:30 p.m.)

10 - - -

11 MR. EINGORN: The next matter is Yordy's  
12 Peralta, 1575 Louis Street. Mr. Izzo, good evening;  
13 how are you?

14 MR. IZZO: Good. Charles Izzo for the  
15 applicant. This is Emilyn Peralta and she's here  
16 because her uncle and her cousin, Roman, are in the  
17 Dominican Republic. So she's pretty familiar with  
18 the application but she was concerned about being  
19 able to answer all the questions. So I suggest that  
20 if we can continue until they return, it would be  
21 more productive.

22 MR. EINGORN: That's fine. Is August  
23 okay -- the next available spot would be September  
24 9th. That's a while. Is that okay?

25 MR. IZZO: Yes, September 9th would be

1 all right.

2 MR. EINGORN: So for the record, this  
3 application of Yordy's Peralta is being adjourned to  
4 September 9th at 5:30 p.m. This is notice to the  
5 world if anybody is here for 1575 Louis Street, will  
6 be heard on September 9th. That's notice to the  
7 world. No further notice necessary. And we will see  
8 you then.

9 MR. IZZO: I have the next applicant  
10 also.

11 MR. EINGORN: And then the next matter,  
12 Premium Auto Repair, LLC, 1103 N. 20th Street.  
13 Again, Mr. Izzo.

14 MR. IZZO: Charles Izzo for the  
15 applicant, and the applicant is here, Manuel Nunez.

16 MR. EINGORN: Would you raise your right  
17 hand, please.

18 MANUEL NUNEZ, having first been duly  
19 sworn/affirmed, was examined and testified as  
20 follows:

21 - - -

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

24 MR. NUNEZ: Manuel Nunez. My address is  
25 56 Railroad Avenue, Gloucester City, New Jersey.

1                   MR. IZZO: We're here tonight about 1103  
2 N. 20th Street. And Mr. Nunez, you run a business at  
3 that location?

4                   MR. NUNEZ: Yes. The business location  
5 is 1103 N. 20th Street.

6                   MR. IZZO: What do you do there? What is  
7 your business?

8                   MR. NUNEZ: Auto repair.

9                   MR. IZZO: Who owns the property over on  
10 North 20th; who is the owner?

11                  MR. NUNEZ: The owner of the property  
12 Genaro Lopez.

13                  MR. IZZO: How long have you been there?

14                  MR. NUNEZ: Two years.

15                  MR. IZZO: On our application which is  
16 documented with a plot plan and a photo, we also  
17 noted that his predecessor at the location and the  
18 owner you just mentioned, had been to this Board  
19 previously. It was actually just a year ago. We're  
20 here tonight to renew that application. It was  
21 actually approved a year ago.

22                  MR. EINGORN: The building says Camden  
23 Cargo Express. Do they use it for something other  
24 than auto repair; is that what happened?

25                  MR. NUNEZ: Yes. The Cargo Express is

1 after. Now it's Premium Auto Repair.

2 MR. EINGORN: Got you. So for the Board,  
3 we granted an application May 1, 2023 and used this  
4 for auto repair. I don't know if you guys remember  
5 this one. In the interim they abandoned the use it  
6 looks like, and put in a cargo company of some sort  
7 which I don't recall and now they want to go back to  
8 auto repair. Is that correct?

9 MR. IZZO: That is exactly correct. And  
10 the Board did a very nice resolution when the  
11 proposal was made in 2023 to do auto repair here  
12 before it was abandoned and renewed.

13 And we're basically making an identical  
14 application. Basically stating that the property is  
15 suited for the proposed use and has a history of  
16 being used for that type of activity. And  
17 Mr. Nunez's plan which is very nicely prepared, it  
18 shows about 20 cars actually parked around the  
19 property which he describes is 100 feet by 100 feet.  
20 Small shop and office in the concrete building and  
21 then the vehicles well-spaced, not jammed up against  
22 a wall. He's an owner-operator of a business there.  
23 He doesn't own the real estate but he owns the  
24 business and wants to pursue his livelihood there.  
25 Single-story garage/office building.

1                   VICE-CHAIRMAN COOPER: So he's already  
2 working out of that -- he was already working and  
3 they shut you down or what happened there?

4                   MR. IZZO: He started working and then  
5 the zoning officer or an inspector came out looking  
6 for his business license and found that Dr. Williams  
7 required him to come back to the Board. That's how  
8 he discovered this.

9                   VICE-CHAIRMAN COOPER: So it has always  
10 been a service station?

11                  MR. IZZO: Right. I think he assumed  
12 that he was just picking up where the other owner had  
13 left off. Making the proper application here.

14                  MR. EINGORN: The building still has the  
15 lift?

16                  MR. NUNEZ: Yes, it has it.

17                  MR. EINGORN: Anything from the Board?  
18 The Board previously approved this last year. It  
19 doesn't look like anything has changed in the  
20 pictures. Anybody in the public here tonight that  
21 would like to be heard on the application of Premium  
22 Auto Repair for 1103 N. 20th Street? Hearing none,  
23 we'll close the public portion.

24                  The applicant is here tonight seeking a  
25 Cert of Nonconforming Use and a bulk variance for



1 parking. The applicant has demonstrated, however,  
2 certain parking. And it seems to me like we granted  
3 this review, granted this last year. I think it's  
4 appropriate. Quick discussion and a motion.

5 CHAIRMAN HANCE: I'll just say that it's  
6 good that he didn't give up. He is still trying to  
7 make a living out of the business. He came before us  
8 to make sure he got it straight. So I think it's a  
9 great idea.

10 VICE-CHAIRMAN COOPER: Motion to accept.

11 MR. EINGORN: Do we have a second?

12 CHAIRMAN HANCE: I second it.

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: Ms. Merricks.

19 MS. MERRICKS: Yes.

20 MR. EINGORN: Ms. Alston.

21 MS. ALSTON: Yes.

22 MR. EINGORN: Mr. Still.

23 MR. STILL: Yes.

24 MR. EINGORN: Ms. Mason.

25 MS. MASON: Yes.

1           MR. EINGORN: Having six in favor and  
2 none opposed, the motion passes. Congratulations and  
3 have a nice night.

4           MR. NUNEZ: Thank you.

5           MR. EINGORN: Our last order of business  
6 would be the Adoption of Resolutions for May 2024  
7 because we didn't have a meeting last month. Let me  
8 figure out who was here.

9           The Resolutions are as follows: Bulk  
10 Variance approval for A Gift From God Ministries.

11           Granting Interpretation for MIG  
12 International Holdings, LLC.

13           Granting Bulk Variance Approval and Use  
14 Variance Approval for David Lee.

15           Granting Bulk Variance Approval and Use  
16 Variance Approval for Carlos Supelveda.

17           Granting Use Variance Approval for Tony  
18 Paton, Jr.

19           Granting Bulk Variance Approval for  
20 Elpidio Alcantara.

21           Granting Non-Conforming Use for Franklin  
22 Abreu.

23           And Granting Nonconforming Use for German  
24 Enterprises Corp.

25           So Chairman Hance, Vice-Chairman Cooper,

1 Ms. Merricks and Ms. Alston can all vote on these  
2 Resolutions. Do we have a motion to adopt?

3 CHAIRMAN HANCE: Motion to adopt.

4 MR. EINGORN: And a second?

5 MS. ALSTON: Second.

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

7 Chairman Hance.

8 CHAIRMAN HANCE: Yes.

9 MR. EINGORN: Vice-Chairman Cooper.

10 VICE-CHAIRMAN COOPER: Yes.

11 MR. EINGORN: Ms. Merricks.

12 MS. MERRICKS: Yes.

13 MR. EINGORN: Ms. Alston.

14 MS. ALSTON: Yes.

15 MR. EINGORN: So moved. We need a motion  
16 to adjourn.

17 MS. ALSTON: Motion to adjourn.

18 MR. EINGORN: A second?

19 MS. MERRICKS: Second.

20 MR. EINGORN: All in favor?

21 THE BOARD: Yays.

22 MR. EINGORN: So moved. We are  
23 adjourned.

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

25

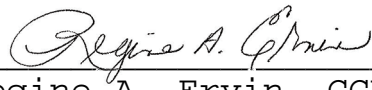
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13 I FURTHER CERTIFY that I am neither a relative,  
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15 parties to the action, nor a relative or employee of  
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