

In The Matter Of:
CITY OF CAMDEN
ZONING BOARD

TRANSCRIPT OF MEETING
August 5, 2024

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ZONING BOARD
CITY OF CAMDEN

- - - -

Monday, August 5, 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 5:45 p.m.

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

- DARNELL HANCE, CHAIRMAN
- KAREN MERRICKS
- MARITZA ALSTON
- YSABEL NUNEZ
- GARY STILL
- TAMEEKA MASON

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

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

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1 CHAIRMAN HANCE: Good evening ladies and
2 gentlemen. Welcome to the City of Camden Zoning
3 Board of Adjustment regular scheduled meeting August
4 5, 2024. Reading of the Sunshine Law: In
5 conformance with the Sunshine Law of New Jersey,
6 notice of the meeting was posted in the Municipal
7 Clerk's office on Wednesday, July 31, 2024.

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

10 CHAIRMAN HANCE: Here.

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

13 MR. EINGORN: Ms. Merricks is currently
14 though we expect her presence.

15 MR. EINGORN: Ms. Marizta Alston.

16 MS. ALSTON: Here.

17 MR. EINGORN: Ms. Isabel Nunez.

18 MS. NUNEZ: Here.

19 MR. EINGORN: Guy Still.

20 MR. STILL: Here.

21 MR. EINGORN: Ms. Tameeka Mason.

22 MS. MASON: Here.

23 MR. EINGORN: The first matter for the
24 agenda would Adoption of the Minutes for July 2024.
25 Do we have a motion to adopt the minutes?

1 CHAIRMAN HANCE: Motion.

2 MR. EINGORN: And a second?

3 MR. STILL: Second.

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

5 Chairman Hance.

6 CHAIRMAN HANCE: Yes.

7 MR. EINGORN: Ms. Alston.

8 MS. ALSTON: Yes.

9 MR. EINGORN: Ms. Nunez

10 MS. NUNEZ: Yes.

11 MR. EINGORN: Mr. Still.

12 MR. STILL: Yes.

13 MR. EINGORN: Ms. Mason.

14 MS. MASON: Yes.

15 MR. EINGORN: All in favor, the motion

16 passes. Let's swear in our professionals.

17 - - -

18 DENA MOORE JOHNSON, PE, CME, having first

19 been duly sworn/affirmed, was examined and testified

20 as follows:

21 - - -

22 MR. EINGORN: I'm going to read the list.

23 If you're here tonight, let us know that you're ready

24 to proceed. Note for now, we only have five Board

25 members. So if you require a use variance, you will

1 need a full vote of the Board, a unanimous vote of
2 the Board.

3 The first matter is 1060 Bergen Avenue,
4 LLC. Is that ready to proceed? We will mark that,
5 not present. Mr. Bernstein, that's your office. Do
6 you have anything for that?

7 MR. BERNSTEIN: I'm sorry. I'm not aware
8 of that matter. I believe my partner, Mr.
9 Calzaretto, is taking care of that.

10 MR. EINGORN: Okay. That's his matter.
11 The second matter is PSE&G, 900 S. 2nd
12 Street.

13 MR. KIENZ: Ready to proceed.

14 MR. EINGORN: Good evening. Thank you.

15 The next matter is Cannabista, LLC, 2035
16 Admiral Wilson Blvd. Please note that the applicant
17 has requested an adjournment to the September 9th
18 meeting. That adjournment is being considered. It
19 will be granted by the Board without further notice
20 to the public September 9th. You're welcome to stay;
21 you're welcome to go. That's up to you. Otherwise,
22 September 9th will be the new date without further
23 notice.

24 The next matter is Haddon Avenue
25 Apartments, LLC, 1301 Haddon Avenue.

1 MR. SHEEHAN: Present.

2 MR. EINGORN: Good evening, Counsel.

3 Next is Curtis Moore, 818 Kaighn Avenue

4 MR. NORMAN: Ready.

5 MR. EINGORN: Next matter, Gloria Om,
6 1542 Bradley Avenue.

7 MS. OM: Here.

8 MR. EINGORN: Good evening. Next is
9 Lillian Baron, 498 Boyd Street.

10 MR. BARON: Here.

11 MR. EINGORN: Good evening. Next is
12 Elving Figueroa, 762 Line Street.

13 MR. FIGUEROA: Here.

14 MR. EINGORN: Good evening. Next is
15 Benz Investment, LLC. That was Mr. Wilson's matter.

16 MR. WILSON: Ready.

17 MR. EINGORN: William Hargrove, 108 N.
18 7th Street?

19 MR. WILSON: Ready.

20 MR. EINGORN: Zayed Abed, 316 Vine
21 Street?

22 MR. ABED: That's ready.

23 MR. EINGORN: Yordy's Peralta, 1575 Louis
24 Street. We'll mark that not present for now.

25 Next is Jonathan Gabay, 436 S. 6th

1 Street.

2 MR. GOLDBERG: My name is Jordan
3 Goldberg. We have a concern because our expert has
4 to leave and we're asking for a continuance.

5 MR. EINGORN: Even if we take you up top;
6 we take you first?

7 MR. GABAY: Can I talk to him?

8 MR. EINGORN: Yes. We're not done
9 reading the list. I'll mark you present and then
10 we'll figure it out.

11 Premier Construction, LLC, 521 Cooper
12 Street.

13 MR. BERNSTEIN: Present.

14 MR. EINGORN: And Elvis Pena Rosado, 700
15 Pine Street.

16 MS. ABED: Present.

17 MR. EINGORN: So we have everybody here.
18 Give us one minute to see what counsel wants to do
19 with Mr. Gabay's matter and then we'll get moving
20 here.

21 Sir, do you want to come forward? Please
22 you raise your right hand.

23 - - -

24 VINCENT BROWN, having first been duly
25 sworn/affirmed, was examined and testified as

1 follows:

2 - - -

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

5 MR. BROWN: Vincent Brown.

6 MR. EINGORN: Mr. Brown has handed me a
7 Notice Of Public Hearing For A Certification Of
8 Non-conforming Use for 700 Pine Street. Sir, do you
9 live near 700 Pine Street?

10 MR. BROWN: Yes.

11 MR. EINGORN: That's why you received
12 this notice. Someone tonight is going to ask for a
13 Cert of Non-conforming Use, meaning, they want to
14 continue to use this property for a grocery store.
15 That's why they're here tonight. They want to use
16 this property for a grocery store. You're welcome to
17 stay and hear the application. You don't have to be
18 here. You're welcome to go; stay; whatever you'd
19 like to do.

20 MR. BROWN: I'm going to go.

21 MR. EINGORN: Okay. We appreciate you
22 stopping by.

23 MR. BROWN: Thank you.

24 MR. EINGORN: Counsel, you want to come
25 forward?

1 MR. GOLDBERG: I think we're going to
2 request a continuance, if that's okay. I know
3 there's not a full Board. Plus, like you said,
4 Mr. Miller has to leave unfortunately.

5 MR. EINGORN: The next available date is
6 October 7, 2024 at 5:30 p.m.

7 MR. GOLDBERG: Do we need new notice?

8 MR. EINGORN: The applicant seeing only
9 five members of the Board and needing a unanimous
10 vote, has requested an adjournment to the October
11 7th meeting date. Chairman, do you want to consider
12 a motion on the requested adjournment or do you just
13 grant the adjournment administratively?

14 CHAIRMAN HANCE: Grant the adjournment.

15 MR. EINGORN: So the Board has considered
16 the adjournment and will grant a new adjournment
17 request noting that there will be no further notice
18 from the applicant required by law. This is the
19 announced notice to the public for the hearing that
20 will be held on October 7, 2024 for the matter
21 relating to 436 S. 6th Street.

22 MR. GOLDBERG: Thank you.

23 MR. EINGORN: This takes us back to the
24 top of the list. Our first matter is PSE&G, 900 S.
25 2nd Street.

1 Mr. Bernstein, do you know if John is
2 coming to this matter tonight, 1060?

3 MR. BERNSTEIN: I don't know. I didn't
4 reach out.

5 MR. EINGORN: If not, will you reach out
6 if not, maybe you'll request an adjournment.

7 MR. BERNSTEIN: I'll step out.

8 MR. EINGORN: When you come up, request
9 the adjournment.

10 MR. KIENZ: For the record, I'm Glenn
11 Kienz, here on behalf of Public Service Electric &
12 Gas. The application before you tonight is a request
13 to be able to move a fence. And literally is the
14 entire application. Just as a quick refresher, the
15 station was previously -- has been in existence since
16 about 1950 on the site. This is a gas regulating
17 station. We appeared before you - I didn't but
18 another counsel did - in June of 2021, at which time,
19 you granted use variance approval, conditional use
20 variance approval, site plan approval for the
21 facility. The facility is in the process of being
22 built out; everything inside.

23 The facility was in existence in 1950.
24 In 2021 they came in, got all those approvals. What
25 happened was, as we're building it out, and

1 everything inside the fence is just as it is with one
2 exception. There was a building here. This building
3 has now been removed. The fence application that
4 we're looking for has had an approval from you for a
5 fence here. However, there was an error in that it
6 showed it only being eight foot high instead of 11
7 foot high. For 10-foot plus 1-foot of barbed wire.
8 So the application tonight is really for that. The
9 rest of the site is completely fenced in. However,
10 the fence that we had approved had holes, mesh,
11 whatever you want to call it of two inch.

12 Public Service under current FERC and
13 other requirements, now wants to decrease the size to
14 one inch. That is my entire application. So I had
15 a chance to speak with your engineer. I have lots of
16 witnesses because Public Service never travels light.
17 So I have a project manager. I have a civil
18 engineer. I have a professional planner. I can tell
19 you that as a representation, we've had a chance to
20 look at the previous resolution granted by the
21 Board. Nothing changes. The only testimony that
22 we're providing is for the fence. I also see counsel
23 just at some of our Boards up north that we have an
24 extension agenda. I will put any witnesses up that
25 you want. We could just go down.

1 State of New Jersey; is that correct?

2 MR. SCHOOLING: Yes.

3 MR. MULLARNEY: Thomas Mullarney, 30
4 Carlton Avenue in Jersey City 07307.

5 MR. KIENZ: And Tom, you're the project
6 manager; is that correct?

7 MR. MULLARNEY: I am.

8 MR. EINGORN: Now what we usually do is
9 we turn to the review letter, Dena's review letter
10 and we'll walk through the lines that underlined?

11 MS. MOORE: Yes.

12 MR. KIENZ: And I tried to make it easy
13 by indicating that any questions or anything that you
14 are raising that was inside the fence. Nothing is
15 changing there.

16 MR. EINGORN: As needed, you can provide
17 testimony that's relevant.

18 MR. KIENZ: Of course, happy to.

19 MS. MOORE: Mr. Chairman, I'm referring
20 to Remington & Vernick's letter dated July 9, 2024.
21 We understand that PSE&G has a conditional use so
22 that's why they were in front of the Board now and
23 previously. So you would be amending the approval
24 that you had before. That's why you're back.

25 MR. KIENZ: That's correct.

1 MS. MOORE: So that's pages two and
2 three in a sentence. Let's jump to page 4.

3 The minimum accessory setbacks, the
4 variances that were granted from the 2021 approval
5 were for the front yard and the accessory building
6 height. I'll jump to the performance standards.

7 The applicant should provide testimony
8 that there are no improvements proposed to the
9 streets, parking, loading and pedestrian circulation
10 as part of this application, excluding the new swing
11 gate and pedestrian access gate with the fencing,
12 correct, nothing new?

13 MR. KIENZ: Just identify when you say
14 correct so the stenographer knows who you are?

15 MR. MULLARNEY: That is correct.

16 MS. MOORE: Okay. The applicant should
17 provide testimony that there are no improvements
18 proposed to the stormwater collection and management
19 system, grading or utilities as a part of this
20 application.

21 MR. MULLARNEY: That is correct.

22 MS. MOORE: The concrete footing in the
23 Typical Line Post Detail should indicate a minimum
24 compressive strength of 4,000 psi. You'll make that
25 change?

1 MR. MULLARNEY: I'm sorry.

2 MR. KIENZ: Concrete footings in a
3 Typical Line Post --

4 MS. MOORE: The concrete.

5 MR. KIENZ: -- Detail should indicated a
6 minimum compressive strength of 4,000 psi.

7 MR. MULLARNEY: That's correct.

8 MS. MOORE: The plans should note that
9 all site work construction and details must conform
10 to the standards of the City of Camden. You'll add
11 that note?

12 MR. MULLARNEY: We will.

13 MR. KIENZ: Yes.

14 MS. MOORE: Lighting was addressed under
15 the 2021 conditional use and site plan application
16 and the applicant received bulk variance approvals
17 for the lighting levels on the facility. The
18 applicant should provide testimony if any changes are
19 proposed to the lighting. Any changes?

20 MR. MULLARNEY: None.

21 MS. MOORE: Signage. Signage was
22 addressed under the 2021 conditional use/site plan
23 application and the applicant received bulk variance
24 approval for the number of signs on the facility.
25 The applicant should provide testimony if any changes

1 are proposed to the previously approved signage.

2 MR. MULLARNEY: None --

3 MS. MOORE: That includes the signs on
4 the fencing --

5 MR. MULLARNEY: That's right. None at
6 all.

7 MS. MOORE: Okay.

8 Fencing. Per Section 870-197.F, a fence
9 not more than 6 feet in height is permitted along the
10 side lot line to the front building lot line and
11 4-foot high fence along the side lot line from the
12 front building line to the front lot line along the
13 front lot line. The applicant proposes to replace
14 in-kind the existing wire fencing with 11-foot high
15 fencing. The applicant requests a variance for the
16 height of the fence. You'll need that variance,
17 correct?

18 MR. MULLARNEY: Yes.

19 MS. MOORE: And that's basically because
20 the new PSE&G standard is this height, correct?

21 MR. MULLARNEY: Correct.

22 MS. MOORE: A variance is also
23 necessary for Section 870-197.G in which that
24 requires that no fence shall exceed a height of six
25 feet above ground level. The applicant requests that

1 variance, correct? Once, again, it's the height?

2 MR. MULLARNEY: We do, yes.

3 MS. MOORE: The applicant should confirm
4 that the proposed fence relocation with this
5 application, the footings will not encroach within
6 the street's rights-of-way.

7 MR. MULLARNEY: They will not.

8 MS. MOORE: So I have the Summary of
9 Variances and Waivers. You have no waivers. Just a
10 variance for both Section 870-197.F and 870-197.G,
11 both of those are for the fence height.

12 MR. MULLARNEY: That is correct.

13 MS. MOORE: And you're aware of the
14 approval process as listed on pages 5 and 6. If you
15 have any questions, you can contact my office.

16 MR. MULLARNEY: Right.

17 MS. MOORE: And I don't have any Outside
18 Agency Approvals for this. It's just the
19 municipality. We've been performing inspections at
20 the site. So if this is approved, we would be
21 performing this inspection service also. That
22 concludes my review.

23 CHAIRMAN HANCE: Thank you.

24 MR. EINGORN: Does the applicant want to
25 provide any additional testimony regarding the

1 application?

2 MR. KIENZ: I would note for the record
3 based on everything I'm seeing tonight, that the
4 resolution that you previously granted the approvals
5 for, if the planner were to testify, he'd be
6 testifying to the same affirmative and negative
7 criteria. So we can do that again, if necessary. Or
8 I can ask the Board to take judicial notice of the
9 previous resolution.

10 MR. EINGORN: I'm assuming Mr. Schooling
11 would be providing that testimony?

12 MR. SCHOOLING: Yes, that's correct.

13 MR. EINGORN: Mr. Schooling, would you
14 adopt the reasons set forth in the resolution as
15 your testimony?

16 MR. SCHOOLING: Same reasons.

17 MR. EINGORN: And then incorporate that
18 by reference to the extent that there's an approval?

19 MR. SCHOOLING: Yes.

20 MR. EINGORN: Does the Board have
21 questions about what's being requested tonight?

22 CHAIRMAN HANCE: You said PSE&G changed
23 the height of the fence?

24 MR. KIENZ: Only the height of the fence
25 occurred down in this corner. All around here is all

1 at that height. But all around here, we're also
2 replacing the mesh from the two-inch to the one-inch.

3 CHAIRMAN HANCE: Thank you.

4 MR. EINGORN: Open the application to the
5 public?

6 CHAIRMAN HANCE: Yes.

7 MR. EINGORN: Is anybody in the public
8 here tonight that like to be heard on the application
9 of PSE&G at 900 S. 2nd Street regarding the fence?
10 Hearing none and seeing none, we will close the
11 public portion.

12 So the applicant is here tonight
13 requesting preliminary and final site plan amendment
14 regarding the fence. You've heard testimony
15 regarding Dena's letter regarding what's proposed.
16 So the Board should do a short discussion and make a
17 motion.

18 MR. KIENZ: If I could, Council, I'd also
19 include the conditional use and the use variance
20 besides the site plan.

21 MR. EINGORN: Right. Everything tonight
22 should be conditioned upon what's in the letter and
23 subject to and incorporate the prior resolution.

24 MR. KIENZ: Thank you.

25 CHAIRMAN HANCE: So do I see it's just

1 that piece of fence where the corner is located at?

2 MR. KIENZ: That one is growing.

3 CHAIRMAN HANCE: I see that it's good
4 because it's a safety issue.

5 MR. KIENZ: Yes, sir.

6 CHAIRMAN HANCE: And it should all be
7 uniformed.

8 MR. KIENZ: Yes, sir.

9 CHAIRMAN HANCE: I think you for coming
10 back to get permission.

11 MR. KIENZ: It's always a delight to come
12 to Camden. Last time I was here, I was in a
13 snowstorm.

14 CHAIRMAN HANCE: A two-inch to a
15 one-inch --

16 MR. KIENZ: Yes, sir.

17 CHAIRMAN HANCE: -- is even better.

18 MR. KIENZ: Yes. because it's a safety
19 factor.

20 MR. EINGORN: Do we have a motion?

21 CHAIRMAN HANCE: I make a motion that we
22 pass.

23 MR. EINGORN: With the conditions
24 discussed?

25 CHAIRMAN HANCE: Yes.

1 MR. EINGORN: Do we have a second?

2 MR. STILL: I second it.

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

4 Chairman Hance.

5 CHAIRMAN HANCE: Yes.

6 MR. EINGORN: Ms. Alston.

7 MS. ALSTON: Yes.

8 MR. EINGORN: Ms. Nunez.

9 MS. NUNEZ: Yes.

10 MR. EINGORN: Mr. Still.

11 MR. STILL: Yes.

12 MR. EINGORN: Ms. Mason.

13 MS. MASON: Yes.

14 MR. EINGORN: Having all in favor, the
15 motion passes. Thank you, Gentlemen.

16 MR. KIENZ: Thank you for your time.

17 MR. EINGORN: The next matter is Haddon
18 Avenue Apartments, LLC in care of Conifer Realty,
19 LLC, 1301 Haddon Avenue.

20 MR. EINGORN: This application tonight
21 has a bit of a timing crunch as you're going to hear
22 from counsel. Because of that, there's been an
23 arrangement for this resolution to have been
24 drafted. Okay? To the extent that there is an
25 approval tonight, they're requesting that this

1 resolution which we've handed down, would be adopted
2 as part of that approval.

3 To the extent that there's anything that
4 contradicts or otherwise fends what's in here, we can
5 amend it at a later time to incorporate that
6 additional information. With that, I will turn the
7 application over to counsel for tonight's proceeding.

8 MR. SHEEHAN: Good evening, my name is
9 Kevin Sheehan. I'm an attorney with Parker McCay and
10 we're the attorneys for the applicant, Haddon Avenue
11 Apartments, LLC. This property is at 1322 Lot 55 at
12 1301 Haddon Avenue. It's between Mechanic Street and
13 Liberty Street. We're seeking approval for a 51-unit
14 low, moderate housing development with approximately
15 2,500 square foot of commercial space that would
16 front on Haddon Avenue and then encroach slightly
17 into the R-2 Zoning District.

18 The applicant is seeking -- that is in
19 the Gateway Redevelopment Plan. The applicant is
20 seeking a "d(1)" use variance to permit part of the
21 office space to encroach into the R-2 Zone. It's
22 2,500 foot about 1,600 plus or minus would be in the
23 R-2 Zone on the first floor.

24 They're also seeking a density variance.
25 Thirty units per acre is permitted which would allow

1 21 units on this site and we're asking for permission
2 for 51 units. And they're asking for a height
3 variance to permit 45 feet where 35 feet is permitted
4 in the R-2 Zone. And there are also some "c"
5 variances for lot coverage setbacks, driveway width
6 and some other stuff.

7 I have with me tonight, Conifer and the
8 Haddon Avenue Apartments, LLC is a subsidiary of
9 Conifer Realty which is an affordable housing
10 developer throughout the country but mostly in the
11 Mid-Atlantic states. They are working and joint
12 venturing with the Parkside Business and Community In
13 Partnership group within the neighborhood to help to
14 develop this project.

15 So with me tonight are Lauren Williams
16 for Conifer; Bridget Phifer from PBCIP; Sam Mody from
17 Keller Engineers; George Hibbs who is the architect;
18 and Brian Slaugh is the professional planner. So if
19 it's okay with the Board, what we would do since
20 Dena has prepared a report, I'll have Conifer and the
21 Parkside Group give a minute or two.

22 I'll have Mr. Mody show you the site plan
23 to orient you and then we'll put up the architectural
24 plans so you can look at that; go through Ms.
25 Johnson's report; and then I'll have my planner sum

1 up. All of that we're going to do in flash,
2 notwithstanding the fact we're going to do that in a
3 flash, any questions you have or any questions the
4 public has, we'd be happy to slow down and answer
5 them.

6

- - -

7 (At which time, Karen Merricks arrives at
8 the meeting.)

9

- - -

10 MR. EINGORN: In the interim, we're going
11 to let the record reflect that Ms. Merricks has
12 appeared and is now present for the meeting.

13 MR. SHEEHAN: For everybody, we'll have
14 you identified and if you can come up and then we'll
15 have you sworn in.

16 MR. EINGORN: As you've all heard so far,
17 we do not have a microphone system. If you could
18 speak loudly and clearly so the people behind you,
19 and I know it's hard to talk to people behind you,
20 and if they can hear, that would be great.

21 MR. EINGORN: If you all could you raise
22 your right hand, please.

23

- - -

24 SAMIR E. MODY, P.E.; BRIAN M. SLAUGH,
25 P.P., A.I.C.P; GEORGE HIBBS, R.A.; LAUREN WILLIAMS;

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

4 - - -

5 MR. EINGORN: We will start with names
6 and addresses and then we can do credentials on the
7 record as they come up.

8 MR. SHEEHAN: Sure. Yes.

9 MR. MODY: Sam Mody with Keller Engineers
10 of New Jersey, LLC. My address is 35 Kings Highway
11 East, Suite 120, Haddonfield, New Jersey 08033.

12 MR. SLAUGH: Brian Slauch, Clarke Caton
13 Hintz, 100 Barrack Street, Trenton, New Jersey.
14 I'm the planner.

15 MS. WILLIAMS: Lauren Williams. I'm the
16 development manager for Conifer Realty, LLC. Address
17 is 401 Race Street, Philadelphia, PA. I work in
18 Mt. Laurel.

19 MS. PHIFER: Bridget Phifer. I'm with a
20 local development corporation, Parkside Business and
21 Community and Partnership. Address, 1487 Kenwood
22 Avenue, Camden, New Jersey.

23 MR. HIBBS: George Hibbs, Clarke Caton
24 Hintz Architects, 100 Barrack Street, Trenton, New
25 Jersey.

1 MR. SHEEHAN: With that, I'm going to
2 start with Ms. Williams and then Ms. Phifer and ask
3 Lauren to give us just a quick summary of who Conifer
4 is, what you're proposing on this site.

5 MS. WILLIAMS: I'll do my best to let my
6 voice carry but I am struggling with some allergies
7 tonight so I apologize.

8 Like Kevin said, I'm normally the
9 development manager for Conifer Realty tonight to
10 represent the organization for these fine folks. As
11 a high-level for Conifer, we are one of the largest
12 affordable housing developers in the country.
13 Recently we were ranked in the top 25 by affordable
14 housing finance magazine. We have over 21,000 units
15 in our portfolio so we're quite experienced. Many,
16 many of those units are in New Jersey; a large
17 section of which are in South Jersey. We have an
18 office in Mt. Laurel which is where I work from.

19 And to speak more specifically to this
20 project, Kevin touched on it. Our experts will go in
21 depth. But once complete, the building will be
22 51 units of 100 percent affordable housing. That
23 means the highest rents will be affordable at 60
24 percent AMI. Of those units, we will have nine
25 one-bedrooms; 32 two-bedrooms. I'm working from

1 memory which is always imperfect. And 12
2 three-bedrooms.

3 The building will also have a fitness
4 center and a community space to help residents live
5 healthy, full lives. We'll have on-site property
6 management and parking, 54 spots in total. In
7 addition to the residential space, we are building a
8 commercial unit with the intent to be a dental clinic
9 for the community. That's the intent.

10 MR. SHEEHAN: Any questions for
11 Ms. Williams?

12 MS. PHIFER: Again, Bridget Phifer,
13 PBCIP. We are a joint venture partner in the project
14 that Lauren has described. We currently own the
15 property at 1301 Haddon Avenue. We've owned it now
16 for well over 15 years. I'm excited about the
17 opportunity to partner with a developer quite like
18 Conifer with the experience to really bring
19 affordable housing to a city and to a state that
20 desperately needs it.

21 Our work really centers around
22 development. Our focus is also on community
23 building, being engaged and really connect to the
24 community in a way where are providing them with
25 those programs, those projects that are important to

1 the future of the communities. So we're really
2 thrilled to be here and excited to be a part of the
3 project.

4 MR. SHEEHAN: Thank you, Bridget.
5 Sam, can you summarize your professional and
6 educational experience to qualify you as an expert in
7 civil engineering?

8 MR. MODY: Yes. I'm a professional
9 engineer, licensed in the State of New Jersey. I've
10 been practicing for 42 years. And my area of
11 expertise is site development, structural engineering
12 and construction management.

13 MR. SHEEHAN: And you've been qualified
14 as an expert before this Board in advance?

15 MR. MODY: Yes, I have.

16 MR. SHEEHAN: I submit Mr. Mody as an
17 expert in civil engineering?

18 MR. EINGORN: We'll accept Mr. Mody as a
19 expert in civil engineering.

20 MR. SHEEHAN: Sam, can you just give a
21 brief overview of the layout of the project; how it's
22 going to be laid out on the plan and then we'll go
23 through the details when we go through Dena's report?

24 MR. MODY: Sure.

25 MR. SHEEHAN: Thanks.

1 MR. MODY: I apologize for my voice in
2 advance. I'm going to try to project as best that I
3 can.

4 So this site has a long history. This
5 was a commercial site that was used for commercial
6 purposes including a former dry cleaner and auto
7 motor repair shop. These photos will orient you if
8 you're not familiar with the site. The site is
9 bordered around three streets, Liberty, Mechanic are
10 one-way streets that run parallel but opposite
11 directions. And then Haddon Avenue runs along the
12 side. Haddon Avenue, literally across the street is
13 Donkey's just to get you oriented.

14 So Kevin had mentioned, this property
15 in the C-2, R-2 Zoning District under the
16 jurisdiction of the Gateway Redevelopment Plan. What
17 these photos will show you starting from Photo-A
18 which is the Haddon Avenue side looking into the
19 site. The site is a vacant; a vacant parcel of
20 land. It kind of goes counterclockwise. A vacant
21 parcel.

22 Photo-B is from Mechanic Street looking
23 into this site. C and D, you can see remnants of
24 foundations from the original use, a commercial use,
25 through the fence line here. And Photo E is Liberty

1 Street, again, looking through the fence into the
2 site. Pretty much vacant land. This is what they
3 call a thru-lot. So there is a zero lot line. No
4 front and side yards, side yard setbacks.

5 As was mentioned, it's a new mixed
6 4-story residential and commercial building.
7 Fifty-one (51) low to moderate income housing located
8 on the second and third, and fourth floors. The
9 ground floor is for commercial space. It's a dental
10 office. That's along the back. I can flip the Board
11 so you can see it better. The access for the housing
12 is provided from Liberty and Mechanic Streets. The
13 dental office is from Haddon Avenue and Liberty
14 Street. And you'll see that in the architectural
15 elevation renderings. The parking lot --

16 MR. SHEEHAN: So before you turn that
17 over, we're going to mark that A-1. Can you say what
18 that is? That's a site plan with photos of the
19 surrounding area; existing conditions.

20 MR. MODY: Yes. Existing conditions.

21 MR. SHEEHAN: And this is A-2. What is
22 this?

23 MR. MODY: This will be the site plan.

24 MR. SHEEHAN: Thank you.

25 MR. MODY: Here you can kind of get a

1 feel of the use of the site. They said the
2 residential units are the upper floors. They're one
3 bedroom, two bedroom, three-bedroom units. The
4 architect will provide you with more detail on the
5 floor plan of each one. And then the lower unit,
6 the ground floor, will be the commercial space here.
7 And that's the dental office. This was something
8 that was requested by the community as far as a need
9 and Conifer is a partner with CamCare for the
10 operation of this.

11 The parking, we have 51 units so we have
12 a parking space for every resident. We also have
13 provided additional parking for the commercial, the
14 actual workers that are part of the dental office.
15 We have assumed a parking spot for the dental
16 hygienist, the assistant and the dentist. We have
17 three spots available for them, a total of 54 spots
18 for the participants here. We've also provided
19 provisions for EV. And EV is 15 percent of the total
20 lot area. So there are nine spots here that will
21 also give us nine credits for parking.

22 We also provided ADA compliance parking
23 facilities. And we will be adding a bike facility
24 here on the premises at the final preparation.
25 Two-way access from Mechanic Street. Preliminary

1 calculations for stormwater show that we have
2 post-development runoff for the 25-year storm. We'll
3 accommodate that through green infrastructure and
4 we'll meet these guidelines.

5 MR. SHEEHAN: So the details of the site
6 plan itself, Sam, we'll get through Dena's report?

7 MR. MODY: Yes. Anybody else have any
8 questions?

9 MR. SHEEHAN: Any questions of Mr. Mody
10 before we go to the architect and then your
11 engineer's report?

12 CHAIRMAN HANCE: How many commercial
13 businesses will be there?

14 MR. MODY: There's one commercial
15 business that's located back here. You'll see
16 through the architectural rendering the access from
17 two points for one business. And three parking spots
18 right now accommodating them. Any other questions on
19 the site plan itself?

20 MR. SHEEHAN: George.

21 MR. HIBBS: My name is George Hibbs.

22 MR. SHEEHAN: George, can you a summary
23 of your professional educational experience that
24 qualifies you as an expert in architecture?

25 MR. HIBBS: Absolutely. So I'm a

1 graduate in architecture from Pennsylvania State
2 University. I'm a registered architect in the State
3 of New Jersey for the last 30 years. I'm a principal
4 in my firm and a vice-president.

5 MR. SHEEHAN: And you've testified before
6 other Boards and qualified as an expert in
7 architecture?

8 MR. HIBBS: I have. It's been a couple
9 of decades. Back when Camden Ballpark which was
10 River Sharks Stadium.

11 MR. SHEEHAN: I submit Mr. Hibbs as an
12 expert in architecture.

13 MR. EINGORN: The Board will accept
14 Mr. Hibbs as an expert in architecture.

15 MR. SHEEHAN: Thank you. Can you
16 describe the architectural plans for this site?

17 MR. HIBBS: Absolutely. The first
18 exhibit and I think we're up to the A-3. I will
19 label that a Grade Level Floor Plan.

20 So what you have before you is the Grade
21 Level Floor Plan. And as Sam started to describe, as
22 well as the other presenters, so this is a 4-story
23 structure. So imagine the top three stories are
24 residential. And at grade, with the parking that's
25 required, basically we're on columns to support those

1 three levels down into grade.

2 There are two sections of the building
3 that front on Liberty Street and on Mechanic Street
4 that are actually constructed masonry down to grade.
5 So those parts of the buildings, that you can
6 actually enter and exit that are enclosed at grade.
7 So the center is all parking. These black squares
8 you see, they are those columns that come down and
9 are supporting the upper levels of the building.
10 Each of these are parking stalls. These arrows
11 denote two-way.

12 So this is the main entry and exit off of
13 Mechanic Street. So we did not want to have any
14 entry and exit off of Liberty with regard to the
15 adjacent commercial that's happening at Liberty and
16 Haddon. We wanted to come in off on Mechanic a
17 little bit back from the main drag. In terms of that
18 block of building, as Sam was mentioning previously,
19 this is that 2,500 square feet of office/commercial
20 space.

21 So this will be the dental office, if you
22 will. That dental office wants to have a face on
23 Haddon Avenue so it has a front door directly off of
24 Haddon at approximately that location here. It's
25 separated. It has its own entry and exit from the

1 balance of the residences. So you never have folks
2 that are going to the dentist that are crossing when
3 I'm coming home at night. Right?

4 So that main entry to the residential is
5 off of Liberty at the opposite end. So we here we
6 have your main lobby, you come in, your mail and also
7 a second set of eyes. There's an office. So
8 automatically as soon as you come in, it's a hi,
9 hello, you know you live here, swipe the card and
10 you're into you residence.

11 There's also a communal space down at
12 grade; a community room that was previously
13 mentioned. And then straight in is elevators.

14 Again, all floors, elevator service, 100 percent
15 handicap accessible. So then these two elevators
16 access all floors.

17 On the opposite end, the other piece that
18 actually comes down to touch grade in terms of a
19 space you can walk in, is the trash compactor. So
20 this is where the trash room occurs at all the floors
21 above. Everything is down and compacted at grade and
22 then wheeled out. In addition, there's a mechanical
23 space. So those are the two areas that front on the
24 two streets. Now, I'm going to shift to the upper
25 floors, the residential floors and that will be

1 Exhibit, I believe we're up to A-4?

2 MR. SHEEHAN: Correct.

3 MR. HIBBS: So A-4 is the typical upper
4 level plan. So now what you have is, now you're
5 seeing the full floor plan where previously you had
6 just the piece that touched on Liberty & Haddon and
7 the piece that came down here but touched off at
8 Mechanic, as well as the entry into the parking lot.
9 Now you can see it's a typical double-corridor. So
10 that in the center is a hallway. Now you have
11 residences on either side. So there's 51 total
12 units. It's a mix of one bedroom, two bedrooms and
13 three bedrooms. We also wanted to make sure that
14 that mix is consistent throughout all three floors of
15 residential. So it's not like you have a floor of
16 all threes where all the kids are going to be on one
17 floor, all the ones. They're distributed. It's a
18 general mix.

19 That then, we put all of the three's off
20 of Liberty and you can see there's some that face the
21 inner court; some that face this inner court; and
22 then some that face Mechanic Street. But, again,
23 three floors of residential. Then shifting to the
24 exterior, the appearance of the building - so I
25 believe we're up to A-5 - elevations. So now what

1 you have is on the top, this is looking at the
2 building as if I'm standing. This piece as if I'm
3 standing on Haddon Avenue. So that entry to the
4 dental office that I was speaking to, so that's right
5 here.

6 So, again, commercial. I'm at the
7 dentist. I want to walk in off of the commercial
8 corridor so there's a projecting canopy, signage.
9 And then, also, the scale of the building, it's a
10 4-story building but we also want to try to bring
11 down in a pedestrian scale. So what we've done is,
12 all along the grade, that's where we got consistent
13 brick masonry. We're going to tie that major
14 material into the other residences that are off of
15 Mechanic, Liberty and Haddon, right, the major
16 building material being brick.

17 In addition, as you can see, some of
18 these pop-ups are where that brick continues to go in
19 elevation. Those mirror and they're double windows
20 that are molded together, so that's where it occurs
21 in the living rooms. So bedrooms are the singles.
22 The living rooms are the doubles. And then we're
23 joining second, third floor to kind of bring down
24 that scale, again, trying to join those windows,
25 bringing the scale down but also breaking it up in

1 elevation horizontally. Here we've got vinyl siding,
2 sort of a medium grey and then a lighter grey at the
3 top. So as the building rises, we want the colors to
4 diminish. We wanted to sort of elevate and feel a
5 little lighter at its very top.

6 As you turn the corner, then you come
7 down Liberty Street. Here is where it have an entry
8 into the elevator core of the residences. So this
9 was, again, I'm down the corner, I'm entering here
10 and, again, always at a vertical, always with the
11 signage where I'm entering. And then on the flip,
12 we wanted to make sure it was Liberty even though
13 that's where at-grade the parking garage is or that
14 at-grade lot, we didn't want it to be any different
15 than the balance of the building.

16 So, again, consistent with brick,
17 horizontal banding, brick expanding up vertically, as
18 well as that vinyl siding horizontally
19 differentiation in terms of the different layers of
20 color and then all white trim. So we feel like it's
21 an urban, yet handsome pallet in terms of the over
22 esthetic.

23 MR. SHEEHAN: Any questions of Mr. Hibbs?

24 So, Mr. Chairman, I do have a planner but
25 I thought we would go through because we have to

1 address all the variances. And I'm sure Ms. Johnson
2 will go through those. So if we can run through her
3 report and then we'll have our planner wrap up and
4 then we'll be done.

5 MS. MOORE: Mr. Chairman, I'm referring
6 to Remington & Vernick's letter dated July 31, 2024.

7 On page 2 it lists a couple of the plans
8 and documents that should be signed and sealed.
9 You'll correct that. Just so the Board is aware,
10 this is for preliminary approval only for the site
11 plan in addition to the "d(1)" use variance; the
12 "d(5)" density variance, and the "d(6)" height
13 variance.

14 So the "d(5)" variance is, what's
15 required is 30 units per acre. They're proposing 69
16 units per acre. The building height, what's required
17 is 3-stories, 35 feet. They're proposing 4 stories,
18 45 feet. That's why they need the "d(6)" variance.
19 The principal building setback, front yard, required
20 is 10 feet. They are providing zero. And one side
21 yard residential, 10 feet. They're providing zero.
22 Those also would be bulk variances.

23 The commercial parking I have: To Be
24 Determined (TBD). And you'll provide that
25 information but you do conform to the standards,

1 correct?

2 MR. SHEEHAN: The commercial standard is
3 2,500 square feet and the Redevelopment Plan it
4 applies here, is one per 1,000 square feet so we
5 would need three spaces. So with the 51-plus the
6 three is 54 which we have on site before taking
7 credit.

8 MS. MOORE: EV and all that. Okay.

9 MR. MODY: ADA.

10 MS. MOORE: I just want to know that you
11 conform there.

12 Going through the notes. The
13 Redevelopment Plan on page 4: The Redevelopment Plan
14 indicates building coverage for residential and
15 non-residential structures. As this structure will
16 contain both residential and non-residential uses,
17 the Board will need to determine which is applicable.

18 Should the Board determine that the
19 proposed structure is considered non-residential, a
20 variance is not necessary. I think we've already
21 resolved that, correct, that a variance would be
22 required because the majority is residential and the
23 building coverage is 60 percent and you're proposing
24 73 percent, you'll need a bulk variance for that.

25 MR. SHEEHAN: We have a hard time saying

1 this isn't residential.

2 MS. MOORE: For Note #2, that calculation
3 for the density, that does not include the three
4 units located within the C-2 Zone which permits units
5 over commercial. A use "d(5)" density variance will
6 be required. You understood that.

7 Number 4, the note: The Redevelopment
8 Plan indicates heights for residential and
9 non-residential. We mentioned that as this structure
10 will contain both, you'll need that. And the side
11 yard set backs, you're not taking any issue with what
12 we've determined on any of these, correct?

13 MR. MODY: Correct.

14 MS. MOORE: You'll provide the use
15 variance testimony that we have layed out on pages 4
16 and 5?

17 MR. MODY: Yes.

18 MS. MOORE: Okay. Let's just go right to
19 the Performance Standards. If a street opening is
20 necessary for Liberty Street or Mechanic Street, this
21 application will be subject to the Street Opening
22 Permit Ordinance of the City. The City's Engineering
23 office should be contacted concerning the application
24 and fees involve. Do you agree?

25 MR. MODY: We agree.

1 MS. MOORE: A road opening permit from
2 the Camden County Highway Department would be
3 required for a road opening on Haddon Avenue. You
4 agree?

5 MR. MODY: Yes.

6 MS. MOORE: Per the ADA parking
7 standards, 3 ADA parking spaces (2 standard and 1 van
8 accessible) are required for the proposed number of
9 parking spaces. Only 2 ADA spaces have been
10 provided. Plans should be revised accordingly.
11 You'll provide the other space, correct?

12 MR. MODY: Yes.

13 MS. MOORE: Per Section 870-230.Z, secure
14 and convenient parking of bicycles shall be provided
15 in addition to vehicle parking, wherein no less 10
16 percent of the first 100 required vehicle parking
17 spaces shall be provided. No facilities for bicycle
18 parking have been provided. Plans should be revised
19 or a variance requested. I did hear earlier
20 testimony, you're going to add the vehicle parking,
21 correct? So I will remove that variance from the
22 back.

23 Per Section 870-231.B.1.a., a two-way
24 drive aisle should be 24 feet. The applicant has
25 proposed a drive aisle of 22.27 feet. Plans should

1 be revised or a variance will be required. You're
2 requesting that variance, correct?

3 MR. MODY: Yes.

4 MS. MOORE: Per Section 870-231.B.3, a
5 parking space which abuts a fixed object such as a
6 wall or column whether within a structure or not,
7 shall have a minimal width of 10 feet and minimum
8 depth of 20 feet. The plans should be revised or a
9 variance requested.

10 MR. MODY: We're requesting the variance.

11 MS. MOORE: You're requesting the
12 variance. Did you want to state why you're
13 requesting the variance because your parking spaces
14 are 9-by-18 right now?

15 MR. MODY: 9-by-18, that's correct.

16 MS. MOORE: And can you state why not the
17 20-by-10? I don't want to lead you into it but can
18 you --

19 MR. SHEEHAN: In order to maximize the
20 number of parking spaces given the fact that we have
21 one for each, we squeeze them a little bit against
22 the walls in order to get as many spots we can get?

23 MR. MODY: Right.

24 MS. MOORE: All right. Per Section
25 870-231.C.1.c, uses that have over 10,000 square feet

1 of floor area shall provide one loading space. The
2 applicant has not proposed a loading space. Plans
3 should be revised or a variance requested. Testimony
4 should be provided regarding the anticipated type of
5 loading/unloading operation that will occur on the
6 site. So you are proposing the variance. You're
7 requesting the variance for the loading space, right?

8 MR. MODY: Yes.

9 MS. MOORE: So can you explain how
10 loading and unloading will take place, and what type
11 of vehicles would be loading and unloading that
12 you're proposing?

13 MR. MODY: There's no loading or
14 unloading on the site itself. Everything would be
15 taken at the street side.

16 MS. MOORE: Okay.

17 MR. SHEEHAN: And the only loading would
18 be for the dental office?

19 MR. MODY: Yes.

20 MR. SHEEHAN: That would be occasional;
21 just a small like box truck to drop off --

22 MS. MOORE: UPS, FedEx that type?

23 MR. MODY: Yes. Supplies.

24 MS. MOORE: A truck-turning template
25 should be provided. You'll provide that?

1 MR. MODY: Yes.

2 MS. MOORE: For the largest truck that
3 may be there even if that is trash picking up your
4 private haul.

5 MS. MOORE: The applicant should provide
6 testimony as to how they plan to accommodate or
7 offset the parking demand on site. If on-street
8 parking is permitted and the applicant intends to
9 utilize on-street parking, these parking spaces
10 should be delineated on the site plan. Additional
11 permits or approval from the City may be necessary to
12 utilize on-street parking. Additionally, the
13 applicant should address whether any of the spaces
14 will be designated for specific staff or guests.

15 So with your calculation, you're not
16 providing anything on site. You're not requesting on
17 site.

18 MR. SHEEHAN: There would be three -- so
19 we would have 51, one for each unit, plus three
20 spaces for the employees because getting into the
21 garage will be by card so patients wouldn't use the
22 card to get through the garage. So we should have
23 enough for the employees and the residents. Patients
24 who drive would have to park on the street.

25 MS. MOORE: And so would you be

1 requesting dedicated or just where they can find
2 parking?

3 MR. SHEEHAN: Where they can find
4 parking.

5 MS. MOORE: Okay. So then the statement
6 is actually not applicable because you're not going
7 to be going to the City requesting spaces. Correct?

8 MR. SHEEHAN: Right.

9 MR. EINGORN: Can you just show on this,
10 are all the streets around this open for street
11 parking?

12 MR. MODY: Yes. We've driven the streets
13 a number of times. There's plenty of parking that
14 seems to be available with very light traffic on
15 Liberty and Mechanic. I've been there a few times.
16 My team members have been out there. There's parking
17 for the customers and guests that may come to use the
18 dental office. So we feel that there's adequate
19 parking on the street.

20 MS. MOORE: Where you won't needed any
21 dedicated spaces?

22 MR. SHEEHAN: Correct.

23 MS. MOORE: Per the Gateway Redevelopment
24 Plan, sidewalks shall be 10 to 15 feet wide. A
25 five-foot wide sidewalk has been proposed. Plans

1 should be revised or a variance requested.

2 MR. MODY: We're requesting a variance.

3 MR. SHEEHAN: And that's consistent with
4 the existing sidewalk?

5 MR. MODY: Yes. We're pulling the
6 sidewalk up to the property line. But we're still
7 not going to comply with the 10 to 15 feet. We're
8 still short. We have some landscape areas and then
9 we pulled with sidewalk as tight as we can. We're
10 still a bit short from what's required.

11 MS. MOORE: And the parking space count
12 will be consistent between the site plan and the
13 architectural plan?

14 MR. MODY: Yes.

15 MS. MOORE: All right. Electric charging
16 facilities should be provided in accordance with the
17 Municipal Land Use Law requirements in the DCA model
18 ordinance requirements. You're providing those,
19 correct?

20 MR. MODY: Yes.

21 MS. MOORE: We heard testimony before.

22 MR. MODY: They're along Mechanic Street,
23 nine parking spaces.

24 MS. MOORE: The location of the proposed
25 ADA ramps for the project must be confirmed by the

1 City Engineer's office and the County in their
2 reviews.

3 MR. MODY: Yes. We've shown two ADA
4 ramps that are being upgraded but we also defer to
5 the City.

6 MS. MOORE: And those are at the
7 intersection, right, of Haddon; Haddon with both --

8 MR. MODY: Haddon and Liberty and one
9 down at Mechanic.

10 MS. MOORE: And Haddon?

11 MR. MODY: Yes.

12 MS. MOORE: Right. But that one isn't on
13 your property, right? I mean, that's not --

14 MR. MODY: The one at Mechanic Street,
15 there's an ADA ramp right in front of the building.

16 MS. MOORE: Okay. Can I just see that
17 site plan again - I'm sorry - because it's an
18 odd-shaped lot.

19 MR. SHEEHAN: So referring to A-2.

20 MR. MODY: There's the ADA ramp at
21 Liberty and Haddon.

22 MS. MOORE: Right.

23 MR. MODY: We're upgrading that. And
24 then there's one down here. You can see it on the
25 large scale on Mechanic Street.

1 MR. SHEEHAN: Is that here?

2 MR. MODY: Yes.

3 MS. MOORE: That's just at the access
4 drive, though.

5 MR. MODY: Just the access.

6 MS. MOORE: Okay. I knew it wasn't at an
7 intersection. That's why --

8 MR. SHEEHAN:

9 MS. MOORE: That's why I need to see it.
10 Sorry. Not the glasses. Thank you.

11 Stormwater Collection & Management
12 System. So this is just the preliminary. You will
13 make any upgrades to the stormwater management prior
14 to final approval. Just realizing that a stormwater
15 fee should be calculated for the site as outlined in
16 Appendix XVIII of the City Ordinance. You
17 acknowledge that?

18 MR. MODY: Yes, we'll comply.

19 MS. MOORE: And then anything else,
20 you'll make upgrades with the final design.

21 MR. MODY: Yes.

22 MS. MOORE: Grading also. Any of these
23 comments -- none of these comments are applicable for
24 either a variance or a waiver.

25 MR. MODY: We've complied with all the

1 grading.

2 MS. MOORE: But you're fine with the
3 comments I made here?

4 MR. MODY: Yes.

5 MR. EINGORN: All the grading is going to
6 comply?

7 MR. SHEEHAN: Yes.

8 MS. MOORE: Okay. And same with
9 utilities where I ask you to add a note. The project
10 must be approved by the City Engineer's office, City
11 Fire Chief prior to final approval?

12 MR. SHEEHAN: Yes.

13 MS. MOORE: All of these are prior ot
14 final.

15 MS. MOORE: And you'll add these notes
16 that I note on the plan.

17 MR. MODY: Yes.

18 MS. MOORE: Construction Detail, you'll
19 also add the notes that I mentioned?

20 MR. MODY: Yes.

21 MS. MOORE: Let's jump to Planting
22 Design. That's page 8.

23 Per the Redevelopment Plan, a minimum of
24 5 percent of any surface parking facility shall be
25 landscaped area. It appears that some landscaping

1 has been proposed in the ground floor level parking.
2 The applicant should provide the calculation for
3 these areas. If at least 5 percent of the surface
4 parking area is dedicated to landscaping, the plan
5 complies.

6 MR. MODY: At this point, I'm showing
7 preliminary landscape design. We're requesting a
8 variance. It doesn't appear that we're going to
9 reach the five percent.

10 MS. MOORE: So I did not have that noted
11 previously. So that's landscaping for -- so that's
12 the Redevelopment Plan and that's landscaping five
13 percent. Landscaping area five percent. I'll add
14 that to the variance. Street trees are required to
15 be greater than 30 feet in height when fully grown
16 per the Redevelopment Plan. Maturity height of the
17 proposed street trees should be provided. You're
18 going to have that 30 feet?

19 MR. MODY: Yes.

20 MS. MOORE: Per the Redevelopment Plan, a
21 minimum of 40 feet on center distance for street
22 trees should be provided. Additionally, the proposed
23 street tree types should be specified. So you'll
24 specify the type on the plans but you will not be
25 able to do the 40 feet on center everywhere, correct?

1 MR. MODY: Correct.

2 MS. MOORE: So you would need a variance
3 for that.

4 MR. MODY: Yes.

5 MS. MOORE: For strict compliance. So I
6 will add that also for variance, street tree
7 distance. I think it's just one area where they're
8 not able to do it but it's better for site distance
9 that they not have a street tree there.

10 Lighting: Proposed lighting plan should
11 be provided for review and approval prior to final
12 site plan approval.

13 MR. MODY: Yes, we'll comply.

14 MS. MOORE: Per the Redevelopment Plan,
15 open parking areas, entrances and exits shall be
16 adequately illuminated during night hours to aid in
17 providing a safe environment for vehicular and
18 pedestrian movement. Lighting shall be arranged to
19 limit spill light and glare to adjacent private and
20 public properties. Luminaries shall be spaced to
21 minimize shadows and avoid dark pockets. You'll take
22 care of all of that?

23 MR. MODY: Yes.

24 MS. MOORE: If any wall-mounted or
25 architectural lighting is proposed, it should be

1 shown on the plans.

2 MR. MODY: We will comply.

3 MS. MOORE: Prior to final site plan
4 approval, a traffic impact assessment should be
5 prepared by a New Jersey licensed professional
6 engineer in accordance with Section 870-274.

7 MR. MODY: Yes.

8 MS. MOORE: You note the comments that we
9 have for the Phase 1 environmental study that we
10 reviewed. I'll jump -- I do not have any underlying
11 comments until page 11, "The previous site operations
12 at the former 1307 Haddon Avenue parcel may have
13 included a drycleaner and an automotive service
14 business. It is recommended that a Site
15 Investigation be completed for this AOC/REC that
16 includes the collection of soil and ground water
17 samples for laboratory analysis.

18 There is a potential that discharges from
19 the adjacent 1311 Haddon Avenue property have
20 impacted soil at the site and there is a potential
21 that contaminated groundwater and contaminant vapors
22 associated with the adjacent and nearby properties
23 have encroached on to the site. This REC is also
24 considered to be a VEC. It is recommended that a
25 Site Investigation be completed for this AOC/REC/VEC

1 that includes the collection of soil, soil-gas, and
2 groundwater samples for laboratory analysis."

3 Are you doing a Phase 2 study currently?

4 MR. MODY: We're in the process of
5 getting a soil sampling program underway.

6 MS. MOORE: So I'll note that prior to
7 final approval, you should have the Phase 2
8 completed?

9 MR. MODY: Right. We will provide that.

10 MS. MOORE: And you'll provide that for
11 review with the final application?

12 MR. SHEEHAN: Yes.

13 MS. MOORE: Thank you.

14 Prior to any site development activities,
15 the applicant should provide testimony regarding the
16 outcome and results of any additional Environmental
17 Investigations and/or Remedial Actions including, but
18 not limited to soil and groundwater investigations,
19 geophysical investigations, the Order of Magnitude
20 Evaluations, and any subsequent LSRP findings or
21 NJDEP review comments and/or recommendations in
22 connection with the Subject Property.

23 That just means you'll forward everything
24 to us regarding the Site Environmental-wise, right?

25 MR. SHEEHAN: Yes.

1 MS. MOORE: Testimony should be provided
2 on the handling and hauling of solid waste. So I saw
3 that you do have the separate room. And then you'll
4 have a private pick up for anything that's in that
5 facility?

6 MR. SHEEHAN: Correct.

7 MS. MOORE: Once or twice a week?

8 MR. SHEEHAN: Twice a week.

9 MS. MOORE: Twice a week. Okay.

10 MR. MODY: Yes.

11 MS. MOORE: And the trash enclosure for
12 the commercial use should be addressed. Is the
13 commercial use also using this?

14 MS. WILLIAMS: Private pickup.

15 MS. MOORE: Private pickup coordinated
16 for the -- okay.

17 MR. EINGORN: Do you anticipate a lot of
18 trash from a dental office?

19 MR. MODY: I'm sorry?

20 MR. EINGORN: Is there a lot of
21 anticipated trash from a dental office? I can't
22 imagine it's a whole lot.

23 MR. SHEEHAN: I don't think it's going to
24 be that large. Regardless, so it's private pickup so
25 they sort of at least twice a week. And if it's more

1 because more trash is generated and they come often.

2 MS. MOORE: I know the dental office
3 would have their separate like needles and all that
4 to pick up too.

5 MR. MODY: Right.

6 MS. WILLIAMS: Right.

7 MR. EINGORN: I think that's a separate
8 pickup from a specialized company.

9 MR. SHEEHAN: Yes.

10 MS. MOORE: So they're covered with the
11 private pickup.

12 MR. EINGORN: Sounds good.

13 MS. MOORE: No signage has been proposed
14 as a part of this application, correct? If you have
15 any signage, you would present that with the final
16 application?

17 MR. SHEEHAN: Correct.

18 MS. MOORE: Miscellaneous: The bedroom
19 type breakdown shown on the cover sheet of the site
20 plan set is not consistent with the number of
21 breakdown units on the architecturals. So once,
22 again, you'll make sure those are consistent?

23 MR. MODY: Make the two plans.

24 MS. MOORE: Per the Redevelopment Plan,
25 mechanical equipment located on the building roofs

1 shall be screened so as not to be visible from the
2 ground level or from adjacent developments. You'll
3 make sure that there's proper screening?

4 MR. MODY: We'll comply with the plans.

5 MS. MOORE: The colored architectural
6 renderings shall be provided and presented at the
7 public hearing. Your colors are grey, correct?

8 MR. SHEEHAN: Yes.

9 MS. MOORE: And the plans note that the
10 applicant will comply with the City's "Ordinance
11 Establishing Standards for the Submission of Maps and
12 Other Documents in a Digital Format." Your property
13 is already consolidated, so there's no subdivision or
14 consolidation taking place in here?

15 MR. SHEEHAN: That's correct.

16 MS. MOORE: So I will take out the
17 underlined area, the underlined comment for the rest
18 of that.

19 And then I noted when I spoke with you
20 all regarding the review letter that I would request
21 a visual impact assessment be required as a part of
22 the final approval. Just because you do have the
23 4-stories, 45 feet, we'd like to see that visually
24 how that is going to look. So you do agree to
25 provide a visual impact assessment?

1 MR. SHEEHAN: Yes.

2 MS. MOORE: So the Summary of Variances
3 and Waivers, I added some variances. For the
4 Redevelopment Plan we have the "d(1)" variance for
5 use; "d(5)" variance for density; "d(6)" variance for
6 height; building coverage; front yard setback; side
7 yard setback; the sidewalk width. And then I added
8 two for the Redevelopment Plan, the landscaping area,
9 5 percent. And the street tree distance.

10 And then from the ordinance we have the
11 drive aisle width, the parking space size abutting a
12 fixed object; and the loading space. I removed the
13 bicycle parking.

14 MR. SHEEHAN: Yes.

15 MS. MOORE: And we have no waivers.

16 You're aware of the Approval Process as
17 listed on page 13?

18 MR. SHEEHAN: Yes.

19 MS. MOORE: If you have any questions,
20 you can contact my office. The Outside Agency
21 Approvals I have noted as Camden County Planning
22 Board; Camden County Soil Conservation District;
23 Camden County Municipal Utilities Authority. So is
24 there any other approvals?

25 MR. SHEEHAN: No.

1 MS. MOORE: Mr. Chairman, that concludes
2 my review.

3 CHAIRMAN HANCE: Thank you.

4 MR. SHEEHAN: Mr. Chairman, Ms. Johnson
5 said we need testimony regarding the "d" variance so
6 I'll ask Brian Slaugh to come up and give that
7 testimony for you before we open to the public.

8 MR. SHEEHAN: Brian, can you summarize
9 your professional, educational experience to be
10 qualified as an expert in professional planning?

11 MR. SLAUGH: Yes. I have a Master's in
12 City and Regional Planning from Rutgers University
13 which I obtained in 1984. I've been a licensed
14 professional planner since 1987. I'm also a member
15 of the American Institute of Certified Planners since
16 1986. I've been practicing professional planning
17 since that time. I've been a member of Clarke Caton
18 Hintz, PC since 1993 where I'm a principal along with
19 Mr. Hibbs.

20 I've been qualified as an expert before
21 75 municipal boards such as this and in six different
22 court districts in the State of New Jersey. I also
23 serve as a special adjudicator in affordable matter,
24 affordable housing matters serving as a technical
25 expert for judges in housing plans and disputes

1 between municipalities and developers.

2 MR. SHEEHAN: Mr. Chairman, I submit
3 Mr. Slaugh as an expert in professional planning.

4 MR. SLAUGH: Thank you.

5 MR. SHEEHAN: Mr. Slaugh, have you
6 reviewed the application and the engineer's review
7 letter to identify the variances and determine
8 whether or not the application meets the Positive and
9 Negative Criteria necessary for the "d" variances
10 that we're requesting and the "c" variances?

11 MR. SLAUGH: Yes, I have.

12 MR. SHEEHAN: Can you summarize that for
13 the Board?

14 MR. SLAUGH: Yes, I can. First, I would
15 like to -- before I get to the Positive and Negative
16 Criteria particularly with the use variances, just to
17 set the stage a little bit, to understand this
18 application in the context of affordable housing and
19 that is because this requires what are called
20 low-income tax credits for it to be financially
21 feasible.

22 The reason it's an affordable housing
23 project, 100 percent affordable housing project is
24 because there are tax credits which is a federal
25 process whereby they can gather money for using

1 within this project and subsidize the construction
2 and operating costs of the facility typically for a
3 period of 30 years.

4 And without this subsidy, the project is
5 not viable. It's a very competitive process for
6 which Conifer is applying. The last time that
7 tax credits were awarded was in 2022. And at that
8 time, there were nine projects awarded in the state.
9 So it's a very competitive process. And you have to
10 score 100 percent to be able to expect that you will,
11 in fact, receive these funds. And even those funds
12 aren't enough. And affordable housing developers
13 have to scramble for other kinds of funding to be to
14 make all the financing work.

15 When you look at that low income housing
16 tax credit program, you need to hit a certain number
17 of housing units to be considered. So it's a kind of
18 certain minimum and a certain maximum. And it tends
19 to be between about 50 and 95 units. In 2022, the
20 average was 64. And so this 51 unit-project is at
21 the low end of that. So this happens to be one of
22 the largest lots available and vacant in the Parkside
23 neighborhood.

24 So when Conifer went to look for a site,
25 this was really the biggest one they could find. But

1 they're also up against the fact that they need a
2 certain number of units to make it work and to be
3 able to have a viable project that will get funded at
4 the state level. So these things are what really are
5 driving the fact that we have these variances.

6 So the other piece was, they contacted
7 the neighborhood to see what else or what might be
8 usable or necessary for the citizens of Camden. And
9 one of the things that they heard consistently was
10 the lack of dental care for people. And I've heard
11 that myself from other people in the City is, that
12 the lack of dental care, availability of that is a
13 real problem.

14 So this project has a 2,500 square foot
15 office or that purpose. But if you look at this site
16 and you see where the line between the C-2 and the
17 R-2 is located, that line is a triangle that runs
18 from the corner of Liberty Street and Haddon Avenue
19 directly south and its triangle-shaped area. Well,
20 that triangle-shaped area isn't in very good shape to
21 put an office in and it's not big enough to have a
22 dental office.

23 So in the design of the project, that
24 dental office spills over into the R-2 along Liberty
25 Street. That's why we have the use variance because

1 the R-2 doesn't allow the dental office. And I will
2 say, it's also a little unusual to have an office in
3 a 100 percent affordable project. I can only think
4 of one or two others in my experience that have had
5 this. So Conifer has gone ahead; gone the extra mile
6 here to try to address a need in the community by
7 having a dental office.

8 That brings us to the use variance. In
9 general, 100 percent affordable housing projects have
10 been looked at in the court system as inherently
11 beneficial which means, they already meet the leg in
12 the use variance testimony for meeting all of the
13 Positive Criteria. So they've already met half the
14 requirement of being inherently beneficial.

15 Then you have to look at the other side,
16 what's the negative aspect of this? Well, here we
17 have the fact that on this site we need a bunch of
18 variances that relate to intensity of the use.
19 Unquestionably, the site is zoned effectively for 21
20 units, and we're seeking 51. That's a considerable
21 difference. But as I mentioned before, if we sought
22 21 units, well, Conifer wouldn't even start because
23 they know that's a non-starter. It won't be funded.
24 And so that's the first problem. So this is really
25 is at the lowest number you could reasonably expect

1 it to be looked at seriously by the New Jersey
2 Housing and Mortgage Finance Agency which is the one
3 that awards the credits. These credits are coming
4 down from the Federal level.

5 So that also drives the other things
6 which is the fact that we need to push the building
7 to the edges of the property because you need that
8 space to handle the apartments. And I don't think
9 there's anybody here that would disagree that
10 affordable housing is a critical need in Camden.
11 It's a critical need not just in Camden. It's a
12 critical need in Mt. Ephraim. It's a critical need
13 in, believe it or not, Cherry Hill. It's a critical
14 need all over the state.

15 So it's a serious problem and this helps
16 address it. Modern well-made, well-designed
17 affordable housing units are scarce. And these rents
18 are controlled for the life of the project. And then
19 usually what happens afterwards, even though they're
20 for a certain period, usually those controls continue
21 afterwards. That's been my experience in all my
22 roles in affordable housing in my career as an urban
23 planner.

24 So we can expect that this will stay an
25 affordable housing project for a very long time and

1 provide those benefits to the citizens of Camden for
2 a long time to come. So that also means that we need
3 to address off-street parking. The only way to do
4 that here is as Mr. Hibbs indicated, was to put the
5 units off the ground over the parking. And,
6 obviously, you have to get up there so there's
7 certain sections that where the elevators are,
8 staircases and things like that, everybody is going
9 to live up above.

10 So as I said, it's really trying to do
11 the minimum number where you can get considered for
12 credits trying to mitigate any impacts you would
13 have. And so here we are on the side where we're up
14 against houses where we have open areas. So for
15 example, this part here is open to the parking. So
16 this area here on the west side has their yard space
17 will be open to the sky next to the building. So
18 there were efforts made to deal with those issues
19 particularly on that west side.

20 So the building itself has been designed
21 to the best as we can to lessen the detrimental
22 aspects of the building. It's no doubt a bigger
23 building than we typically see but it's not unusual
24 in redevelopment. I've seen a lot of redevelopment
25 projects. I also represent municipalities. There's

1 a lot of redevelopment that's taking place, for
2 example, the north part of the state near New York
3 City.

4 We see these kinds of development where
5 we're going from 2-story to 6-story buildings, for
6 example, where we have two levels of parking and four
7 above. So here at least, we're adhering as much as
8 possible, to the spirit of the Redevelopment Plan
9 where the front edge in the C-2 meets the
10 Redevelopment Plan requirements. But we need to
11 carry that all the way through into the R-2 to make
12 the number of units necessary for the project to be
13 feasible.

14 So from that standpoint we're also using
15 high-quality materials to make it attractive. And we
16 hope that it becomes then like a virtual circle that
17 other people will want to then invest in their
18 properties in this area and make it better all along
19 for everybody. So that's part of the process but
20 much of it driven by, really where's the funding
21 coming from and how can this company obtain it.
22 Conifer has been very successful in obtaining tax
23 credits. There's a number of similar situated
24 companies. But Conifer is the one before us now who
25 is making this effort in Camden.

1 One of the things is that traffic impact
2 assessment has been asked for. I am not a traffic
3 planner so I'm not an expert in this. But as a fact
4 witness, I can say that I, at least, looked up in the
5 manual, the trip generation, and did the
6 calculations. So I can say what that is but I can't
7 interpret it. When I looked at that, the trips
8 from this and that means, going in and out at the
9 peak hour on Mechanic Street would be 25 in the
10 peak hour. And you have to remember that that's of
11 all kinds of apartments all over the country from
12 suburban to urban. A wide range. Twenty-five in the
13 peak hour and that counts both in and out. And 32 in
14 the afternoon both in and out.

15 That means the highest level of traffic
16 using the Transportation Engineer's 7th Edition. So
17 that's about one every two minutes. So that's
18 something to think about in terms of what kind of
19 negative impact this has created. And at final,
20 you'll see someone who is a real expert doing, a real
21 expert on transportation planning, give you a traffic
22 impact assessment. But if that was something of
23 concern, I thought I could at least tell you what the
24 basics of that are in terms of the impact on Mechanic
25 Street, one car every two minutes. Think about the

1 traffic that's on Haddon Avenue. But we did not put
2 the driveway there and that's for a reason.

3 So in terms of the Land Use Law, what we
4 always seek to do is, what purposes of the act
5 support the use variance? The use variance is just a
6 small part of this. And that's two-thirds.

7 Two-thirds of the office is in the R-2 area. That's
8 about 1,675 square feet out of the 2,500. It's about
9 six percent of the floor area of the building. It's
10 not a substantial amount. Nonetheless, I believe
11 that the purposes of the act and this is under
12 Section 40:55.2-2 -- let's just do that, D-2.

13 So this is encouraging municipal action
14 which is what this Board will be taking to guide the
15 appropriate use for development of all lands in the
16 state in a manner which promotes the public health,
17 safety, morals and general welfare that's supported
18 in the goals in the Redevelopment Plan which talks
19 about the construction of new housing and offices.

20 This is exactly what we're doing. It
21 would also be for Purpose F: To encourage the
22 appropriate and efficient expenditure of public funds
23 by the coordination of public development with land
24 use policies. Now, while Conifer is a private
25 developer, tax credits are effectively, the federal

1 government releasing -- is relinquishing tax dollars
2 to support federal -- to support affordable housing.
3 They're giving up federal tax revenues to support
4 affordable housing. So that's public money that's
5 being used. It's just being done indirectly. That's
6 a tax credit as opposed to a tax.

7 Then we also have Purpose G which says:
8 To provide sufficient space in appropriate locations.
9 I'll just paraphrase: For residential uses both
10 public and private according to the respective
11 environmental requirements which will be addressed in
12 order to meet the needs of all New Jersey citizens.
13 And so that's a key issue where we're trying to meet
14 the needs of all citizens in New Jersey, including
15 the working poor and people of modest means and
16 provide them with decent and safe and affordable
17 housing. That's the whole point of this project.

18 So the density variance and height
19 variance are all related to the necessity for
20 producing this. So I would you say to the Board that
21 the Positive and Negative Criteria have been met with
22 this application, as well as the intensity variance
23 and the height variance.

24 MR. SHEEHAN: Any questions of
25 Mr. Slaugh? Mr. Chairman, that concludes our

1 presentation. And we're happy to hear from the
2 public.

3 MR. EINGORN: We'll hear from the public.
4 Are there any questions for the applicant or its
5 professionals before the public portion?

6 MR. STILL: I want to hear about some of
7 these community projects that we talked about before
8 that was part of the conversation in the very
9 beginning about community projects. And if there's
10 somebody that can speak on the community projects
11 that will come that will be a part of the
12 project. I mean, I know we talked about dentistry
13 and dental care. But are there any other community
14 connection?

15 MR. SHEEHAN: Specific to this site, it
16 is the dental office, because that's what we've been
17 told by the community groups that it's necessary
18 here. Beyond, I know Bridget works in the Parkside
19 Community and she can address that.

20 MS. PHIFER: So this project closely
21 aligns with some of the other projects that we have
22 underway. I'm excited to say that we just completed
23 ten new homes for sale in the community, nine of
24 which have sold to homeowners who might not otherwise
25 be able to afford the privilege of owning their own

1 home. And one of the selling points for us also,
2 homes sold at \$129,000 but they were appraised up to
3 \$300,000. And so families are walking instantly into
4 equity. Right? And so when we talk about closing
5 the racial wealth gap.

6 So this project aligns in the sense that
7 it's providing affordable housing. Not for
8 homeownership but as was mentioned by the prior
9 presenter, the need for affordable housing, quality
10 affordable housing, not only in the City of Camden
11 but across the country is dire. Specifically in New
12 Jersey it's dire. And so we've done some
13 community outreach in terms of connecting with the
14 residents to ensure that they're aware of the
15 project. And if they have any questions or any
16 issues pertaining to the project, January 31st,
17 we had a community meeting. There were about 40
18 people there in attendance. I wrote the dates down.
19 I will give you the accurate dates.

20 April, we spent time going door-to-door
21 in the community handing out surveys. Those who
22 completed the surveys would receive a Wawa gift card.
23 We didn't get the number that we wanted but certainly
24 the effort was made. On April 27th, we along with
25 Conifer was there in what's called the Learning

1 Garden which is housed along Haddon Avenue. It sits
2 in the Gateway Neighborhood. We were there once
3 again just opening up; the ideas of the possibilities
4 of the project there at that location. And so I
5 think we spent a couple of hours there.

6 And then on June 24th, there was a
7 meeting at a building that we recently restored the
8 Old Just For Kids site have been vacant for 20 years.
9 We renovated it. We now have a retail incubator in
10 that location. So we had a meeting there. There
11 were about 20 people and the Chair was there. And
12 so, you know, we had some robust conversations around
13 community involvement, the need for a community to be
14 involved in terms of employment, construction. And
15 so they all supported the project at that meeting.

16 So it's a continuing dialogue. It's a
17 continuing kind of conversation. We have another
18 event scheduled for September 6th. Also our annual
19 street festival is September 21st. We want to
20 continue to make sure that residents are aware of
21 what could potentially be coming to their
22 neighborhood. And so everyone is invited September
23 21st. So we're continuing. I mean, that's really
24 important to us when I define who we are as an
25 organization development, important. But also I

1 believe that our greatest asset are the people who
2 live in the neighborhood. Important.

3 MR. SHEEHAN: Does that address your
4 question, sir?

5 MR. STILL: Yes.

6 MS. ALSTON: The first question is, I'm
7 interested in knowing the size of the units? What is
8 your smallest size that you have? Not by bedroom but
9 by square foot.

10 MR. SHEEHAN: I understand.

11 MR. HIBBS: So approximately 750 for the
12 one-bedroom and 900 for the two-bedroom and 1,100 for
13 the three-bedroom.

14 CHAIRMAN HANCE: My concern is, I'm back
15 to parking again. You guys have, what, about five
16 businesses along Haddon Avenue? You have the
17 breakfast place but is that still going to be Donut
18 Queen on that corner?

19 MS. PHIFER: Yes. We have Fresh Donuts;
20 Donkey's; Corrine's. There's quite a few businesses
21 along that corridor and some of them are flagships
22 known across the country. And so we're working
23 on a parking study right now. We've retained Pennoni
24 to help us kind of create a strategy around parking;
25 identifying those vacant lots that can be acquired

1 with the support of the City and/or private ownership
2 so that we can really tackle that issue, that problem
3 because it is, it's an issue.

4 CHAIRMAN HANCE: You have met with the
5 businesses there?

6 MS. PHIFER: We have. So as a part of
7 the Haddon Avenue Business Association, this has been
8 a part of conversations that have been going on for
9 quite some time. And so, again, the parking study
10 should be complete by early September. And that will
11 help us kind of strategize based upon the
12 recommendations on how to really address that issue
13 because it's not the first time that we've heard it.

14 MR. EINGORN: I'm sure counsel will
15 address this. I'm sorry. I didn't mean to cut you
16 off. But it sounds like pursuant to the
17 Redevelopment Plan, they'll be meeting the parking
18 requirement.

19 MR. SHEEHAN: Right. But notwithstanding
20 that as she said -- Bridget is talking about that
21 greater community and what's going on on Haddon
22 Avenue. So the community group itself is trying to
23 address that and the parking study she's talking
24 about is the community group parking study.

25 MS. PHIFER: And I can't say that we've

1 identified the funding that will be used and to
2 implement it, but we will have a study and I believe
3 that they should be living documents. So we will
4 work towards implementing some of those
5 recommendations.

6 MS. ALSTON: The other question that
7 I have, the parking, not the extra space, but I'm
8 thinking about the foot traffic. Is it closed in? I
9 know you mentioned that there is going to be a gate.
10 But would people be able to get in and out and would
11 there be some type of security in place so that we
12 don't get a whole bunch of people sleeping in the
13 areas in the parking area.

14 MS. WILLIAMS: Our property management
15 team and our development team work together to place
16 strategic security cameras. We could work together
17 on exactly where they go. But we put them covering
18 the interior and the exterior of the site and
19 collaborate with our neighbors to make sure everyone
20 is safe.

21 MS. PHIFER: And can I say that I believe
22 that that added foot traffic is definitely going to
23 benefit those businesses that were mentioned earlier.
24 I mean, it means more retailers for our Arts
25 Incubator. It means more diners for Corrine's. I

1 think it's win-win.

2 MS. ALSTON: So I wasn't concerned
3 necessarily about the foot traffic coming in to visit
4 businesses because we always want that. What I am
5 more concerned is about maybe homelessness and
6 people. Because I have heard it and I have seen it
7 where they look for places to sleep and sort of. So
8 while the cameras may help with that, would there be
9 something else in place to help with that; to sort of
10 deter from it?

11 MS. WILLIAMS: Sure I should add to that.
12 In addition to the cameras, we have human beings. So
13 we also have on-site property management and they
14 keep normal business hours. I believe for this
15 building it'll just be one property manager. But we
16 also have a pretty large presence in the region so
17 they'll have support. Then there's always somebody
18 available 24/7.

19 MS. PHIFER: And then five days a week we
20 have what we call the clean team but they really are
21 our ambassadors as well. They walk up and down
22 Haddon to kind of help us with some of those
23 issues whether it's picking up debris or helping with
24 the clean up. But there are eyes on that street and
25 so they can help support that as well.

1 MS. ALSTON: My other concern is that
2 the apartment sizes are a little small even at 900
3 for a 2-bedroom seems to be small. And I understand
4 why because I did hear the testimony on having to
5 meet that one criteria in order to take advantage of
6 the tax credits and be able to afford the project
7 itself, so I understand that.

8 Are there any extras inside these
9 apartments that may be taken away from this space
10 like washer and dryers? Or is it just going to be
11 just an apartment with three bedrooms with nothing
12 extra? Amenities, I'm thinking of which is a luxury,
13 I get it, but just thinking about space that is
14 available.

15 MS. WILLIAMS: Our architect seems to see
16 otherwise.

17 MR. SHEEHAN: George.

18 MR. HIBBS: Washers and dryers, so what
19 we typically here, we will have hookups for washers
20 and dryers in every apartment based on some may be a
21 hook up for a stack based on like a one-bedroom, like
22 a top and bottom versus a side-by-side where the
23 side-by-sides will definitely be in the three's. So
24 they're the kind of hookups that we'll have. But
25 there will be space allotted for that in every unit.

1 MS. WILLIAMS: I don't want to mistake
2 your question. But I think her underlying concern is
3 space. Can you talk to how much space?

4 MR. HIBBS: We were actually just having
5 a conversation about how much larger these units are
6 than market rate units that are available in the
7 area. So I think if you sort of did a double check,
8 you'd see market rates are smaller than what we're
9 actually proposing in the affordable community. And
10 that's pretty consistent. Because of the standards
11 that are put in place, we are consistently held to a
12 threshold where, you know, some folks are like, oh,
13 well it's affordable; make it as small as we can.
14 Not this developer. This client absolutely wants to
15 do what's right for the community.

16 And in terms of the market rate, that's
17 where we're seeing our clients really start to twist
18 a little harder in terms of making the units smaller.
19 I feel as if they are comfortable units. They are
20 consistent. This is pretty much in terms of a
21 standard for one, two's and three's that we've
22 developed all throughout the State of New Jersey with
23 Conifer our client. And I think it will definitely
24 be a spacious unit.

25 MS. ALSTON: Thank you.

1 MR. EINGORN: Anything else? Let's open
2 to the public. Is anybody here tonight that would
3 like to be heard on this application for Haddon
4 Avenue Apartments, LLC, 1301 Haddon Avenue? Please
5 come forward.

6 MR. EINGORN: Would you raise your right
7 hand, please.

8 - - -

9 SANDRA JOHNSON, having first been duly
10 sworn/affirmed, was examined and testified as
11 follows:

12 - - -

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

15 MS. JOHNSON: My name is Sandra Johnson.
16 Address is 8717 Princeton Avenue, Camden, New Jersey
17 08103.

18 MR. EINGORN: What would you like to say?

19 MS. JOHNSON: After the units are built
20 on Haddon Avenue, will they be -- will you all hire a
21 contractor to come in, like a maintenance contractor
22 come in and clean the residue or wherever in the
23 building to allow the people to move right in?

24 MR. SHEEHAN: When you say the residue,
25 you mean within the building that's being built or

1 the surrounding area?

2 MS. JOHNSON: Yeah, after the building is
3 built, you'll send a maintenance contractor in to
4 just clean up the residue that after the buildings
5 are built --

6 MR. SHEEHAN: Yes.

7 MS. JOHNSON: -- so people can move in?

8 MR. SHEEHAN: Yes.

9 MS. JOHNSON: Because why I'm saying
10 that, I'm asking that because my son he's a
11 contractor -- he has a maintenance business
12 and that's what he does. He goes into residential
13 houses that are built after they're finished and
14 clean up the areas. And I was wondering for him,
15 tell him about it so he can maybe get a contractor on
16 these units here.

17 MR. SHEEHAN: I'll put him in touch with
18 Bridget.

19 MS. PHIFER: I will give you my card.

20 MR. EINGORN: Good evening, ma'am, would
21 you raise your right hand?

22 - - -

23 MIOSHA BRADDOCK-LAWRENCE, having first
24 been duly sworn/affirmed, was examined and testified
25 as follows:

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

MS. BRADDOCK-LAWRENCE: My name is Miosha Braddock-Lawrence, 1427 Kenwood Avenue, Camden.

MR. EINGORN: What would you like to say?

MS. BRADDOCK-LAWRENCE: Yes. So I am a certified HUD housing counselor. I do prepurchase and rental counseling. And I just want to reiterate how desperately we need affordable housing, not just in the City of Camden but in this region. There are so many people being relocated out of this area because their landlords are increasing the rent. And I know the City has a rent control office. There's not the biggest response so people are leaving because even what's considered affordable here in the City, not only are they going up more than five percent, the conditions are deplorable.

So we are losing a lot of families and seniors, young children to other areas. In addition to that, we now have an issue where in other municipalities they don't have rent control at all. Fortunately, the City does have it and when people engage the office, it does work. However, in the

1 other municipalities, it's not a mandate. So now you
2 have people not being able to stay in their rentals
3 because the prices is keep going up over ten
4 percent.

5 So you have families who are now living
6 and staying motels, hotels because everyone is
7 charging more than \$1,400 for a 1-bedroom. And more
8 than 50 units of affordable housing will be great
9 because the families will fit in between the incomes
10 of 30 to 60 percent which most people don't know in
11 the State of New Jersey, it's estimated that you have
12 to make \$38.00 an hour to afford what is considered a
13 modest 2-bedroom.

14 And if everybody who was sitting here
15 thinking that number and saying minimum wage is still
16 at, what, \$15, \$16. So you have a lot of families
17 who are struggling right now to afford a potentially
18 \$1,400 a month rent on \$15, \$16 an hour. So I just
19 hope that this project goes through because we will
20 see many families being able to come back into this
21 community and be in something that's safe and
22 affordable and of quality.

23 MR. EINGORN: Thank you.

24 Would you raise your right hand, please.

25 - - -

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

4 - - -

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

7 MS. BROOKS: LaTanya Brooks, 1255 Empire
8 Avenue, Camden, New Jersey. I just want to make two
9 points. One, I've been here before and spoken before
10 you. I recently built a house on Empire Avenue. But
11 I have been very active in the community since I did
12 that. And a lot of the feedback that I have received
13 and was directed at me as a homeowner who looked and
14 saw I was gentrifying the neighborhood, was the
15 additional housing for the low and moderate income.
16 This project addresses that need in the community.

17 This is not just based on data. This is
18 conversations, town meetings. You know, we have
19 community meetings every quarter. So individuals
20 come to those meetings. The concern is that our
21 community is going to get pushed out by the changes
22 of the market. This addressed this for the City and
23 the community. And sometimes you do need a
24 variance. It may not be specific size of a 1-bedroom
25 in another area.

1 I've lived in a 1-bedroom and that was
2 792 square feet. And I've also had one of 662 square
3 feet. And if the 3-bedrooms are \$1,200, we have
4 houses in Camden that are 1,100 on the market right
5 now for a residential market-rate house. So I think
6 the project meets the needs and the size of
7 everything in the community that they're looking
8 for. And the washer and dryer inside the property to
9 make an adjustment to that and to have to find space
10 in a communal property where people have the
11 advantages of market rate housing and have a washer
12 and dryer in the unit, that's what people want.
13 Thank you.

14 MR. EINGORN: Seeing no further members
15 of the public, we'll close the public portion.
16 Counsel, would you like to give a closing statement?

17 MR. SHEEHAN: I would just ask, you've
18 heard all the testimony and the professional
19 planner's testimony regarding the specific variances,
20 so we would ask the Board to grant the variances and
21 the site plan, preliminary site plan that was
22 requested.

23 MR. EINGORN: So the Board has heard
24 extensive testimony from the applicant and the
25 applicant's professionals. The applicant is here

1 tonight requesting preliminary and major site plan, a
2 "d(1)" variance for the office space that encroaches
3 into the R-2 Zone, a "d" variance for the density and
4 a "d" variance for the height, as well as the
5 variances listed in a letter July 31st, 2024 and
6 those that we've added.

7 This is obviously subject also to final
8 site plan so the applicant would have to come back to
9 the extent that this is granted with its final plan
10 for the Board to review. So now the Board should do
11 a discussion of the Positive and Negative Criterias
12 related to the requested use variances; a discussion
13 of the application related to the preliminary site
14 plan and thereafter, make a motion to accept or
15 deny. And then to the extent that there's an
16 acceptance, we'll discuss the resolution which has
17 been proposed. In addition if there's a motion that
18 requires conditions, the conditions being those set
19 forth and agreed to upon in the letter. So let's
20 have a discussion.

21 CHAIRMAN HANCE: I think it's very
22 positive. I have been to a few of the meetings. I
23 try to sit in the back so I don't disturb anyone.
24 They have it right. They don't duck any questions.
25 I feel as though that Parkside definitely is way past

1 due for a facelift. Everything is crumbling. It
2 needs a new look. Yes, we have low-income all over.
3 They do need housing, affordable housing. So I think
4 it's a very smart move, well-planned out. And it's
5 time for Camden to move forward not just in Parkside
6 but throughout Camden.

7 MS. MASON: I just want to put on record
8 that based off the testimony which I thought was very
9 precise and thorough, but I just think that based off
10 the testimony, it was community-lead. And I think
11 that that's most important that this whole project is
12 collaboration with the community and what the
13 community needs. And so even with the testimony and
14 even with the testimony of folks that live there, but
15 then also the testimony of the professionals is
16 really again just speaking to how they work with the
17 community; how, you know, a lot of the feedback was
18 based off the community.

19 So I think, again, just with the
20 presentation, I just loved the fact that it was
21 community-lead which is necessary because a lot of
22 times as we spoke about gentrification, you know,
23 folks are coming in, building things, developing
24 things but they're not connecting with the community.
25 So I think that that's something that's a positive.

1 MS. ALSTON: I also think it's a
2 positive. Affordable housing is needed. I am
3 concerned about, of course, the safety of the
4 tenants. And the other thing I am concerned about
5 is the long-term upkeep of the units. I have been on
6 the other side on a phone call when we have tenants
7 calling saying that management is not doing
8 everything that they should be doing, especially when
9 we have affordable housing in projects like this. So
10 those are the things that come to mind. I didn't
11 mention this but the loading and unloading, I think
12 that may be -- you guys are doing through the front
13 door, is it, the loading and unloading for the
14 tenants?

15 MR. SHEEHAN: Yes, like UPS-type
16 deliveries.

17 MS. ALSTON: But for the tenants to move
18 in and out or would they be using those elevators?

19 MR. EINGORN: I don't think generally
20 move-in for that is considered loading and unloading.

21 MS. ALSTON: I can't hear you.

22 MR. EINGORN: Loading and unloading is
23 generally is not considered about people moving in
24 and out. It's generally considered for the
25 commercial space for things more like a retail

1 generally where you have goods coming to the property
2 on a regular basis. So loading and unloading is more
3 of receiving items for the store and them arriving at
4 the property and taking up the space for a weekly
5 basis as opposed to people who move in on a one-time
6 basis.

7 MS. ALSTON: Understood. But I also have
8 seen other developments and other people moving in
9 and out through that front door and it does take
10 the space, time, maybe limiting the hours when they
11 can move in and out.

12 MR. EINGORN: That's true. But they'll
13 also --

14 MS. ALSTON: That's more of logistics
15 later. But these are some of the concerns that are
16 going through my mind as we try to move in, move it
17 to like the next steps.

18 MR. EINGORN: And the parking that will
19 be designated for the residents, I think, will help
20 alleviate that type of loading as opposed to a
21 regular weekly delivery-type of loading and
22 unloading. Right?

23 Any more discussion? A motion?

24 CHAIRMAN HANCE: I make a motion.

25 MR. EINGORN: Okay. So a motion --

1 CHAIRMAN HANCE: To pass.

2 MR. EINGORN: -- to pass with a condition
3 that the applicant comply with all the agreements on
4 the record relating to the letter. Is that the only
5 condition, right, what's in the letter?

6 MR. SHEEHAN: Yes.

7 MR. EINGORN: We didn't come up with
8 anything else.

9 MS. MOORE: Right. It's for the use, for
10 the "d" variances, the bulk variances included with
11 the preliminary site plan approval.

12 MR. EINGORN: But no other conditions,
13 just the letter?

14 MR. SHEEHAN: Right.

15 MR. EINGORN: Now we need a second.

16 MS. NUNEZ: Second.

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

19 CHAIRMAN HANCE: Yes.

20 MR. EINGORN: Ms. Merricks.

21 MS. MERRICKS: Yes.

22 MR. EINGORN: Ms. Alston.

23 MS. ALSTON: Yes.

24 MR. EINGORN: Ms. Nunez.

25 MS. NUNEZ: 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 carries.

7 So the applicant has provided a
8 resolution for tonight. There's a time crunch which
9 I think the applicant told you, they need certain
10 approvals. In order to get those approvals they
11 require a resolution.

12 This is the form resolution that I have
13 looked at and made certain adjustments to and also be
14 amended later in order to include other discussion
15 that was heard on the record. So the applicant is
16 asking that the Board consider this resolution and
17 make a motion whether or not to adopt that tonight.

18 MS. ALSTON: I'm sorry. This resolution
19 does not include any of the changes that were
20 proposed so we would be amending those?

21 MR. EINGORN: Right. So we'll amend the
22 resolution at the next meeting to include some of the
23 finer details that we heard on the record.

24 MS. ALSTON: Okay.

25 MR. EINGORN: But as for now, I think

1 meets the Board's requirements

2 MR. SHEEHAN: It does specifically
3 require compliance with the report?

4 MR. EINGORN: I would ask the Board to
5 make a motion whether to adopt this resolution at
6 tonight's meeting.

7 CHAIRMAN HANCE: I make a motion that we
8 adopt the resolution.

9 MS. MASON: I'll second.

10 MR. EINGORN: We have a motion and a
11 second. We'll take a roll-call vote. Chairman Hance.

12 CHAIRMAN HANCE: Yes.

13 MR. EINGORN: Ms. Merricks.

14 MS. MERRICKS: Yes.

15 MR. EINGORN: Ms. Alston.

16 MS. ALSTON: Yes.

17 MR. EINGORN: Ms. Nunez.

18 MS. NUNEZ: Yes.

19 MR. EINGORN: Mr. Still.

20 MR. STILL: Yes.

21 MR. EINGORN: Ms. Mason.

22 MS. MASON: Yes.

23 MR. EINGORN: Having six in favor and
24 none opposed, the motion carries.

25 MR. SHEEHAN: Thank you.

1 MR. EINGORN: At this time, we'll take a
2 short break.

3 - - -

4 (Off the record at 7:45 p.m.)

5 (Back on the record at 7:50 p.m.)

6 - - -

7 MR. EINGORN: We're back on the record.
8 The next matter is Curtis Moore, 818 Kaighn Avenue.

9 MR. NORMAN: Good evening Board members.
10 First, my name is Christopher J. Norman. I'm an
11 attorney at the Platt Law Group. I'm here on behalf
12 of Curtis Moore, the applicant for the cafe
13 rehabilitation. It's not -- it's rehabilitation in
14 the sense that we're fixing up a building that needed
15 to be rehabbed. There's no sort of medical
16 rehabilitation. It's strictly a cafe.

17 MS. ALSTON: Can you speak a little bit
18 louder, please.

19 MR. NORMAN: Sure. It's not a
20 rehabilitation. It's a cafe. We're seeking a change
21 of use and a waiver of site plan review on this
22 application. The proposal is for a 30-seat cafe at
23 818 Kaighn Avenue across from the Kaighn Avenue
24 Baptist Church. The property is in the R-2 Zone.
25 It's also in the Gateway Redevelopment Plan area.

1 The site was formerly operated as a
2 dentist office but it's a disrepair and a second
3 floor was added as part of the rehabilitation of the
4 building. The cafe would be open with the proposed
5 hours from 6:00 a.m. to 10:00 p.m. serving breakfast,
6 lunch and dinner. There would be four employees.
7 Even though the site is in the R-2 Zone, the
8 character of the neighborhood, as you can see from
9 the aerial view of the photographs of the handout I
10 just provided, is not residential in character. It's
11 more non-residential.

12 The cafe is a permitted use in the
13 Gateway Redevelopment Zone. According to the Gateway
14 Redevelopment Zone, six parking spaces are required.
15 We're going to present a letter, a permission letter
16 from the adjoining property owner who owns the
17 parking lot to the rear authorizing the use of nine
18 spaces for the site. And there is also plenty of
19 on-street parking as well that's available.

20 A dumpster would also be sited in the
21 parking lot which might take up one or two spaces but
22 the ordinance requires six and the permission is for
23 nine. Deliveries would be by box trucks and there
24 would be no tractor trailers. That's my summary of
25 the application. And if we could swear in my

1 witnesses, I have Curtis Moore, the applicant; GWBB
2 who is the builder; Nick Germani our architect;
3 Robert Toomer, our engineering consultant; and Brian
4 Seidel, our planner.

5 MR. EINGORN: Great. You want to swear
6 everybody at once?

7 MR. NORMAN: Everyone whose name I just
8 called, come up.

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

11 - - -

12 BRIAN E. SEIDEL, R.L.A., A.I.C.P;
13 NICHOLAS GERMANI, R.A.; CURTIS MOORE; ROBERT TOOMER;
14 GREGORY MALEEK WEBB, having first been duly
15 sworn/affirmed, was examined and testified as
16 follows:

17 - - -

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

20 MR. GERMANI: Nicholas Germani, 1849
21 Sunset Avenue, Deptford, New Jersey.

22 MR. MOORE: Curtis Moore, Briggs Avenue,
23 Berlin, New Jersey.

24 MR. WEBB: Greg Webb, 988 Sherman Road,
25 Camden, New Jersey.

1 MR. TOOMER: Robert Toomer, 1049 Bonnie
2 Blue Circle, Williamstown, New Jersey

3 MR. SEIDEL: Brian Seidel, professional
4 planner. Business address, 2103 East High Street,
5 Pottstown, PA.

6 MR. EINGORN: Counsel, would you like to
7 mark this A-1?

8 MR. NORMAN: Yes. The first exhibit,
9 Exhibit A-1. You prepared this Exhibit A-1, did you
10 not?

11 MR. SEIDEL: Yes, sir.

12 MR. NORMAN: Could you explain what A-1
13 is?

14 MR. GERMANI: Absolutely. The first
15 several images and document are just taken from
16 Google Earth and Google Street View. The images are
17 cited for 2023.

18 As you can see, the building at that time
19 is in disrepair. It is the smaller building centered
20 between the two larger ones. It is a 2-story
21 building. It is primarily masonry in its
22 construction. If you can go into the architectural
23 drawings in the last of the documents, it takes up
24 the majority of the lot footprint. The lot is
25 15 x 80. The building uses all but about the last

1 8 feet of the property. It is entered from grade
2 by two rises or a single step.

3 The rear of the property abuts what we're
4 discussing as a future parking area shared with the
5 church. And within the building, we'd be
6 rehabilitating the structure itself. You could see
7 the photos of the disrepair extends into the
8 building. New roofing, new interiors, full fit-out
9 of the interior. And as available, each ADA upgrades
10 for interior use, the exterior of the building and
11 the site do not permit us to provide a ramp within
12 our property.

13 The idea would be that we would locate
14 the kitchen to the rear where it can make use of
15 deliveries and the dumpster. The second floor
16 we would be meeting building code with the second
17 floor exterior egress also towards the rear. The
18 building is designed for 30 occupants based on
19 laboratories. Each Laboratory allowing us 15
20 occupants. This would be shared between the guests
21 of the establishment and the staff of the
22 establishment.

23 We are proposing rehabilitating the
24 existing building that is in disrepair and at times
25 it has been open to the elements. It would be a full

1 fit-out. The new cafe would occupy two floors.
2 There would be an interior and exterior stair. The
3 exterior stairs will be in the rear of the property
4 for emergency egress. The seating -- while the
5 occupancy of the building would be about 30 people,
6 that would be subtracted from the staff that operates
7 the facility. So anticipated 26 seats within the
8 building. The owner could elaborate on how many
9 people need to take to staff it.

10 MR. NORMAN: I didn't get your
11 qualifications first. We'll just get that on the
12 record. We jumped right into it but that's fine.

13 MR. GERMANI: Received a B.R. from
14 Philadelphia University. I've been at Bishop & Smith
15 for ten years. I've attended zoning board hearings
16 with my supervisor, Jack Smith, the owner of the
17 company. Over those ten years, I've been practicing
18 architect. For three years of that time, I've
19 appeared in Collingswood and Vineland City.

20 MR. SHEEHAN: Your license is in good
21 standing?

22 MR. GERMANI: Yes, sir.

23 MR. EINGORN: The Board will accept Mr.
24 Germani as a professional architect.

25 MR. NORMAN: Unless the Board has any

1 questions for Mr. Germani, we can move on to Mr.
2 Moore's testimony.

3 MR. EINGORN: Any questions? We'll open
4 the public portion in a little bit. You'll have your
5 chance to talk, I promise.

6 MR. NORMAN: Curtis, try to project to
7 the rear because they want to hear what you have to
8 say. Are you the owner of the property of this
9 application?

10 MR. MOORE: Yes.

11 MR. NORMAN: At 818 Kaighn Avenue?

12 MR. MOORE: Yes, sir.

13 MR. NORMAN: When did you acquire the
14 property?

15 MR. MOORE: Approximately 2021.

16 MR. NORMAN: What was the prior use of
17 the property?

18 MR. MOORE: A dentist office.

19 MR. NORMAN: And have you made
20 improvements to the building since you acquired
21 it?

22 MR. MOORE: Yes.

23 MR. NORMAN: What have you done?

24 MR. MOORE: The roof was caving in. I
25 repaired the roof and I closed it up so that it

1 wasn't condemned. Floor joists and stuff like that.

2 CHAIRMAN HANCE: You have to face the
3 Board so we can hear you. Talk louder.

4 MR. MOORE: So the floor joists,
5 ceiling. The roof is caved in.

6 CHAIRMAN HANCE: So you replaced the roof
7 and floor joists?

8 MR. MOORE: Yes. And closed it back up.

9 MR. NORMAN: And what's your vision for
10 the cafe?

11 MR. MOORE: Just to serve sandwiches,
12 salads, soups, you know, that kind of stuff. This is
13 new to me. I got my cousin. He's walking me through
14 everything.

15 MR. NORMAN: How many employees would you
16 have?

17 MR. MOORE: Four.

18 MR. NORMAN: And what meals you would be
19 serving?

20 MR. MOORE: Breakfast, lunch and dinner.

21 MR. NORMAN: Are you proposing hours of
22 operation from when?

23 MR. MOORE: From six to nine.

24 MR. NORMAN: Okay. 6:00 a.m. to
25 9:00 p.m. Okay. How many restaurant seats are you

1 proposing?

2 MR. MOORE: 26 to 30.

3 MR. NORMAN: Depending on occupancy, as
4 many as 30.

5 MR. MOORE: Yes.

6 MR. EINGORN: That would depend on the
7 Fire Marshall?

8 MR. NORMAN: Yes.

9 MR. NORMAN: How do you propose parking?

10 MR. MOORE: I got a letter from the
11 neighbor that authorized some spots that I could
12 use.

13 MR. NORMAN: Maybe we can mark this as
14 Exhibit A-2. Is this the permission letter you
15 obtained? Who is it from?

16 MR. MOORE: I got a permission letter
17 from Dr. Bishop Rodney Rollen.

18 MR. NORMAN: And that is the Circle of
19 Life Funeral Home at 822-24 Kaighn Avenue?

20 MR. MOORE: Yes.

21 MR. NORMAN: And the permission allows
22 for parking. It's an existing parking lot behind
23 your site, correct?

24 MR. MOORE: Yes.

25 MR. NORMAN: Up to nine spaces?

1 MR. MOORE: Yes. Nine spaces.

2 MR. NORMAN: If we can enter this into
3 the record as A-2.

4 MR. NORMAN: And the ordinance requires
5 six spaces. Our planner will provide testimony to
6 that affect. How will deliveries be made?

7 MR. MOORE: Box truck deliveries.

8 MR. NORMAN: What hours of the day would
9 the deliveries occur?

10 MR. MOORE: Between ten and two.

11 MR. NORMAN: Ten and two?

12 MR. MOORE: Yes.

13 MR. NORMAN: And how would you deal with
14 the trash pickup?

15 MR. MOORE: Private contractor.
16 Out-sourced.

17 MR. NORMAN: Is there a - do you wish to
18 have a dumpster located behind this site?

19 MR. MOORE: Yes.

20 MR. NORMAN: And you have nine spaces.
21 Is it possible for you to site the dumpster in one of
22 those spaces, the nine spaces?

23 MR. MOORE: Yes. Absolutely.

24 MR. NORMAN: Or possibly two. If you
25 were to open, when do you expect to open if you get

1 your approval?

2 MR. MOORE: As soon as possible, as long
3 as we just do everything the right way.

4 MR. NORMAN: That's the only questions
5 I have. Does the Board has any questions?

6 MR. SITLL: For the parking, you only
7 have parking spots behind the building, the lot for
8 parking that you got from the letter?

9 MR. MOORE: Yes.

10 MR. STILL: How do you plan to control
11 parking on the front end? Like, are you going to go
12 outside and say, no, you can't park there? Or how is
13 that going to go?

14 MR. NORMAN: I believe our planner,
15 Mr. Seidel, is going to provide testimony on that.

16 MR. STILL: Okay.

17 MR. EINGORN: I guess the better
18 question or the other question would be, is there
19 street parking allowed in front of the building?

20 MR. NORMAN: Yes.

21 MR. EINGORN: All right. It's not permit
22 parking or anything of that nature?

23 MR. NORMAN: Correct.

24 MR. EINGORN: Very good.

25 MR. NORMAN: As the photos indicate,

1 there really isn't -- you don't see a lot of cars
2 parked on the street. There's not an existing
3 parking issue. Thank you, Mr. Moore.

4 Now, I guess Mr. Seidel, if you could
5 give us the benefit of your qualifications.

6 MR. SEIDEL: Sure. I have a Bachelor of
7 Science in Landscape Architecture from Temple
8 University. I'm a New Jersey Professional Planner,
9 New Jersey Licensed Landscape Architect, nationally
10 certified by the American Institute of Certified
11 Planners. And I have been qualified by this Board
12 earlier this year.

13 CHAIRMAN HANCE: Yes.

14 MR. EINGORN: We will accept Mr. Seidel
15 as a professional planner.

16 MR. SEIDEL: Could you give us a
17 description of the subject property and the
18 surroundings?

19 MR. SEIDEL: Sure. The property is
20 located just east of the I-676 overpass. As you
21 heard, there adjoins a shared parking area at the
22 rear of the building. Situated in a generally
23 non-residential area. Situated between a church and
24 funeral home and was previously approved as a medical
25 office or a dental office. It's across the street

1 generally from Kaighn Avenue Baptist Church.

2 The adjacent properties are in good
3 condition. The subject property needs some love. It
4 needs some help which is part of this application to
5 help improve that property. From a zoning
6 prospective, the site is located in the R-2
7 Residential District of the Gateway Redevelopment
8 Area. Unique situation where it's in the R-2
9 residential area, but there's really no residential
10 uses on this portion or on this block.

11 To the west is the Office-Lite Industrial
12 District. And to the east on the opposite side of
13 9th Street is the C-2 neighborhood commercial
14 district. Both of those districts due permit
15 restaurants. So the restaurant in this area while
16 there's no residential uses there, is very consistent
17 with the character of this neighborhood and of the
18 area.

19 The zoning denial that was provided from
20 the City indicates a change of use and site plan
21 approval is required. We do believe the site is
22 particularly suited for this use. It is an existing
23 commercial building. It's located between two
24 non-residential uses and between two non-residential
25 zoning districts along the corridor. Properties in

1 this area are generally non-residential. And
2 generally the application is very consistent with the
3 Gateway Redevelopment Plan. It'll provide
4 modernization of the old building and the
5 infrastructure.

6 It's going to activate the vacant
7 under-utilized site, improve the appearance of the
8 corridor. It's going to advance the purpose of
9 zoning specifically Purpose A: To guide the
10 appropriate use of land. Purpose G: To provide
11 space in appropriate locations for a variety of
12 uses. And Purpose I: To provide a desirable visual
13 environment with the improvement of the property."
14 It's also going to support the economic development
15 goal to renovate and expand existing storefronts
16 which is a specific goal of the Redevelopment Plan.

17 No detriment to the public good. It's
18 going to be an improvement to the corridor. Minimal
19 traffic improvements. Daytime operations as you
20 heard. The cafe is compatible with the corridor.
21 There's off-street parking that's available at the
22 rear of the building. There's also on-street parking
23 that is available both across the street on Kaighn
24 Avenue and next block down on 9th Street, the same
25 side of the street as the proposed restaurant.

1 Regarding parking regulations, the
2 application, does meet and actually exceeds the
3 parking regulations for the Gateway Redevelopment
4 Area which requires one space for every eight seats
5 for a restaurant and one space for every three
6 employees. No detriment to the zoning plan and or
7 the zoning ordinance. It supports the Master Plan
8 recommendations. It will accommodate adaptive three
9 uses and economic development with low-impact
10 commercial uses.

11 The application is consistent with the
12 architectural guidelines of the Redevelopment Plan
13 which indicate every reasonable effort shall be made
14 to provide a compatible use for structures that
15 require minimum alterations to the building and
16 supports the economic development goal that I had
17 previously indicated. And overall, this is a great
18 project. It is commercial use despite the fact that
19 it's in a residential area. It's very compatible
20 with the area. I do believe it's very much
21 consistent with the Redevelopment Plan and would be
22 an asset to the community.

23 MR. EINGORN: Any questions for
24 Mr. Seidel?

25 MS. NUNEZ: So on Drawing A-1, on here it

1 says 18 seating, right, but it's actually 14? I
2 don't know if there was a mistake in the number, the
3 actual number of the drawing itself.

4 MR. SEIDEL: I'm sorry. Can you say that
5 again?

6 MS. NUNEZ: So on the A-1, it's on the
7 second floor proposed, it says 14 seats. It's 18
8 seats but it's actually 14. I don't know that's --

9 MR. EINGORN: There's seats if you look
10 at the top.

11 MS. NUNEZ: But there's eight here.

12 MR. EINGORN: I got 18.

13 MR. SEIDEL: Just discussing that with
14 our architect, the label that indicates 18 seats is a
15 typo. That should be 16.

16 MR. EINGORN: Got it. Any other
17 questions?

18 MS. ALSTON: So you walk in and there's
19 seating downstairs and then you go up and there's
20 seating upstairs?

21 MR. SEIDEL: That's correct.

22 MS. ALSTON: And there's not going to be
23 any changes to the outside? It's just everything,
24 the changes are inside, right?

25 MR. SEIDEL: Primarily. There's an

1 expansion of the building beyond the footprint of the
2 existing building but there will be improvements to
3 the exterior and to the side of the building.

4 MR. NORMAN: I have more handout of
5 photos. We have the applicant's builder. Maybe this
6 will give you some more context into that question.
7 I don't have as many sets. This will be A-3.

8 MR. EINGORN: Great. A-3 will be the
9 photos of the packet.

10 MR. WEBB: My name is Maleek Webb.

11 MR. NORMAN: Maleek, who are you and what
12 to you do?

13 MR. WEBB: I'm a local contractor. I
14 have been in the contracting business for roughly 20
15 years.

16 MR. NORMAN: And are you working on this
17 particular site?

18 MR. WEBB: Yes. He called me and I came
19 in and did the emergency repairs to the roof in the
20 rear structure. If you look at page 4, you can look
21 at the conditions of the building. So before we even
22 started the roof repair, this was the condition of
23 the building. So we had to make the building safe in
24 order to even make the roof repairs.

25 MR. NORMAN: And you took these photos, I

1 take it?

2 MR. WEBB: Yes. As the repair was being
3 done, I was in communication with the construction
4 official James Rizzo.

5 MR. EINGORN: When I sworn you in I
6 thought I heard your name was Greg.

7 MR. WEBB: Gregory Maleek Webb.
8 Everybody that I deal with, they call me Maleek.
9 They don't call me by my first name.

10 MR. NORMAN: Does the Board have any
11 questions?

12 CHAIRMAN HANCE: So the pictures are
13 showing the parking area?

14 MR. MOORE: Yes.

15 CHAIRMAN HANCE: Can you explain?

16 MR. WEBB: So if you look at page two, I
17 believe Dr. Rodney is also present. That's the owner
18 of the church next door. So he allocated -- if
19 you're facing the building from Kaighn Avenue, he
20 allocated the left side for parking for Curtis.

21 CHAIRMAN HANCE: The next picture?

22 MR. WEBB: So this is Liberty Street.
23 Again, this is plenty of off-street parking. So it
24 won't affect any residents. This is pretty much an
25 empty lot.

1 CHAIRMAN HANCE: Do you own that lot?

2 MR. WEBB: Curtis, no, he doesn't.

3 CHAIRMAN HANCE: So you really can't
4 consider that as off-street parking on a lot that you
5 don't own. But you can park in the front of the
6 building across the street from the building,
7 correct?

8 MR. NORMAN: Correct. So to the extent
9 if we need any bulk variance relief from the parking
10 requirements, this would be approved in support of
11 that, essentially a parking easement. And if the
12 Board wished to have a formal easement document, that
13 would be a reasonable request to address that issue.

14 MR. EINGORN: Or at least a long-term
15 lease of some sort.

16 MR. NORMAN: Yes.

17 MR. EINGORN: I think that's a reasonable
18 condition.

19 MR. NORMAN: Yes. Any further questions?

20 MR. EINGORN: No questions down here?

21 MS. MASON: No.

22 MS. MERRICKS: How long is the lease for
23 the parking? Is it a long-term lease; is it a
24 short-term lease?

25 MR. WEBB: We have to revisit that and

1 talk to the owner.

2 MR. NORMAN: We'll revisit that in a
3 formal document. What we have is basically the
4 agreement and concept from the property owner. We
5 have to formalize that. And, of course, Mr. Eingorn,
6 you can make it subject to his review and approval as
7 well to protect --

8 MR. EINGORN: To the extent --

9 MR. WEBB: I guess the other question is,
10 what is sufficient for the Board in terms of the
11 leasing terms?

12 MR. EINGORN: To the extent that the
13 Board is willing to consider granting this
14 application and understanding that the applicant
15 requires six parking spaces which the neighbor is
16 willing to provide, the Board could condition that
17 approval upon either a parking easement, right, or a
18 long-term lease subject to the Board's discretion on
19 term.

20 MR. WEBB: Okay. So in terms of the
21 leasing, in terms of years, so what amount of years
22 will be sufficient for the Board? Because the
23 easement is kind of egregious for the owner. That's
24 kind of like stretching it. But a lease, I think if
25 the Board can come up with a term, we probably could

1 meet their criteria.

2 MR. EINGORN: I don't think the term of
3 the lease is something the Board can really impose.
4 That would have to be something negotiated between
5 the parties and then submitted for the Board's
6 review.

7 MR. NORMAN: Yes. It'll be in the
8 document that we submit to the Board's
9 professional. And that is essentially all the
10 testimony we're going to provide tonight. Any
11 further questions? You can open it to the public.

12 MR. EINGORN: Any questions? No. So
13 let's open the matter to the public. Anybody that
14 would like to be heard on this matter, can you please
15 come forward?

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

18 - - -

19 REVEREND FLORENCE TONY STILL, having
20 first been duly sworn/affirmed, was examined and
21 testified as follows:

22 - - -

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

25 REVEREND STILL: My name is Reverend

1 Florence Tony Still. Right now I'm Associate Pastor
2 at Kaighn Avenue Baptist Church. My home address and
3 I'm a resident of Sicklerville, New Jersey.

4 So my first question is, that it's going
5 to be a cafe/restaurant. I didn't hear how many days
6 it was going to be occupied? How many days is it
7 going to be open?

8 MR. NORMAN: Curtis, how many days a week
9 are you going to be open?

10 MR. MOORE: At least five days a week,
11 Monday through Friday.

12 MR. EINGORN: So we have testimony
13 that --

14 REVEREND STILL: So it's five days Monday
15 through Friday?

16 MR. MOORE: Seven days.

17 REVEREND STILL: And now his operation
18 will be what time of those seven days?

19 MR. MOORE: 6:00 a.m. to 9:00 p.m.

20 REVEREND STILL: Seven days a week?

21 MR. MOORE: Yes.

22 REVEREND STILL: Do you have any other
23 restaurants?

24 MR. MOORE: No. I'm new to this.

25 MS. ALSTON: I didn't hear that question.

1 MR. EINGORN: The question from the
2 public was --

3 REVEREND STILL: Do you have any other
4 restaurants?

5 So two things I heard. I heard that the
6 Circle Life had signed a paper for him to have
7 additional parking. Another thing I heard was that
8 the church extended additional parking to him. So is
9 it the Circle of life or is it the church?

10 MR. EINGORN: So what was handed to the
11 Board was, Circle of Life Funeral Home and Macedonia
12 Baptist Church, Attention Zoning Board City of
13 Camden: Our neighbors at 818 Kaighn Avenue are
14 authorized to use nine spots for parking at our
15 property, 812 to 814 Kaighn Avenue, Camden, New
16 Jersey 08103. Sincerely, Bishop Dr. Rodney Rollen,
17 Kathy Dombrauski, Office Manager.

18 REVEREND STILL: In here it was, what was
19 the previous proposal? It was change of use it says.

20 MR. EINGORN: Correct. The testimony
21 was, that this was previously a dentist office and
22 they would now like to use it as a cafe.

23 MR. NORMAN: Correct.

24 MR. EINGORN: That's the change of use.

25 MR. STILL: About 40 years ago at least

1 it was a dentist office.

2 MR. NORMAN: We'll take your word for
3 it.

4 REVEREND STILL: And so I will step aside
5 so others can ask questions. So the Circle of Life
6 and the Macedonia is one building with the same
7 address? The funeral home and the church --

8 MR. EINGORN: So the address at the top
9 in the letterhead is 822-24 Kaighn Avenue, Camden,
10 New Jersey. And then it says here, "Can use the
11 parking on our property."

12 REVEREND STILL: And also, I do have a
13 concern with the parking as well because at our
14 church like directly across the street, there is an
15 area there. We already have issues when there's
16 something going on them parking in our parking lot
17 there, as well as the parking lot that's on the 9th
18 Street side. So there will be issues. Whenever you
19 come into the neighborhood, Curtis, I want to
20 introduce myself to you --

21 MR. EINGORN: Direct your testimony to
22 the Board.

23 REVEREND STILL: -- I'm Reverend Still.
24 This is the first time we heard about this which is
25 why we're here tonight. So I want to step aside and

1 let the other members because they do have some
2 questions as well.

3 MR. EINGORN: Okay. Good evening, ma'am.
4 Would you raise your right hand, please.

5 - - -

6 DR. A. DIANNE THOMAS, having first been
7 duly sworn/affirmed, was examined and testified as
8 follows:

9 - - -

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

12 DR. THOMAS: My name is Dr. A. Dianne
13 Thomas. Address is 102 Cherry Tree Lane, Cherry
14 Hill, New Jersey 08002.

15 One of the questions that I have, is the
16 area currently zoned as residential?

17 MR. NORMAN: The base zoning is R-2
18 residential but the character of the neighborhood,
19 the street isn't.

20 MR. EINGORN: And it's in the Gateway
21 Redevelopment Zone. And I believe counsel stated
22 that this was a permitted use within the
23 Redevelopment Zone. That's something I haven't
24 confirmed.

25 DR. THOMAS: Okay. So it's currently

1 zoned residential. And they're asking to have it
2 changed to commercial?

3 MR. EINGORN: My understanding is, that
4 it was already commercial having been a dentist
5 office. I don't know that there was any testimony
6 regarding what it has been in the interim if it ever
7 has been residential since that time.

8 DR. THOMAS: What is it right now?

9 MR. EINGORN: It's vacant.

10 DR. THOMAS: No. What is the area zoned
11 right now?

12 MR. EINGORN: The testimony is R-2.

13 MR. NORMAN: It's base R-2 but in a
14 Gateway which is sort of like an overlay. In a sense
15 it has two different zoning designations.

16 DR. THOMAS: So does R-2 mean
17 residential?

18 MR. NORMAN: It means if it meets the
19 Gateway Redevelopment requirements. That makes it a
20 permitted use just the same as if it was a house or
21 something residential. It's just another permitted
22 use.

23 DR. THOMAS: I just want to say this. My
24 major concern, if it is residential and it's changed
25 to commercial and they have a cafe, what will they be

1 serving? Will they be serving drinks or ice cream
2 and cake, open seven days a week from 6:00 a.m. until
3 9:00 p.m.?

4 Kaighn Avenue Baptist Church is the
5 oldest and the first black Baptist Church in the
6 State of New Jersey. In 1838, the residents in that
7 area started having meetings in their homes. In
8 1848, the first Baptist pastor there Reverend White
9 and others decided that they needed a permanent
10 place. So they held the meetings, the church
11 meetings in a blacksmith shop and this was in 1856.

12 Kaighn Avenue Baptist Church was
13 officially established in 1856, nine years before
14 slavery ended. The state of New Jersey was the last
15 northern state to abolish slavery. My concern, open
16 from 6:00 a.m. until 9:00 p.m. seven days a week.
17 Suppose they decide to close and a bar is there
18 because the zoning has changed.

19 MR. EINGORN: A bar would require a
20 liquor license which would have to be approved
21 separately?

22 DR. THOMAS: Absolutely. You're right.

23 MR. EINGORN: And it would be a change of
24 use and they would have to come back to the Board.

25 DR. THOMAS: You're absolutely right.

1 The other concern is parking. I've
2 spoken with the Bishop at Circle of Life and I've
3 actually been in that area where they were doing the
4 work. I think I wrote down 30 seats. You don't have
5 enough parking. Are they going to park in Kaighn
6 Avenue's parking lot? So then 6:00 a.m. to 9:00 p.m.
7 seven days a week, are they going to park in front of
8 the historial church?

9 I also want to mention, the New Jersey
10 Historical Commission and the New Jersey Black
11 Heritage Trail has approved Kaighn Avenue Baptist
12 Church to receive a historical marker. Do we really
13 need a cafe right across the street from a historical
14 church that's open from 6:00 a.m. until 9:00 p.m.
15 seven days a week and they don't have sufficient
16 parking in the rear of the facility? Because I've
17 been there and I have taken pictures and I've seen
18 them working there. What are they going to sell?

19 MR. EINGORN: The testimony was
20 sandwiches, soup and salad.

21 DR. THOMAS: Soup and salad. If you
22 change the zoning to commercial, I think about the
23 people from 1838, 1848 and they established this
24 church in 1856. Let's respect the area. The
25 Historial Markers will be placed this year. We

1 haven't been given a date yet. But this will be the
2 first in the area.

3 I probably said too much but I think you
4 know how I feel. I think about our ancestors and
5 what they have done. And I would like to keep this
6 area if it is residential, residential. And this has
7 nothing to do with you young man. I'm talking about
8 history.

9 MR. EINGORN: You have to address the
10 Board.

11 DR. THOMAS: I'm sorry. I'm suppose to
12 talk to you and not to people.

13 MR. EINGORN: The church isn't a
14 residential use either so that's no different.

15 DR. THOMAS: Circle of Life is on the
16 right. Stanley Funeral Home is on the left. A
17 historical church is in front of it. Do we really
18 need a cafe there? I don't think so. And I pray to
19 God that you all keep it residential and not
20 commercial. God Bless you.

21 MR. EINGORN: Thank you. Good evening.

22 Would you raise your right hand, please, sir.

23 - - -

24 STEVEN ALLEN, having first been duly
25 sworn/affirmed, was examined and testified as

1 follows:

2 - - -

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

5 MR. ALLEN: My name is Steven Allen, 8
6 Stevens Drive, Delran, New Jersey. I've been a
7 member of Kaighn Avenue Baptist for 19 years.

8 I was not welcome or privy to the handout
9 that they gave. These are photos that I took.

10 MR. EINGORN: So let the record reflect
11 that Mr. Allen is handing the Board a framed
12 submission containing nine photographs. And I will
13 hold it up and pass it on to the Board so just the
14 public can see.

15 And it states at the top: Kaighn Avenue
16 Baptist Church recommends City of Camden Zoning
17 Board's rejection of application by Curtis Moore,
18 converting property at 818 Kaighn Avenue designated
19 as Block 406, Lot 53 on the City Tax Map into a quote
20 cafe rehab unquote August 5, 2024 meeting, and that's
21 abbreviated MTG. Then there's a line of
22 photographs. And then a second line of text which
23 states: Stanley Funeral and Circle of Life
24 Chapel/Funeral Homes across from Kaighn Avenue
25 Baptist Church, Kaighn & 9th Street. No traffic

1 coming off of exit for a ramp property.

2 And there are three more photographs and
3 then a line of text: Folks already congregate under
4 overpass; do not want cafe rehab participants parking
5 on church property/parking lot. And then there three
6 more photographs. And I will hand this and we'll
7 start it down on the left side and we'll pass it down
8 to the Board. Thank you. What would you like to
9 say?

10 MR. ALLEN: I haven't memorized the order
11 of the photos. But what I saw was between the Circle
12 of Life and Stanley's Funeral Home, you see the
13 building there that's vacant. There's a narrow
14 alleyway. And then if you go around the back,
15 there's really nothing there. But they're saying
16 that there are parking spaces. I didn't have any
17 idea of what the hours of operation would be or their
18 products. I heard something about Cannabis. I don't
19 know if it's Cannabis or not.

20 MR. EINGORN: There's been no discussion.

21 MR. ALLEN: But I'm just trying to think,
22 he said 6:00 a.m. So you're trying to be like Wawa
23 or where the truck drivers come in and say you want
24 to have salad and soup for them? I don't know. The
25 other thing is, if you go under the overpass, there

1 have been homeless people there especially during
2 COVID. There are still some there.

3 When you look when you see, you come off
4 the exit for to go onto Kaighn Avenue, you come
5 around that curve, there's no stop sign there. I
6 don't know how the clientele are going to come around
7 the corner; where they're going to park. The other
8 thing, we had were activities that go on in the
9 church during the week in the evening.

10 As Dr. Thomas said, I don't have anything
11 against you because I respect business people. But I
12 have no idea what the clientele will be. I don't
13 know what kind of survey you did to find out what
14 your clientele would be. The property is yours. The
15 property is his, right?

16 MR. NORMAN: Yes, he's the owner.

17 MR. ALLEN: Okay. You said something is
18 going to be on the first floor and something is going
19 to be on the second floor?

20 MR. NORMAN: Seating on the ground floor
21 and the second floor.

22 MR. ALLEN: Sixteen what, tables?

23 MR. NORMAN: Up to 30 seats total.

24 MR. ALLEN: So it'll be like a bar?

25 MR. NORMAN: Restaurant seats. There's

1 no bar. There's no proposal --

2 MR. ALLEN: Sixteen seats how?

3 MR. NORMAN: There is a floor plan
4 exhibit there if you want to take a look at it.

5 MR. ALLEN: So it could be like cafe
6 tables? Okay. I don't know if you remember the song
7 by Stevie Wonder, I Wish and they talked about
8 church. When I grew up in North Jersey, the only
9 thing close to a church was a candy store and he
10 talked about spending his church money on the candy
11 store. There were no restaurants or whatever. I
12 don't know. Is this classified as a restaurant?

13 MR. NORMAN: It's a cafe. It's not a
14 restaurant in the true sense. They're serving
15 lighter-type fare, salad, sandwiches.

16 MR. ALLEN: Do you have a sample menu
17 that you brought us?

18 MR. NORMAN: No. I've been doing zoning
19 law and I've never had to submit a menu as part of
20 the application.

21 MR. EINGORN: That would be a first one
22 for me as well.

23 MR. ALLEN: That's all what I have to
24 say. No disrespect to you. But like I said, I think
25 houses of worship, I don't know how many of you have

1 houses of worship or if would you put one of these in
2 your neighborhood. That's all.

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

5 - - -

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

9 - - -

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

12 MR. HOLMES: Charles Holmes, 4 Millstream
13 Drive, Mt. Laurel, New Jersey.

14 The first thing I heard was the testimony
15 and I heard the words "some would share with the
16 church." So if I can get a clarification of what
17 that was because we couldn't hear.

18 MR. EINGORN: Sure. The applicant
19 submitted a letter from the Circle of Life Funeral
20 Home dated August 2nd, 2024 stating: Attention
21 Zoning Board of Camden. Our neighbors at 818 Kaighn
22 Avenue are authorized to use nine spots for parking
23 in our property 812 to 814 Kaighn Avenue, Camden,
24 New Jersey 08103.

25 MR. HOLMES: So that's wasn't a Kaighn

1 Avenue Baptist Church. That was another church.

2 MR. EINGORN: It's the Macedonia Baptist
3 Church.

4 MR. HOLMES: The second thing is, there
5 are already permitted uses. So was any consideration
6 given to the parking that was said -- needed that
7 there's already permitted uses at? Did that get
8 factored in the existing parking what's available?

9 MR. EINGORN: They don't have to factor
10 into the other parking because they don't own those
11 properties and they're not related to this use.
12 Their parking is required to be six spaces. And they
13 have a letter right now that has a tentative
14 allowance for the nine so they'd be exceeding their
15 parking requirement.

16 MR. HOLMES: Right. So this is
17 technically a commercial application they're going
18 for. Did the City's Planner do any review of this to
19 check the assertions made because --

20 MR. EINGORN: I can't answer to what the
21 City Planner did or didn't do. He's not here tonight
22 so I don't have that information.

23 MR. HOLMES: What was submitted, can
24 somebody like -- you had their testimony but from the
25 Board's side, do you have anything to say whether

1 it's correct; whether it could even hold 30 people or
2 not?

3 MR. EINGORN: That would be up to the
4 Fire Marshall.

5 MR. HOLMES: So there's no Fire Marshall
6 testimony?

7 MR. EINGORN: No. Because whatever is
8 granted here tonight is only related to the use. And
9 the limited size issues related to the property,
10 anything that's granted tonight would be subject to
11 the Fire Marshall inspection and making that
12 determination. So the Fire Marshall would come to
13 the property and make a determination as to how many
14 people that building would be allowed to hold. And
15 the applicant would not be allowed to exceed that
16 amount. Right? And if they did then, you know,
17 enforcement could come in and kick people out.

18 MR. NORMAN: Or basically my client would
19 have to make a decision to eliminate some of the
20 seats to make sure he's compliant. That's very
21 simple.

22 MR. HOLMES: So like the dumpsters,
23 anything that's a permitted use, so once the use then
24 they would have to come back if you guys granted
25 them?

1 MR. EINGORN: I'm sorry?

2 MR. HOLMES: I'm saying that dumpsters
3 and all the other stuff that you mentioned like the
4 testimony for the Fire Marshall whether the trucks
5 get in there, the radius turns, that would come
6 later, not here? So that didn't get considered?

7 MR. EINGORN: Right. So the trash is an
8 issue that has happened at every building, right?
9 And so they're going to have, I guess, a private
10 hauler. Is that the testimony that there will be a
11 private hauler?

12 MR. HOLMES: Right.

13 MR. EINGORN: Is that the testimony,
14 there will be a private hauler that will pick up the
15 trash?

16 MR. NORMAN: Correct.

17 MR. HOLMES: So with the zoning you're
18 saying it's a permitted use but right now it's R-2.
19 That doesn't mean that it has to be granted as a --

20 MR. EINGORN: That's why they're here.
21 They're asking for permission.

22 MR. HOLMES: Right. So I'd just to like
23 summarize. I don't think an approval of this would
24 advance the City's zoning plan. So I'm just making a
25 testimony that, you know, it be a consideration to

1 the church to, you know, if a vote comes, to vote to
2 deny.

3 MR. EINGORN: Thank you for your time.

4 Good evening, sir. Would you raise your
5 right hand, please.

6 - - -

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

10 - - -

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

13 MR. STANLEY: My name is Theo Stanley. I
14 own this funeral home on 822 Kaighn Avenue in Camden.
15 I was concerned because of the restaurant is coming
16 and there's no parking.

17 MR. EINGORN: I'm sorry, sir. I can't
18 hear you. Can you speak a little louder?

19 MR. STANLEY: The microphone is not
20 working.

21 MR. EINGORN: I know. Unfortunately, I'm
22 not in control of the microphone.

23 MR. STANLEY: They need to fix the
24 microphone. They make enough money through taxes to
25 put a good microphone here.

1 There's no parking even they claim Circle
2 of Life but I don't see no sign of them saying Circle
3 of Life. I understand it hasn't been zoned as a
4 funeral home there. But there's no parking there
5 when something is going on and I'm having something,
6 and my parking lot is filled up with other cars and
7 trash being thrown on the property and it's left
8 there. And if this is going to be a restaurant, a
9 bar or whatever it is, they need to make sure that
10 the trash and stuff is not left there. And in the
11 back of the building, trash. They haven't cleaned up
12 yet.

13 MR. EINGORN: I see your concern is that
14 they haven't cleaned up yet?

15 MR. STANLEY: Yes.

16 MR. EINGORN: And the parking in the
17 rear?

18 MR. STANLEY: Parking in the rear?

19 MR. EINGORN: That's your two concerns,
20 the parking in the rear and the trash?

21 MR. STANLEY: No, they're doing the work
22 on the building. They didn't remove the trash. The
23 trash is still there.

24 MR. EINGORN: Understood. So they have
25 construction debris?

1 MR. STANLEY: Yes. It should have been
2 gone a long time ago. It's on my property.

3 MR. EINGORN: It's on your property?

4 MR. STANLEY: Yes.

5 MR. EINGORN: Okay. We'll address that.

6 MR. STANLEY: Well, it needs to be
7 removed.

8 MR. EINGORN: Okay. Understood.

9 MR. STANLEY: If they're going to run a
10 restaurant there, then I don't know what type of
11 people they're going to be bringing there.

12 MR. EINGORN: I don't think they know
13 that either.

14 MR. STANLEY: Pardon me?

15 MR. EINGORN: I don't think anybody knows
16 that yet, right? They're going to open their doors
17 and hope people will come and buy sandwiches.

18 MR. STANLEY: It's bad enough now as it
19 is because you got the street people coming there and
20 leaving their stuff around there all night, all
21 morning. You get there the next morning and they're
22 on your step.

23 MR. EINGORN: Wouldn't it better to have
24 a neighbor there that opens up and helps out the
25 community?

1 MR. STANLEY: Having what?

2 MR. EINGORN: Have a neighbor, somebody
3 who is there instead of a vacant building?

4 MR. STANLEY: That vacant building has
5 been there for 50 years. It was Dr. Simmons's old
6 office.

7 MR. EINGORN: Right. So wouldn't it be
8 better to have somebody there now instead of having
9 it vacant?

10 MR. STANLEY: Well, yeah, he can have
11 something there. But like I said, they need to have
12 some parking. They ain't got no place to park.

13 MR. EINGORN: They're trying to address
14 that.

15 MR. STANLEY: Where are they going to
16 park at?

17 MR. EINGORN: Behind the building
18 allegedly.

19 MR. STANLEY: There's nothing there to
20 park. There is nothing there to park. But the City
21 got that land back there. I guess they can park on
22 the City property back there. But there's a whole
23 street behind me. It has been a land there that the
24 City owns.

25 MR. EINGORN: Got you.

1 MR. STANLEY: I guess they could be
2 parking there. I don't know.

3 MR. EINGORN: Anything else?

4 MR. STANLEY: That's it.

5 MR. EINGORN: I appreciate you coming
6 out.

7 MR. NORMAN: My planner just pointed this
8 out. The Kaighn Baptist Church is actually not a
9 permitted use in the zone. Now that's not to say it
10 doesn't deserve to be there. It has been there
11 forever. As we have non-conforming uses that
12 qualifies as that. I'm just trying to give some
13 context to it. The area for the siting of this cafe,
14 lends to what's essentially in the neighborhood
15 today. It's consistent.

16 MR. EINGORN: I'm going to give you one
17 last thing to say because we have ten other
18 applications.

19 DR. THOMAS: I couldn't hear everything
20 that was going on. But what I'm remembering is that
21 the cafe will hold 30 seats.

22 MR. EINGORN: It'll hold whatever the
23 Fire Marshall says it can hold.

24 DR. THOMAS: Oh, okay. Well, he
25 mentioned 30.

1 MR. EINGORN: Right. He's hoping up to
2 30. The Fire Marshall will have to make that
3 determination.

4 DR. THOMAS: Let's say 30 people drive
5 up. Where are they doing to park?

6 MR. EINGORN: Right. So they have a
7 parking agreement which has been discussed. They
8 need six spaces under the ordinance -- under the
9 plan -- excuse me -- the Redevelopment Plan. And
10 they have an agreement for nine. So they have three
11 more spaces than they're required to have by law.

12 MR. EINGORN: Got it?

13 DR. THOMAS: Yes.

14 MR. EINGORN: Anything else?

15 DR. THOMAS: No.

16 MR. EINGORN: Thank you.

17 We're going to close the public portion
18 seeing no more people. Mr. Norman, do you have any
19 closing remarks?

20 MR. NORMAN: No, I do not.

21 MR. EINGORN: No closing remarks. Great.
22 So we closed the public portion. There's no closing
23 remarks. You heard testimony tonight regarding a
24 change of use application and a request for a site
25 plan, I guess, waiver.

1 The applicant wants to put in a cafe and
2 has submitted multiple documents, photographs and
3 plans related to that application. You've heard
4 substantial testimony from the applicant, as well as
5 the public and we have seen and I can pass down too,
6 if you haven't seen it, the letter regarding
7 parking.

8 Now is the time for the Board to do a
9 discussion of the Positive and Negative Criteria and
10 ask any final questions and make a motion. As legal
11 counsel to the Board, it would be my recommendation
12 that if you are going to grant this application or
13 make a motion, it be subject to the condition that
14 there be a long-term parking agreement. That way,
15 there's something in writing and that would be
16 subject to my review and approval, so that we don't
17 show up tomorrow without parking. There would be
18 some kind of agreement, formal agreement, contract in
19 place that the Board can approve and hang its hat on
20 for this application. That was a long way of saying,
21 it's your turn.

22 CHAIRMAN HANCE: I'm going to say with
23 all due respect to Kaighn Avenue Church. My father
24 is a retired minister so I know about religion. What
25 I'm stating is, I live on Broadway between Ferry

1 Avenue, Emerald Street and Viola. There's a church
2 on corner at the light. We have a liquor store. We
3 have a restaurant. We have two corner stores. We
4 have a Chinese food store all in that little
5 neighborhood.

6 My personal opinion, that makes my church
7 strong. Okay. God says, come as you are. So I can
8 understand the parking situation. I have been
9 there. I have been to the property. There is
10 parking across the street. On the left-hand side of
11 the church, is that your property?

12 DR. THOMAS: Yes. Church property.

13 UNIDENTIFIED SPEAKER: On the lefthand
14 side of Kaighn Avenue --

15 MR. EINGORN: Sir, you're not sworn. The
16 public portion is closed.

17 UNIDENTIFIED SPEAKER: -- under the
18 overpass is the State of New Jersey. We just had a
19 session in here. That is owned by the church.

20 CHAIRMAN HANCE: Thank you for answering
21 that question.

22 MR. EINGORN: Let the record reflect that
23 the gentleman speaking has not been sworn and the
24 public portion has been closed. As such, the Board
25 is unable to consider his testimony.

1 DR. THOMAS: What I'm saying was --

2 MR. EINGORN: The public portion is
3 closed, ma'am.

4 CHAIRMAN HANCE: If you're worried about
5 parking, you can put a fence up there. So we are not
6 there. The fence is good for not parking and also
7 safety. We have rules to abide by also. We're not
8 here for the public and we're not here for... All
9 right? We have a job to do up here. So I'm saying
10 that there's been a lot of fires in Camden of vacant
11 buildings cause of the homeless. Where I live at,
12 at least six fires. Some too close to my home. I
13 would rather have someone there than not. Because I
14 feel as though it's a lot safer. It looks like this
15 gentleman is not even prepared for what he wants to
16 do. He changed his time twice. First it was five
17 days and then it went to seven. So he has a lot of
18 work to do, no matter what days it goes.

19 But I say that it's time for Camden to
20 really step up. It's time for Camden to talk to each
21 other. We go through this a lot here where someone
22 wants to put something right in the middle but they
23 don't talk to the left and to the right. And that's
24 what we need done. It would go a lot smoother for
25 both parties. I'll just say that you should talk to

1 the church and visa-versa.

2 MR. NORMAN: Thank you for the history.

3 CHAIRMAN HANCE: That is a blessing to
4 know that was the first black church here in Camden.
5 I'll just leave it at that.

6 MS. MASON: And I'd just like to say that
7 in regards to economic development for the City and
8 then for small business owners that reflect the
9 community, you know, and just thinking about how to
10 continue to grow our community in diverse business
11 matters. Right?

12 Again, I feel like, yes, you could have
13 been stronger but the idea to bring a cafe again by a
14 business owner that reflects the community, you
15 know, I think is something that should be supported.
16 Again, and thinking about just communication, I think
17 that, you know, coming into a community with such
18 history. Again, going along with our Chair, to just
19 kind of just talking to one another about the ideas.
20 You know, maybe, again, thinking about a cafe for
21 Sunday services, you can grab a bite to eat.

22 So maybe there's a way to talk about what
23 you need; what it could be served there. Maybe just
24 provide some ideas. But I think something to grow,
25 to say what kind of people are going to -- I mean, he

1 has a community already there. That's you. That's
2 the church; that's the funeral home. So collectively
3 just come together. But we shouldn't stunt the
4 growth of the City especially when it comes to small
5 business owners that reflect us.

6 UNIDENTIFIED SPEAKER: Mr. Chair, I want
7 to speak.

8 MR. EINGORN: The floor is closed. We
9 have ten other applications that we still need to get
10 to. There's other people here tonight that have to
11 be heard. And when you get to leave, we're all still
12 here so we need to move forward.

13 MS. ALSTON: I think it's a positive. I
14 could see both sides. But I would rather see a cafe
15 than an abandoned building. I would rather see
16 people coming together and maybe perhaps trying to
17 resolve some of the trash issue, or maybe some of the
18 parking issue. Yes, I would like to actually visit
19 the cafe one day and have a menu in front of me that
20 serves breakfast and other things in front of me to
21 choose from.

22 I agree with both the Chairman and Ms.
23 Mason here, that we should support small businesses
24 and having a cafe there where people can go would
25 probably be beneficial. Yes, it does have its ups

1 and downs but I think it would be a positive.

2 MS. MERRICKS: I think it's positive
3 because you have your cafe over here and you have
4 your church history over there. So I think that with
5 the history over to the cafe and having those long
6 talks and knowing people in the neighborhood, because
7 I've been here for a long time and I never knew the
8 history of the church because it's not being said so
9 they're giving the opportunity to be spread through
10 the community and through people and he might have
11 people come from out-of-town and things like that.

12 I think it's a good opportunity with
13 these young people with a business. We need more
14 businesses in the City of Camden. And I think it's a
15 good opportunity for the church, the cafe and the
16 City, residents of the City of Camden.

17 MR. EINGORN: We need a motion. To the
18 extent that there's a motion to grant the
19 application, it should be on the condition that it's
20 subject to a long-term parking agreement.

21 MS. MASON: I make a motion.

22 MS. MERRICKS: Second.

23 MR. EINGORN: So we have motion with
24 conditions and a second. And we'll take a roll-call
25 vote. Chairman Hance.

1 CHAIRMAN HANCE: Yes.

2 MR. EINGORN: Ms. Merricks.

3 MS. MERRICKS: Yes.

4 MR. EINGORN: Ms. Alston.

5 MS. ALSTON: Yes.

6 MR. EINGORN: Ms. Nunez.

7 MS. NUNEZ: Yes.

8 MR. EINGORN: Mr. Still.

9 MR. STILL: Yes.

10 MR. EINGORN: Ms. Mason.

11 MS. MASON: Yes.

12 MR. EINGORN: Have six in favor and none
13 opposed, the motion carries. Thank you. I
14 appreciate everyone's time tonight.

15 I'm going to jump out of order here.
16 We're taking Elvis Pena Rosado, 700 Pine Street.
17 So we have an application here tonight of Elvis Pena
18 Rosado. The application is for a Cert of
19 Non-conforming Use for a grocery store at the
20 property located at 700 Pine Street. We have with us
21 tonight, Ms. Franchesca Abed appearing in her
22 capacity as?

23 MS. ABED: Translator and construction
24 liaison.

25 MR. EINGORN: So with that in mind,

1 please raise your right hand. I'm going to swear you
2 twice. Do you swear/affirm that the testimony that
3 you'll provide tonight as construction liaison will
4 be true and nothing but the truth?

5 MS. ABED: I do.

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

9 MS. ABED: I do.

10 MR. EINGORN: Name and address for the
11 record, please.

12 MS. ABED: Franchesca Abed. Address, 401
13 Kaighn Avenue, Camden, New Jersey 08103.

14 MR. EINGORN: And the applicant is here
15 right?

16 MS. ABED: The applicant is right here
17 next to me.

18 MR. EINGORN: So you're going to
19 translate. Please raise your right hand, Mr. Rosado.

20 - - -

21 ELVIS PENA RASADO, having first been duly
22 sworn/affirmed, was examined and testified as
23 follows:

24 - - -

25 MR. EINGORN: And we have to get the name

1 and address for the record.

2 MR. ROSADO: Elvis Pena Rosado, 5139 West
3 Girard Avenue, Philadelphia, Pennsylvania 19151.

4 MR. EINGORN: Is the applicant prepared
5 to tell us what we're looking at?

6 MS. ABED: So I will have him say when he
7 purchased the business and then I'll translate it,
8 okay?

9 MR. EINGORN: Mr. Rosado, when did you
10 purchase the building?

11 MR. ROSADO: It was February of 2023.

12 MS. ABED: He said he doesn't remember.
13 I actually have the closing papers here. So it's
14 February of 2024.

15 MR. EINGORN: Great. And was the
16 supermarket pre-existing at the time of purchase?

17 MR. ROSADO: Yes.

18 MR. EINGORN: And do you know how long it
19 has been a supermarket?

20 MR. ROSADO: A lot of years because the
21 people that I bought the business from, it was
22 actually from my hometown back in my country.

23 MR. EINGORN: And you purchased the
24 property with the expectation that it would continue
25 to be a grocery store?

1 MS. ABED: Mr. Eingorn, I just want to
2 clear it. He just purchased the business. The
3 property is still under the existing same owner.
4 He purchased the lease. I just wanted to make sure
5 that that's clear on the record.

6 MR. EINGORN: My apologies. So you
7 purchased the existing business and not the building?

8 MS. ABED: Correct.

9 MR. EINGORN: Anything else you want to
10 add to the application?

11 MS. ABED: My question to him was, if the
12 existing business that was there, the supermarket, if
13 anything has changed or any of the other?

14 MR. RASADO: The only thing that has
15 changed is the corporation that is owning the
16 business.

17 MR. EINGORN: Okay. Only change is
18 ownership. Does the Board have any questions for the
19 applicant regarding this Cert of Non-conforming Use
20 for a grocery store? I'm seeing a lot of no-head
21 shakes.

22 MS. ABED: Can I testify as a
23 construction liaison?

24 MR. EINGORN: We'll get some testimony
25 quickly from Ms. Abed as a construction liaison.

1 MS. ABED: There is absolutely no
2 structural changes to the existing walls of the
3 building. Anything interior has been shelving and
4 moving around. This is part of the process so that
5 he can get a business mercantile license in the new
6 corporation's name. We have to get the zoning in the
7 right person's name.

8 MR. EINGORN: Perfect.

9 Anybody in the public that would like to
10 be heard about the Cert of Non-conforming Use
11 regarding 700 Pine Street? Seeing and hearing none,
12 we'll close the public portion. The Board has heard
13 testimony from the applicant that he purchased this
14 business in its existing capacity and that he wishes
15 to continue that business in the property. Now is
16 the time for the Board to do a discussion regarding
17 this application and make a motion.

18 CHAIRMAN HANCE: That store has been
19 there forever. I used to go there when I worked at
20 OEO. It feeds the community in that area. Also,
21 there's a laundromat next store. I see nothing wrong
22 with keeping it as a store for the community.

23 MS. MASON: Motion to approve.

24 MR. EINGORN: Do we have a second?

25 CHAIRMAN HANCE: Second.

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

3 CHAIRMAN HANCE: Yes.

4 MR. EINGORN: Ms. Merricks.

5 MS. MERRICKS: Yes.

6 MR. EINGORN: Ms. Alston.

7 MS. ALSTON: Yes.

8 MR. EINGORN: Ms. Nunez.

9 MS. NUNEZ: Yes.

10 MR. EINGORN: Mr. Still.

11 MR. STILL: Yes.

12 MR. EINGORN: Ms. Mason.

13 MS. MASON: Yes.

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

16 MS. ABED: Thank you. You guys have a
17 great evening.

18 MR. ROSADO: Thank you.

19 MR. EINGORN: The next application,
20 Gloria Om, 1542 Bradley Avenue.

21 MS. JOHNSON: I have a question about 700
22 Pine Street.

23 MR. EINGORN: You missed your time.

24 MS. JOHNSON: No. I was standing here
25 waiting.

1 MR. EINGORN: I looked and I didn't see
2 you.

3 MS. JOHNSON: Yeah.

4 MR. EINGORN: I apologize. We'll get you
5 on the next one.

6 MS. JOHNSON: I won't be here for the
7 next one. That's why I came out tonight. I made
8 myself available to here to come out in reference to
9 this because I live in the vicinity.

10 MR. EINGORN: Sorry?

11 MS. JOHNSON: I live right there where
12 the store is. I want to say something cause of where
13 I live at.

14 MR. EINGORN: Do you want to put it on
15 the record?

16 MS. JOHNSON: Yes.

17 MR. EINGORN: Great. Come forward.
18 You've already been sworn, so you don't have to be
19 sworn again.

20 MS. JOHNSON: My name is Sandra Johnson.
21 I live right there on Princeton Avenue, the 800 Block
22 of Princeton Avenue, 817. The store is right there
23 behind my house. And the laundromat is behind my
24 house. The lot is there. There's two dumpsters
25 there that belong to the store. Behind the dumpsters

1 all day and all night, it is a shooting gallery for
2 people who are using drugs.

3 They even put a rug back there. They
4 live back there. All day they shoot drugs back all
5 day. And I don't know who owns it. Does the store
6 own it or does the laundromat own it? Because my
7 yard is right there. And when I come out, that's all
8 I see, right there at me. I can't let my dog out
9 because the other day I had to pick up about ten
10 syringes out of my yard.

11 CHAIRMAN HANCE: Have you went to the
12 store or the laundromat to see who owns the property
13 behind you?

14 MS. JOHNSON: Do you know how long I've
15 been living on the street? For 51 years. Yes, who
16 owned the property, I asked.

17 CHAIRMAN HANCE: So I would go to the tax
18 office with the address and they should tell you who
19 owns the property?

20 MS. JOHNSON: Yeah, because, I mean, I
21 see people every day and tell me who owns it. I go
22 to the owner.

23 MR. EINGORN: Have you called the
24 police?

25 MS. JOHNSON: All day. The police would

1 be sitting there and see them and won't say anything.
2 The police won't even say anything to them. I had to
3 run away. I had to come out there physically and run
4 them away.

5 MR. EINGORN: Once they reopen, that
6 should take care of that, yes?

7 MS. JOHNSON: Who reopen?

8 MR. EINGORN: The store. They're closed
9 now, right?

10 MS. JOHNSON: No.

11 CHAIRMAN HANCE: They actually sold it.
12 He took over and changed the name.

13 MS. JOHNSON: No, they're not closed.
14 They're still open. They trying to changing from one
15 hand to another hand. Because the other person who
16 owned it before this person owned it, left. They
17 moved on to another site. Now, the other owner that
18 was sitting here that I know who was owner is, that
19 guy was a new guy. To me, I never seen him before.
20 But the other guy that I thought was the owner, was
21 sitting there in the audience.

22 CHAIRMAN HANCE: So I would start with
23 the tax office and give them the address to both
24 properties and they will tell you who owns what
25 side.

1 MS. JOHNSON: So what I am going to do
2 about that?

3 CHAIRMAN HANCE: Then you'll know who
4 owns the property.

5 MS. JOHNSON: Then what am I going to do
6 about the issues I'm talking about?

7 MR. EINGORN: What you're talking about
8 is an enforcement issue that has nothing to do with
9 the City Zoning Board.

10 MS. JOHNSON: Well, I'm going to have
11 to -- I'm glad I came.

12 MR. EINGORN: We are too.

13 MS. JOHNSON: But I'm going to address
14 the issue more, more and more. I have to go to the
15 mayor. I called him. I called the City of Camden.
16 I called everybody who I know. Even if I had to
17 drive there and put some water on them everyday; wet
18 them up and they'll move.

19 CHAIRMAN HANCE: Call Camden Code
20 Enforcement.

21 MS. JOHNSON: I'll do something about it.

22 MR. EINGORN: Thank you for coming out.

23 The next matter is Gloria Om, 1542
24 Bradley Avenue.

25 MS. OM: Hello.

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

3 - - -

4 GLORIA OM, DAVID LUI, having first been
5 duly sworn/affirmed, was examined and testified as
6 follows:

7 - - -

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

10 MS. OM: Gloria Om, 4 Red Fox Circle,
11 Cinnaminson, New Jersey 08077.

12 MR. LUI: David Lui, 4 Red Fox Circle,
13 Cinnaminson, New Jersey.

14 MR. EINGORN: So the applicant is here
15 tonight seeking a Certification of Non-conforming Use
16 for a duplex at the property located at 1542 Bradley
17 Avenue. It's in the R-2 Zoning District. It's a
18 rental duplex. The applicant states, bought it; was
19 a duplex; would like help another family. So having
20 been sworn, do you rent both units?

21 MR. LUI: Yes. We bought it as tenant in
22 it already.

23 MR. EINGORN: There's a tenant in both
24 units?

25 MR. LUI: Yes. Upstairs and downstairs.

1 There's two doors; there's two meters.

2 CHAIRMAN HANCE: When did you buy it?

3 MR. MOORE: January 2023.

4 MR. EINGORN: Did you take the
5 photographs that are attached to the packet?

6 MR. LUI: Yes.

7 MR. EINGORN: And is this a picture of
8 the two mailboxes?

9 MR. LUI: Yes.

10 MR. EINGORN: And the following page, is
11 this the picture of the two meters?

12 MR. LUI: Yes.

13 MR. EINGORN: Great. As you walk through
14 the front door, there's two separate entrances?

15 MR. LUI: Yes.

16 MR. EINGORN: How many bedrooms are the
17 units?

18 MR. LUI: One bedroom in each unit.

19 MR. EINGORN: So the testimony is, you
20 purchased this duplex with tenants. Do you know how
21 long it has been a duplex?

22 MR. LUI: I think like since it was
23 built. The whole entire side is a duplex.

24 MR. EINGORN: So it was built in the
25 configuration as a duplex?

1 MR. LUI: Yes. The real estate agent
2 gave me this to show you guys.

3 MR. EINGORN: Great. We're going to mark
4 this Exhibit A-1 to the application. Exhibit A-1 is
5 a tax card.

6 MR. LUI: It says two units on it.

7 MR. EINGORN: Any questions from the
8 Board members? Open to the public? Anybody in the
9 public here tonight that would like to be heard on
10 the application related to 1542 Bradley Avenue? It's
11 a request for a Cert of Non-conforming Use for a
12 duplex. We will do this now. And I see none so
13 we'll close the public portion.

14 The Board has heard testimony that this
15 property is a duplex. It was purchased as a duplex
16 with tenants and appears to be built in a
17 configuration as a duplex. Now is the time for the
18 Board to do a discussion related to the request for a
19 Cert of Non-conforming Use which appears to be
20 appropriate in this instance and to make a motion.

21 CHAIRMAN HANCE: I do see two separate
22 meters and it has been there for a long time. On the
23 second page, you have two separate doors. I also
24 drove past this property. And there are a few
25 duplexes in that neighborhood. This is nothing new.

1 We've been through this before. I see it as a
2 duplex.

3 MS. MASON: If there is nothing else, I
4 can make that first motion to approve.

5 MR. EINGORN: So we have a motion by
6 Ms. Mason. Do we have a second?

7 CHAIRMAN HANCE: Second.

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

10 CHAIRMAN HANCE: Yes.

11 MR. EINGORN: Ms. Merricks.

12 MS. MERRICKS: Yes.

13 MR. EINGORN: Ms. Alston.

14 MS. ALSTON: Yes.

15 MR. EINGORN: Ms. Nunez.

16 MS. NUNEZ: Yes.

17 MR. EINGORN: Mr. Still.

18 MR. STILL: Yes.

19 MR. EINGORN: Ms. Mason.

20 MS. MASON: Yes.

21 MR. EINGORN: Six in favor and none
22 opposed, the motion carries. Congratulations.

23 MS. OM: Thank you.

24 MR. LUI: Thank you.

25 MR. EINGORN: The next application is

1 Lillian Baron, 498 Boyd Street. Proposes a duplex.

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

4 - - -

5 LILLIAN BARON, having first been duly
6 sworn/affirmed, was examined and testified as
7 follows:

8 - - -

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

11 MS. BARON: Lillian Baron. Address is
12 318 Palmetto Street, Brooklyn, NY 11237.

13 MR. EINGORN: So you have a duplex and
14 you purchased it as a duplex?

15 MS. BARON: Yes.

16 MR. EINGORN: And you need a new roof?

17 MS. BARON: I actually was able to get an
18 emergency permit recently so I replaced the roof.

19 MR. EINGORN: But you're here for a Cert
20 of Non-conforming Use for a duplex. Do you know how
21 long it has been a duplex?

22 MS. BARON: I'm not sure. I think it was
23 constructed as a duplex.

24 MR. EINGORN: Constructed as a duplex.
25 Is this whole street duplexes? The whole street is

1 duplexes, right?

2 MS. BARON: Yes.

3 MR. EINGORN: Okay. Anybody here tonight
4 that would like to be heard from the application of
5 498 Boyd Street, a Cert of Non-conforming Use for a
6 duplex? Seeing none and hearing, we'll close the
7 public portion. Does the Board here have any
8 questions about what is currently a duplex?
9 Otherwise, a quick discussion and a motion.

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

12 MS. BARON: Since January 12, 2022.

13 CHAIRMAN HANCE: I also drove past this
14 property. I used to live on Boyd Street. 348 Boyd,
15 it's a duplex. They're all duplexes on that street?

16 MS. BARON: Yes.

17 CHAIRMAN HANCE: I lived there for five
18 years and nothing has changed. I still deem it as a
19 duplex. I make a motion.

20 MR. STILL: Second.

21 MR. EINGORN: And we have a second. I'll
22 take a roll-call vote. Chairman Hance.

23 CHAIRMAN HANCE: Yes.

24 MR. EINGORN: Ms. Merricks.

25 MS. MERRICKS: Yes.

1 MR. EINGORN: Ms. Alston.

2 MS. ALSTON: Yes.

3 MR. EINGORN: Ms. Nunez.

4 MS. NUNEZ: Yes.

5 MR. EINGORN: Mr. Still.

6 MR. STILL: Yes.

7 MR. EINGORN: Ms. Mason.

8 MS. MASON: Yes.

9 MR. EINGORN: Have six in favor and none
10 opposed, the motion passes. Thank you.

11 MS. BARON: Thank you.

12 MR. EINGORN: The next matter is Elving
13 Figueroa, 762 Line Street. Proposes construction of
14 a gazebo.

15 UNIDENTIFIED SPEAKER: I will translate
16 for him.

17 MR. EINGORN: Would you raise your right
18 hand, please. You swear/affirm that the translation
19 that you'll provide tonight will be true and accurate
20 to the best of your ability.

21 UNIDENTIFIED SPEAKER: Yes.

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

24 MS. FIGUEROA: Maria Figueroa, 762 Line
25 Street, Camden, New Jersey.

1 MR. EINGORN: If you can ask the
2 applicant to please raise his right hand.

3 Mr. Figueroa, would you raise your right
4 hand, please.

5 - - -

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

9 - - -

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

12 MR. FIGUEROA: Elving Figueroa.

13 MR. EINGORN: So the applicant is here
14 tonight asking for a zoning permit for a 28-by-18
15 square foot gazebo. Seeking bulk variances for a
16 building yard coverage and a rear yard setback
17 variance.

18 I'm showing you this photograph which was
19 attached to our packet. It was actually stapled with
20 three photographs. Did the applicant take
21 these?

22 MR. FIGUEROA: Yes, I did.

23 MR. EINGORN: And this is the
24 pre-existing already constructed gazebo?

25 MR. FIGUEROA: Correct.

1 MR. EINGORN: And I'm pointing on the
2 photograph here. Is this your house?

3 MR. FIGUEROA: Yes.

4 MR. EINGORN: And what's this wall here?

5 MS. FIGUEROA: Right behind that wall is
6 a community garden. It's just a wall. There's no
7 building. It's just a wall.

8 MR. EINGORN: Okay. Does the roof, the
9 water run off the roof on to your own property?

10 MR. FIGUEROA: Yes, to my property; to
11 our property.

12 MR. EINGORN: So this window here, is
13 that your property or the neighbor's?

14 MR. FIGUEROA: Can I see it?

15 MR. EINGORN: So we're looking through
16 the gazebo here.

17 MR. FIGUEROA: That's a different house.

18 MR. EINGORN: And none of the water will
19 run off this roof into that yard?

20 MR. FIGUEROA: Into that yard, no.

21 MR. EINGORN: Who did the
22 construction?

23 MS. FIGUEROA: He did the construction.

24 MR. EINGORN: Has anybody come out to
25 inspect this?

1 MS. FIGUEROA: Not yet. We had to go
2 through this process first.

3 MR. EINGORN: Okay. Any questions from
4 the Board relating to this gazebo?

5 MS. ALSTON: Is this your property here
6 or is this another property?

7 MS. FIGUEROA: There was a house there
8 that was recently knocked down. So we put --

9 MS. ALSTON: So that's just a vacant
10 lot?

11 MS. FIGUEROA: It's vacant, yeah. We're
12 waiting for the response from the -- we put the
13 paperwork in to Adopt-A-Lot. We're still waiting for
14 a response. And the house that's next door that you
15 can see is empty.

16 MS. ALSTON: All this here?

17 MS. FIGUEROA: Yes.

18 MR. STILL: Do you have any intentions of
19 making sure that it's sturdy enough and it doesn't
20 fall on anybody's property here, this part right
21 here?

22 MR. FIGUEROA: If I need to for this, to
23 get this approved that I will.

24 MR. EINGORN: Do you own the wall --

25 MR. FIGUEROA: No.

1 MR. EINGORN: -- the brick wall. Is this
2 part of the garden?

3 MS. FIGUEROA: That's just -- I don't
4 know if it's part -- it's just one wall that's along
5 the back of the house.

6 CHAIRMAN HANCE: Behind that wall, is
7 there a community garden?

8 MS. FIGUEROA: It's a community garden.

9 CHAIRMAN HANCE: Okay.

10 MR. EINGORN: And the gazebo, is it
11 attached to that wall?

12 MR. MOORE: Yes.

13 MR. EINGORN: It's attached to both, the
14 house and the wall?

15 MS. FIGUEROA: And the wall.

16 MR. EINGORN: So the applicant is here
17 tonight because they built this gazebo and the
18 building coverage exceeds 80 percent, although it
19 looks like it covers all cement. Did you just put
20 the cement in or is that pre-existing?

21 MS. FIGUEROA: No, that's pre-existing.

22 MR. EINGORN: And then there's a rear
23 yard setback issue with the gazebo. So it looks like
24 there's already coverage of the cement. The issue
25 is, setback and the potential runoff, which they say

1 only runs on to their property.

2 Are there any questions for the
3 applicant?

4 MS. ALSTON: I'm just assuming all this
5 up to that wall is their property. That's his
6 property up to the brick wall, that's the property
7 there?

8 MS. FIGUEROA: Yes.

9 CHAIRMAN HANCE: So we can put a
10 condition about that wall such as, connected to the
11 wall.

12 MS. ALSTON: He can't do anything with
13 it, the wall.

14 MS. MASON: But it should be inspected at
15 least.

16 CHAIRMAN HANCE: Is the city garden
17 behind the wall?

18 MS. FIGUEROA: Right.

19 CHAIRMAN HANCE: She said it's a garden
20 back there.

21 MR. EINGORN: They're saying the wall is
22 not theirs.

23 CHAIRMAN HANCE: Right. The wall is not
24 theirs and it's just a wall. I would put a condition
25 that it has to be inspected by the City.

1 MS. ALSTON: Because of the wall?

2 CHAIRMAN HANCE: Yes.

3 MS. ALSTON: And him bumping into the
4 wall?

5 CHAIRMAN HANCE: Yes. In case anything
6 happens and it comes back to the Board, so it should
7 be inspected.

8 MS. ALSTON: Aren't they going to come
9 out and inspect it anyway?

10 MR. EINGORN: We would hope so.

11 MS. ALSTON: In order to move forward,
12 they need to have -- it would be inspected.

13 MR. EINGORN: I think to protect the
14 Board, I think it's a good idea to make it a
15 condition of approval.

16 MS. ALSTON: Yes.

17 MS. NUNEZ: I didn't hear you.

18 MR. EINGORN: The discussion is that the
19 quote unquote gazebo, the wall isn't owned by them.
20 And behind the wall is a city garden. And the
21 discussion is, it's already covering in cement so
22 it's not really increasing the impervious coverage.
23 It's already impervious. So the discussion is, if
24 you grant it and make it subject to an inspection by
25 the City and then they have to comply with any

1 comments the City Inspector has.

2 MS. NUNEZ: So what they build, the
3 gazebo is attached to the wall?

4 MR. EINGORN: And the house.

5 MS. FIGUEROA: Yes and the house.

6 MS. NUNEZ: What happens if the City
7 decides to tear down the wall? Would they have to
8 reconstruct the gazebo because it's attached to it?

9 MR. EINGORN: They would have to fix what
10 was damaged, yes.

11 MS. ALSTON: Did he actually nail into
12 the wall? It just bumps against it. It doesn't have
13 anything connecting?

14 MR. FIGUEROA: I didn't put any nails or
15 anything through the wall. It's just the end of it
16 just meets the wall.

17 MS. NUNEZ: So it's actually just
18 touching?

19 MR. FIGUEROA: Yes. It's not attached to
20 it by like nails or anything.

21 MR. EINGORN: So you said it's not
22 attached to the wall?

23 MR. FIGUEROA: It's not held on by
24 anything to the wall. It's touching the wall like
25 the wood is touching that wall.

1 MR. EINGORN: Can you shorten it a little
2 bit to keep it away from the wall?

3 MR. FIGUEROA: Yes.

4 MR. EINGORN: Let's open to the public.
5 Anybody in the public here tonight that like to be
6 heard on the matter of 762 Line Street, bulk
7 variances requested for a gazebo the size of 28-by-18
8 feet? Seeing and hearing none, we'll close the
9 public portion.

10 So the Board has heard testimony tonight
11 regarding a large gazebo which appears to be attached
12 to the house. The testimony is, not to the wall.
13 They're requesting two bulk variances. One is
14 building coverage, but the gazebo already covers
15 pre-existing cement. And then a rear-yard setback
16 20 feet. But, again, the cement already goes up to
17 the wall which they say they don't own.

18 I think the bulk variances are De Minimus
19 in nature. I think that's not a heavy lift, but I
20 think the Board, as a condition, may want to consider
21 asking them to move it back from the wall a little
22 bit and definitely an inspection by the City. And I
23 think that's their plan anyway once they get out of
24 here. So that would be my legal opinion on the
25 matter.

1 MR. STILL: I make a motion with those
2 conditions.

3 MR. EINGORN: So we have a motion with
4 the conditions that, how far back do they need to
5 move away from the wall? Is two feet feasible?

6 MR. FIGUEROA: Yes.

7 MR. EINGORN: So motion, conditions, two
8 feet from wall, and inspection by City. I heard
9 something down on the other end. No? Nothing. So
10 motion with conditions on two. Do we have a second?

11 MS. MERRICKS: Second.

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

14 CHAIRMAN HANCE: Yes.

15 MR. EINGORN: Ms. Merricks.

16 MS. MERRICKS: Yes.

17 MR. EINGORN: Ms. Alston.

18 MS. ALSTON: Yes.

19 MR. EINGORN: Ms. Nunez.

20 MS. NUNEZ: Yes.

21 MR. EINGORN: Mr. Still.

22 MR. STILL: Yes.

23 MR. EINGORN: Ms. Mason.

24 MS. MASON: Yes.

25 MR. EINGORN: Six in favor and none

1 opposed. Thank you very much.

2 MR. FIGUEROA: Thank you.

3 MR. EINGORN: Mr. Wilson, I think you
4 have three applications. However you want to present
5 them is up to you. We'll give you the option.

6 MR. WILSON: Good evening, John Wilson on
7 half of the applicant.

8 MR. EINGORN: Is this Benz Investment,
9 LLC?

10 MR. WILSON: Yes. I have one witness,
11 Charles Longo.

12 MR. EINGORN: Would you like him to be
13 sworn?

14 MR. WILSON: Yes.

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

17 - - -

18 CHARLES LONGO, 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. LONGO: Charles Longo, 424 Citation
25 Lane, Cherry Hill, NJ 08002.

1 MR. WILSON: Mr. Longo, tell the Board
2 what your relationship is with Benz Investment, LLC
3 is?

4 MR. LONGO: I'm his realtor. I look for
5 old properties for him to buy. He's bought five or
6 six so far in the City. He's rehabbing them and
7 doing very well at it. This property --

8 MR. WILSON: Only answer the question I
9 ask. You have the authority from the company to be
10 here testifying on their behalf tonight?

11 MR. LONGO: I have a Power of Attorney if
12 you'd like to see it?

13 MR. WILSON: We'd like to have this
14 marked.

15 MR. EINGORN: We'll mark this Exhibit A
16 to the application. Let the record reflect that this
17 is a Durable Power of Attorney. It's executed by
18 Aharon Erbach and it has been notarized and we will
19 accept this into the record.

20 MR. WILSON: Thank you.

21 Are you familiar with the property,
22 264 Boyd Street?

23 MR. LONGO: Yes.

24 MR. WILSON: How are you familiar with
25 that?

1 MR. LONGO: It came up on the MLS and we
2 brought Mr. Erbach to see the property. It was
3 advertised as a duplex. When we went in, it was
4 basically a shell but it did have meters on the
5 outside, kitchens, bathrooms --

6 MR. WILSON: I'm showing you a picture.
7 Do you recognize that?

8 MR. LONGO: Yes.

9 MR. WILSON: Tell the Board, what is
10 that?

11 MR. LONGO: That's the back of the house
12 where the electrical meters were.

13 MR. WILSON: Does the structure have
14 access doors?

15 MR. LONGO: The structure has two access
16 doors. One is here and one on the side.

17 MR. WILSON: Now, at my direction, did
18 you obtain a copy of the property record card?

19 MR. LONGO: Yes, I did.

20 MR. WILSON: Do you recognize that?

21 MR. LONGO: Yes, I do.

22 MR. WILSON: Does that identify that this
23 property has two dwellings?

24 MR. LONGO: Yes, it does.

25 MR. EINGORN: So we'll mark the meter

1 photograph as A-2. We'll mark the photograph of the
2 two entrances as A-3 and the tax card as A-4 for the
3 record.

4 MR. WILSON: How long have you been a
5 realtor?

6 MR. LONGO: 35 years.

7 MR. WILSON: As a realtor, is there any
8 other use for this property as it is presently
9 configured other than a duplex?

10 MR. LONGO: Not at the present time.

11 MR. WILSON: Are you familiar with the
12 area where this is?

13 MR. LONGO: Yes.

14 MR. WILSON: Are there any other duplexes
15 in the area?

16 MR. LONGO: Yes, there are. And the
17 property right next door has been vacant for 20
18 years; set up the same way as a duplex with two
19 meters in the back, two entrances and two kitchens.
20 We're trying to buy that one too because it needs
21 rehab.

22 MR. WILSON: Would you ask the Board to
23 approve this application?

24 MR. LONGO: I would greatly appreciate
25 them approving this application.

1 MR. WILSON: I have nothing further.

2 MR. EINGORN: Any questions from the
3 Board? Hearing none, we'll open this matter to the
4 public. Anybody here in the public tonight that
5 would like to be heard on the matter of 264 Boyd
6 Street, Benzh Invest, LLC? Seeing and hearing none,
7 we'll close the public portion.

8 MR. EINGORN: The Board has seen the tax
9 card and the pictures, heard the testimony of
10 Mr. Longo regarding the request for Cert of
11 Non-conforming Use. Now is the time for the Board to
12 do a quick discussion. It seems the tax card is from
13 1959 so it dates back long before the zoning
14 ordinance. And to make a motion on this application.

15 CHAIRMAN HANCE: Again, we have two
16 electrical boxes here; two separate entrances. I
17 lived on Boyd Street for years. Most of them are
18 duplexes. There are few single homes there but the
19 other few are duplex. So I make a motion that we
20 accept.

21 MS. MASON: I second.

22 MR. EINGORN: We have a motion and a
23 second. I'll take a roll-call vote. Chairman Hance.

24 CHAIRMAN HANCE: Yes.

25 MR. EINGORN: Ms. Merricks.

1 MS. MERRICKS: Yes.

2 MR. EINGORN: Ms. Alston.

3 MS. ALSTON: Yes.

4 MR. EINGORN: Ms. Nunez.

5 MS. NUNEZ: Yes.

6 MR. EINGORN: Mr. Still.

7 MR. STILL: Yes.

8 MR. EINGORN: Ms. Mason.

9 MS. MASON: Yes.

10 MR. EINGORN: Having six in favor and
11 none opposed, the motion passes. Thank you.

12 MR. LONGO: Thank you.

13 MR. WILSON: Thank you.

14 MR. EINGORN: Mr. Wilson, I think you
15 have the next matter as well which is William
16 Hargrove, 108 N. 7th Street, an application for
17 three-unit apartments.

18 Would you raise your right hand, please.

19 - - -

20 WILLIAM HARGROVE, having first been duly
21 sworn/affirmed, was examined and testified as
22 follows:

23 - - -

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

1 MR. HARGROVE: William Hargrove, 100 S.
2 17th Street, Camden, New Jersey.

3 MR. WILSON: Mr. Hargrove, you are the
4 owner of 108 N. 7th Street?

5 MR. HARGROVE: I am.

6 MR. WILSON: Would you tell the Board the
7 condition of that property?

8 MR. HARGROVE: It was vacant for at least
9 15 years. The school board was going to build some
10 buildings at one time or another and they walked away
11 from everything in Camden.

12 MR. WILSON: Tell the Board what you
13 propose to do with the property?

14 MR. HARGROVE: We're going to create
15 three apartments, one 2-bedroom on the first floor;
16 two 1-bedrooms on the second floor.

17 MR. WILSON: How does that fit in the
18 neighborhood?

19 MR. HARGROVE: The whole block is
20 residential if that's what we're referring to, John?

21 MR. WILSON: Yes. Are any of them
22 duplexes?

23 MR. HARGROVE: Yes. Three of them are
24 duplexes.

25 MR. WILSON: So your proposal fits in

1 with the neighborhood?

2 MR. HARGROVE: Absolutely. Yes.

3 MR. WILSON: And would this fill a
4 residential need in the City?

5 MR. HARGROVE: Yes.

6 MR. WILSON: I have nothing further.

7 One moment. Parking, the Board in their rejection
8 said that if this was approved, you would need five
9 parking spaces?

10 MR. HARGROVE: I have eight parking
11 spaces now in the back.

12 CHAIRMAN HANCE: So it has been vacant
13 for 15 years, the property?

14 MR. HARGROVE: I can't hear you.

15 MR. WILSON: Has the property been vacant
16 for 15 or more years?

17 MR. HARGROVE: Yes, it was.

18 CHAIRMAN HANCE: You owned it how long?

19 MR. HARGROVE: About 15 years it was
20 vacant.

21 CHAIRMAN HANCE: When did he purchase the
22 property?

23 MR. WILSON: When did you purchase the
24 property?

25 MR. HARGROVE: About four years ago.

1 MS. MASON: And it's currently a house,
2 right, three-floor home on 108 N. 7th Street.

3 MR. WILSON: When it was occupied, what
4 was it? Was it all a house or was it offices?

5 MR. HARGROVE: It was a house. I don't
6 know who occupied it then.

7 MS. MASON: But you're planning to make
8 out of that house at 108 N. 7th Street, three
9 apartments?

10 MR. WILSON: Yes.

11 MS. MASON: Three 1-bedrooms? How many
12 bedrooms?

13 MR. WILSON: Mr. Hargrove testified, the
14 first floor would be a 2-bedroom apartment. And then
15 on the second floor, two 1-bedroom apartments.

16 CHAIRMAN HANCE: And you did mention
17 parking. How many parking spots do you have?

18 MR. HARGROVE: He just testified he has
19 eight to the rear of the property.

20 CHAIRMAN HANCE: Also in the front, is
21 there public parking?

22 MR. WILSON: That's public parking.
23 That's metered parking. I know it's metered because
24 I use it sometimes.

25 MR. EINGORN: Any questions?

1 MS. ALSTON: What's the total square
2 footage of the house?

3 MR. WILSON: Do you know the total square
4 footage of the house?

5 MR. HARGROVE: I don't know right off
6 hand.

7 MR. WILSON: The property is 11 feet wide
8 and 30 feet deep. I'm taking that off a floor plan.

9 MS. ASLTON: Are you going to be changing
10 any of the outside of the structure or are you just
11 going to be renovating the inside?

12 MR. WILSON: No. It's all interior.

13 MS. ALSTON: And then making the
14 bedrooms?

15 MR. WILSON: Yes. You wouldn't be able
16 to change the outside because it's a row and this is
17 in the row.

18 MS. ASLTON: You have neighbors on the
19 left and right, right?

20 MR. WILSON: Yes.

21 MS. MASON: Well, there's a church there
22 and then there's another house on the other side?

23 MS. WILSON: This is near the middle of
24 the block. The church is on the corner. I'm sorry.

25 MS. MASON: I see 108 kind of being right

1 next to or behind the --

2 MR. WILSON: Mr. Hargrove corrected me.
3 This is directly behind the church.

4 MS. MASON: Exactly. And then you have a
5 residence on the other side, 110.

6 MR. WILSON: Yes.

7 MS. MASON: And it's a family living
8 there as well, right? Are they occupied?

9 MR. WILSON: Are any of the properties
10 occupied in that block?

11 MR. HARGROVE: They're all occupied.

12 MR. WILSON: They are all occupied?

13 MR. HARGROVE: Yes.

14 MR. WILSON: Except this one?

15 MS. MASON: What I'm concerned about is
16 the parking. Just trying to get a visual of the
17 parking in the back. You said that Mr. Hargrove
18 testified that there were eight parking spots?

19 MR. WILSON: Yes.

20 MS. MASON: In the back of the home?

21 MR. WILSON: Yes, behind this property.
22 That would be on the new 7th Street.

23 CHAIRMAN HANCE: So it's eight behind.
24 That's the property that he owns back there also?
25 Does he own that property back there?

1 MR. WILSON: Yes.

2 CHAIRMAN HANCE: Is it asphalt?

3 MR. WILSON: What's the surface of the
4 parking lot?

5 MR. HARGROVE: Asphalt.

6 MS. MASON: Would the parking be
7 designated like Apartment A, Apartment B?

8 MR. WILSON: I have another witness here.

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

11 - - -

12 KELLY JOE GIPE, having first been duly
13 sworn/affirmed, was examined and testified as
14 follows:

15 - - -

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

18 MS. GIPE: Kelly Joe Gipe, 521
19 Canterbury Avenue, Pitman, New Jersey.

20 MR. EINGORN: What's your relation to the
21 applicant?

22 MS. GIPE: I am his controller in his
23 office.

24 MR. EINGORN: Okay. Great.

25 MR. WILSON: Are you familiar with the

1 property at 108 N. 7th Street?

2 MS. GIPE: Yes.

3 MR. WILSON: Describe it to the Board?

4 MS. GIPE: It's just as they described.

5 It has been vacant for many, many years.

6 Mr. Hargrove purchased this particular piece about
7 four years ago and this was what he's looking to do
8 with it. Where I thought what I could maybe help
9 with a little bit was, the parking that he's speaking
10 of in the back, is also owned by him.

11 The church on the corner is also owned by
12 him. The house on the other side of this structure,
13 again, is owned by Mr. Hargrove and is occupied by an
14 employee of our company with his family. So like
15 everything around it is situated and that's why he
16 has taken the entire block that has been vacant and
17 gone right down the row and brought everything back
18 to life.

19 MR. EINGORN: John, so you got a separate
20 property here that's a parking lot now, right?

21 MR. WILSON: Yes.

22 MR. EINGORN: That would be a separate
23 use; creating a principal use parking lot. Can you
24 consolidate them?

25 MR. WILSON: It's a parking lot now.

1 MR. EINGORN: It's already a parking
2 lot?

3 MR. WILSON: Yes. And he would dedicate
4 the number of spaces to this.

5 MR. EINGORN: Got it. We'll need some
6 kind of documentation that would dedicate those
7 spaces.

8 MS. GIPE: Would a lease suffice? I
9 mean, if we drew a lease between --

10 MR. EINGORN: Maybe a parking easement?

11 MR. WILSON: Yes.

12 MR. EINGORN: Since Mr. Hargrove owns the
13 property. Is that acceptable?

14 MR. WILSON: Would you give this property
15 an easement for the parking so that it would be
16 dedicated to that building?

17 MR. HARGROVE: Yes.

18 MR. EINGORN: So the applicant agrees, as
19 a condition of approval, to give an easement to the
20 parking for the property. So the issue now before
21 the Board is, the applicant is providing off-street
22 parking so that would eliminate the need for a bulk
23 variance. Right?

24 MR. HARGROVE: Yes.

25 MR. EINGORN: And then a change of use

1 site plan or site waiver which I believe they're
2 requesting. And then a use variance for the three
3 units. Does that summarize the application?

4 MR. WILSON: Yes.

5 MR. EINGORN: Great. Are there questions
6 for the applicant? No questions. Anybody in the
7 public here tonight that would like to be heard on
8 the application of William Hargrove for 108 N. 7th
9 Street? Hearing and seeing none, we'll close the
10 public portion.

11 Again, the applicant is here tonight
12 seeking a use variance for three apartment units. He
13 was able to provide parking and is willing to, as a
14 condition of approval, give an easement for the
15 parking and is requesting a change of use site plan
16 waiver. Now is the time for the Board to do a
17 discussion of the Positive and Negative Criteria and
18 make a motion.

19 CHAIRMAN HANCE: The positive part is,
20 the neighborhood is full. That's the only sore
21 thumb in the neighborhood. I believe that, again, we
22 have a lot of fires in Camden. And if you look at
23 the big picture, that spot has been empty for over 15
24 years. So it needs to be, again, a face lift. The
25 more houses we fill in Camden, the better it is for

1 Camden. And also, people do need homes to live in,
2 more apartments to live in. So I think it's a plus
3 for Camden.

4 MS. ALSTON: I agree with you. I think
5 this is definitely a positive, the fact that it has
6 been empty for the last four years. And they're
7 going to actually renovate it and he has the parking
8 spots allotted and he is going to put people in
9 there. I think it is a positive for the neighborhood
10 there.

11 MR. EINGORN: Again, any motion should be
12 subject to the condition which was agreed upon for an
13 easement for parking.

14 MR. STILL: I make a motion with
15 conditions.

16 MR. EINGORN: We have a motion with
17 conditions. Do we have a second?

18 CHAIRMAN HANCE: Second.

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

21 CHAIRMAN HANCE: Yes.

22 MR. EINGORN: Ms. Merricks.

23 MS. MERRICKS: Yes.

24 MR. EINGORN: Ms. Alston.

25 MS. ALSTON: Yes.

1 MR. EINGORN: Ms. Nunez.

2 MS. NUNEZ: Yes.

3 MR. EINGORN: Mr. Still.

4 MR. STILL: Yes.

5 MR. EINGORN: Ms. Mason.

6 MS. MASON: Yes.

7 MR. EINGORN: Having six in favor and
8 none opposed, the motion passes subject to
9 conditions.

10 MR. WILSON: Thank you to the Board.

11 MR. HARGROVE: Thank you.

12 MR. EINGORN: The next matter is 316 Vine
13 Street, Zayed Abed.

14 MR. EINGORN: Would you raise your right
15 hand, please.

16 - - -

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

20 - - -

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

23 MR. ABED: Zayed Abed, 2106 Old York
24 Road, Bordentown, New Jersey 08505.

25 MR. WILSON: Are you the owner of 316

1 Vine Street?

2 MR. ABED: Yes, I am.

3 MR. WILSON: Did we submit an application
4 to make this into a duplex property?

5 MR. ABED: Yes, sir.

6 MR. WILSON: I believe the Board has the
7 site plan.

8 MR. EINGORN: I believe so. I have
9 elevations. Is that what you're referring to?

10 MR. WILSON: Yes.

11 MR. EINGORN: I got floor plans and
12 elevations?

13 MR. WILSON: Tell the Board how this
14 would be made into a duplex with only one entrance
15 door?

16 MR. ABED: Yes.

17 MR. WILSON: If you look at the plan and
18 when you go in the entrance, would there be two
19 doors?

20 MR. ABED: Yes.

21 MR. WILSON: One on the first floor and
22 one for the second floor?

23 MR. ABED: Yes.

24 MR. WILSON: How many bedrooms will be on
25 the first floor?

1 MR. ABED: One bedroom.

2 MR. WILSON: How many on the second
3 floor?

4 MR. ABED: Three bedrooms.

5 MR. WILSON: And the second floor
6 bedrooms, would one be on the second floor and one on
7 the third floor?

8 MR. ABED: One on the first floor; one on
9 the second floor and two on the third floor.

10 MR. WILSON: Now, are there other duplex
11 properties in the area?

12 MR. ABED: Yes.

13 MR. WILSON: If the Board approves this,
14 is there room on the property for parking?

15 MR. ABED: Excuse me?

16 MR. WILSON: Is there room to park cars
17 on the property?

18 MR. ABED: Parking in the street.

19 MR. WILSON: Is that because there's no
20 room to get past to park on the property?

21 MR. ABED: The property is in the middle
22 of the block.

23 MR. WILSON: And there's houses on both
24 sides?

25 MR. ABED: Yes.

1 MR. WILSON: And there's no access to the
2 rear; is that correct?

3 MR. ABED: No access to the rear.

4 MR. WILSON: I have nothing further.

5 MR. EINGORN: Questions from the Board?

6 CHAIRMAN HANCE: So it's just street
7 parking?

8 MR. ABED: Street parking.

9 MR. WILSON: This is part of a row on
10 Vine Street so there's structures on each side of it
11 and there's no way to get to the rear.

12 MR. STILL: This is a shared basement --
13 not shared basements. But you got two water heaters
14 for both and two electrical boxes for both and
15 they're all controlled from the outside?

16 MR. WILSON: Yes.

17 MR. EINGORN: Was the building purchased
18 in this condition?

19 MR. WILSON: Excuse me?

20 MR. EINGORN: The building was purchased
21 in this condition?

22 MR. WILSON: Yes.

23 MR. EINGORN: So it's already set up as a
24 duplex?

25 MR. WILSON: Was this a duplex?

1 MR. ABED: Yes.

2 MS. MASON: I'm familiar with that area
3 so that whole block, I think it was a fire hall that
4 was just converted into a triplex or a duplex, one of
5 them right next door to 316 Vine Street. That whole
6 block is either duplexes or triplexes. Who would
7 access the back yard. I see a back yard there. Is
8 that for Apartment A or Apartment B?

9 MR. ABED: First floor.

10 MS. MASON: Thank you. The second floor
11 would be two floors?

12 MR. WILSON: Yes.

13 MS. MASON: Thank you.

14 MR. EINGORN: Any questions down here?
15 None. We will open to the public. Anybody in the
16 public that would like to be heard on the application
17 related to 316 Vine Street? Seeing none and hearing
18 none, we'll close the public portion.

19 The Board is being asked to grant bulk
20 variances for area lot, width, lot depth, max
21 building coverage and off-street parking for a
22 duplex. The applicant has testified that this was
23 purchased as a duplex and there's a one-bedroom on
24 the first floor and a three-bedroom apartment on the
25 second floor and third floor.

1 MS. MASON: I make a motion.

2 MR. EINGORN: Do we have a second?

3 MS. MERRICKS: Second.

4 MR. EINGORN: A motion and a second.

5 I'll take a roll-call vote. Chairman Hance.

6 CHAIRMAN HANCE: Yes.

7 MR. EINGORN: Ms. Merricks.

8 MS. MERRICKS: Yes.

9 MR. EINGORN: Ms. Alston.

10 MS. ALSTON: Yes.

11 MR. EINGORN: Ms. Nunez.

12 MS. NUNEZ: Yes.

13 MR. EINGORN: Mr. Still.

14 MR. STILL: Yes.

15 MR. EINGORN: Ms. Mason.

16 MS. MASON: Yes.

17 MR. EINGORN: Six in favor and zero
18 opposed, the motion passes.

19 MR. WILSON: Thank you.

20 MR. EINGORN: The next matter is Premier
21 Construction, 521 Cooper.

22 Let the record reflect that Yordy's
23 Peralta, that application is 1575 Louis Street has
24 not appeared tonight. I don't believe we received
25 any contact from the applicant. As a courtesy to the

1 applicant, we will carry this application to the
2 next meeting which is September 9th. This will be
3 Notice of Adjournment. This is the one-time courtesy
4 we will provide to the applicant.

5 Now we have Mr. Bernstein and the
6 application for 521 Cooper Street.

7 MR. BERNSTEIN: Thank you ladies and
8 gentlemen for saving the best for last, I suppose.
9 That's my comment. I had to say something.

10 This is on an addendum regarding an
11 application that was filed and heard several months
12 ago in May regarding the conversion of a property
13 currently vacant into nine one-bedroom units plus a
14 small office for the building downstairs.

15 My understanding from my partner was, the
16 Board was receptive. We made the appropriate
17 variance request. However, the issue that remained
18 was, the question of the Redevelopment Plan.
19 Because the proposal does not comply with the terms
20 of the Redevelopment Plan.

21 Two issues came up. The first issue is
22 the legal issue. Under current New Jersey Case Law,
23 this Board does have the right to decide such an
24 issue without going to the Planning Board. And I
25 cite the case law in my memorandum. But basically

1 the concept is because you have an overlapping
2 jurisdiction so-to-speak of the property of these
3 issues. It makes more sense to consolidate that into
4 one hearing and, therefore, the Zoning Board of
5 Adjustment is authorized to hear both sides of them.

6 The second issue, I attached to the
7 application with certification of the principal of
8 Premier Construction, Hacı Kose, specifically
9 dealing why this application, how it relates to the
10 current and proposed Redevelopment Plans for
11 Downtown Camden. And Mr. Kose is available to speak.
12 I've attached his certification. But if the Board
13 would like to hear his testimony, he is available at
14 this point.

15 Basically, just to do a proffer, Mr. Kose
16 will testify that they were careful in selecting the
17 purchase of this property. They believe it has a
18 great deal of development potential. It's an older
19 property. It was originally a residence when it was
20 built back over a century ago. The main issue seems
21 to be the lack of parking spaces. That is the
22 primary variance that is being asked for. The reason
23 why this project makes sense economically without the
24 required parking spaces, is because of the property's
25 location. It's Zoned US. It's very close to Rutgers

1 University Camden; literally a block away. Camden
2 Community College. Walking distance to Cooper
3 Hospital; to Camden City Hall and the Federal Court
4 House.

5 Mr. Kose will testify that he's put a
6 sign up on the building. He's received numerous
7 responses and requests about the possibility of
8 renting that. I was actually with him in the car
9 this afternoon when he received a call from that. He
10 has received, as the certification states, over 100
11 individuals call. He was contacted by a service that
12 provides nurses for hospitals, etc. which was
13 interested in doing a bulk rental of some or all of
14 the apartments. Therefore, we think there's an
15 economic reason to go ahead with this property even
16 though it does not have the parking spaces as
17 required, and we have asked for that. At this point,
18 I would ask whether the Board would like to hear
19 testimony from Mr. Kose.

20 CHAIRMAN HANCE: I have a question.

21 MR. BERNSTEIN: Yes, sir.

22 CHAIRMAN HANCE: Looking at the pictures
23 I see a lot of abandoned homes, boarded-up homes
24 around that property.

25 MR. BERNSTEIN: No, no. So we're talking

1 about at 521 Cooper Street. This is the middle of
2 downtown.

3 MR. EINGORN: We received --

4 MR. KOSE: It's about to be done. This
5 is how it's going to look probably in a week or so.

6 MR. EINGORN: Let the record reflect that
7 Mr. Kose has handed the Board, I think this is an
8 elevation?

9 MR. KOSE: Yes. In a week or two that's
10 exactly what's going to go.

11 MR. BERNSTEIN: It's in the process of
12 work being done right now.

13 MR. EINGORN: We'll mark this A-1 to the
14 application.

15 MR. BERNSTEIN: May I make a request to
16 the Board? May I sit and pull a chair over to sit?

17 MR. EINGORN: Yes, please.

18 MR. KOSE, would you raise your right
19 hand, please. Do you swear/affirm that the testimony
20 that you'll provide to the Zoning Board tonight and
21 have already provided to the Zoning Board tonight, is
22 true and nothing by the truth?

23 MR. KOSE: Yes.

24 - - -

25 EL DONALDO, F. VID, AL, AIA, having first

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

3 - - -

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

6 MR. KOSE: Haci Kose. The address is
7 1736 Route 70 East, Cherry Hill, New Jersey 08003.

8 MR. VID AL: My name is El Donaldo Vid,
9 Al.

10 MR. EINGORN: And we'll accept
11 Mr. Vid, Al as a professional architect as we have on
12 numerous occasions previously.

13 So we just had testimony from Mr. Kose
14 and he provided a photograph that the windows are
15 being replaced currently. They will be this black
16 color that is reflected in the rendering. And I
17 think Mr. Bernstein was discussing parking.

18 MR. BERNSTEIN: Yes. There are
19 insufficient parking spaces. And we say that
20 initially in the application. Unfortunately, I was
21 out due to illness the first part of it. And
22 understand my partner, John Calzaretto, discussed
23 that issue.

24 We believe that there is a very large,
25 surprisingly large market for single one-bedroom

1 which do not have parking in Downtown Camden.
2 And we have identified a number of institutions which
3 within walking distance, which would be likely to
4 have individuals who would be interested in renting
5 one-bedroom apartments within walking distance. My
6 client has prepared to testify as to his research on
7 that.

8 And as I said, there have been inquiries
9 concerning the property. He can testify to specific
10 and including a bulk rental of substantially all the
11 building by a nursing service, which is fully aware
12 and all these individuals are informed that there is
13 no parking. There are a surprising number of
14 individuals in this area who do not rely on
15 automobiles; who rely on walking or public
16 transportation. And we believe that there is an
17 economic market for those. We're talking about a
18 limited number of apartments. We're talking about
19 five apartments. So we believe that there is an
20 adequate market for those apartments.

21 MR. EINGORN: You said five?

22 MR. BERNSTEIN: I believe it's five, yes.

23 MR. KOSE: We have four now.

24 MR. BERNSTEIN: We have four now, excuse
25 me.

1 MR. EINGORN: You have four now?

2 MR. KOSE: Yes.

3 MR. EINGORN: And you want to add five
4 more.

5 MR. BERNSTEIN: We are short five parking
6 spaces.

7 MR. EINGORN: Wait one moment. You have
8 four parking spaces.

9 MR. BERNSTEIN: Yes.

10 MR. EINGORN: And you want nine
11 apartments?

12 MR. BERNSTEIN: Yes.

13 MR. KOSE: Yes.

14 MR. EINGORN: Okay. Got it.

15 MR. BERNSTEIN: And, of course, the
16 economic risk is taken by my client as to renting
17 those properties without a parking space.

18 MR. EINGORN: So I don't know if you've
19 heard this from Remington & Vernick before, there is
20 a potential that if you get a parking variance, that
21 you will get charged \$6,000 per spot.

22 MR. BERNSTEIN: We are fully aware of
23 that, yes.

24 MR. EINGORN: I get yelled at if I don't
25 inform you. I believe Mr. Calzaretto put on most of

1 this portion and Mr. Vid, Al gave us very great
2 testimony.

3 MR. VID AL: That is correct.

4 MR. BERNSTEIN: That is correct,
5 yes.

6 MR. EINGORN: Ms. Mason, were you here
7 for that?

8 MS. MASON: No.

9 MR. EINGORN: As a reminder, the
10 applicant is here for nine one-bedroom apartments.
11 There's four parking spaces. The applicant needs
12 what amounts to a use variance for the Redevelopment
13 Plan. And then bulk variances for minimum lot area,
14 minimum lot width, minimum front yard setback,
15 minimum side yard setback, minimum lot coverage and
16 parking.

17 MR. BERNSTEIN: That's correct. This is
18 a building that was built in 1901.

19 MR. EINGORN: Most of those would be
20 pre-existing non-conforming issues in its current
21 usage. Since they're coming here for a different
22 use, obviously, it's going to acerbate it a little
23 bit, but they're not able to change and, I guess,
24 have a hardship based upon what was pre-existing.
25 Right? So that's the consideration for the bulk

1 variances.

2 The parking, though, is tough. The Board
3 will have to consider that, as well as the
4 requested use variance. Are there any questions? I
5 know Ms. Mason we're trying to catch you up here a
6 little bit but it's straightforward.

7 MS. ALSTON: I think there's a parking
8 lot across the street?

9 MR. KOSE: Yes. Right in front of the
10 building is public parking.

11 MR. BERNSTEIN: There is.

12 MR. KOSE: There's parking right in front
13 of the building.

14 MR. BERSTEIN: There's street parking
15 there. But we do not have dedicated. We tried. We
16 could not get dedicated. I've done this before with
17 you guys. We couldn't get dedicated spaces.

18 MR. KOSE: And there's a big parking lot
19 in front of it. We tried to talk to them. They say,
20 you know, we don't --

21 MR. BERNSTEIN: They don't want to give
22 it tied up. So, again, we're talking about a minimal
23 number of spaces. We're not talking about 100
24 apartment highrise. We're talking about conversion
25 of a historic building back which was, in fact, a

1 residence when it was originally constructed. I
2 believe it was a doctor's office downstairs and
3 residence upstairs.

4 So we believe that it's an appropriate
5 use. And as I said, my client, Premier, is
6 willing -- it takes the economic risk in terms of
7 being able to market those apartments to people
8 without automobiles.

9 MS. ALSTON: I think there is a need.
10 You have the university there. You are close to the
11 hospital. Anybody really -- do they want a car?
12 They can jump on the Speedline and they can take that
13 public or even walk.

14 MR. BERNSTEIN: The other thing is that
15 I've learned because I've been fighting cancer and
16 haven't been able to go to the market, is thank God
17 we can get our groceries delivered. I mean, that
18 makes a world of difference. You don't need -- not
19 just groceries but anything delivered to your home.
20 We're in a different universe than we were when I was
21 a kid.

22 MS. MASON: I live right up the street
23 from this location as well and I'm very familiar with
24 Cooper Street. And it is a lot of us folks that
25 don't necessarily have a car. And if we do have a

1 car, it's parked. It's a lot of foot traffic in that
2 area.

3 MR. BERNSTEIN: Yes.

4 MS. MASON: And then if you think about
5 Camden County College, and there's some other
6 residences as well, like where are they parking.
7 Right? So it's not stopping those folks from
8 utilizing and accessing the housing that's already
9 there and accessing the community college. I know
10 the community college has parking as well --

11 MR. BERNSTEIN: That is correct.

12 MS. MASON: -- but, again, there are other
13 residences around there that doesn't necessarily have
14 designated parking lots. And it's near the downtown
15 area and center City. So that if it's needed -- one
16 question, though, is it market rate, is it
17 affordable?

18 MR. KOSE: It is market rate.

19 MR. BERNSTEIN: Market rate.

20 MS. MASON: So we're also looking to
21 bring market-rate homes to the City as well.

22 MR. BERNSTEIN: If I may, that's the
23 whole point. This is the way in which a city should
24 operate. It should have a mix of housing; it should
25 have apartments available for people who don't want

1 cars; for people who have cars. I think it's a very
2 helpful development for Downtown Camden. I think
3 it's directly in line with the proposed Camden
4 Downtown development project, which is currently
5 under development. And I think it's a win-win for
6 the City of Camden.

7 MS. ALSTON: I, too, live in the area and
8 I've seen it and I walked by there a couple of times.
9 I think the building itself looks really 25th
10 Century.

11 MR. KOSE: We are putting in a ton of
12 money into it.

13 MS. ALSTON: I could tell. Yes.

14 MR. VID AL: The reality is, there's a
15 need in Camden for one-bedroom apartments. I design
16 a lot of apartments but I found different small
17 contractors saying that there is a market for that.
18 Because these two-bedroom apartments in Camden is
19 real expensive right now. So that's an alternative
20 to have one-bedrooms. Some people say singles or
21 even a couple, they just want a bedroom especially in
22 downtown areas. So there's a big market for that.
23 We're pushing for one-room apartments.

24 MR. BERNSTEIN: My last comment is this.
25 It's a positive amenity to the City. It helps bring

1 Camden back into being a normal city if I may use
2 that term. And it generates cash revenues -- it
3 generates tax and cash revenue for the City.
4 Otherwise, we'll be moving to Cherry Hill.

5 MS. ALSTON: Do you have to open it to
6 the public?

7 MR. EINGORN: Unless there's any other
8 comment or question from the Board. We'll open to
9 the public since there's nobody here, therefore,
10 we'll close the public portion.

11 The applicant has come before the Board
12 seeking bulk variances and a use variance from the
13 Redevelopment Plan to convert a pre-existing building
14 into nine 1-bedroom apartments with four parking
15 spaces. And then as noted, the bulk area requirement
16 variances that are requested for setbacks and
17 coverage and related to the lot.

18 The Board should now do a discussion of
19 the Positive and Negative Criteria related to the
20 requested variances noting that a use variance is
21 requested and the bulk variances for parking and lot
22 conditions.

23 MR. STILL: While the lack of parking can
24 be an issue, I mean, it's going to lead to the
25 facelift that that downtown area is already getting

1 and just enhance what's already there.

2 CHAIRMAN HANCE: I think it's something
3 that's needed in Camden in that area especially
4 around the college area.

5 MR. BERNSTEIN: Absolutely, sir. There
6 is no place like it in Camden. There are very few
7 just opening up on Cooper.

8 CHAIRMAN HANCE: A lot of real estate now
9 is sky high. A person just bought a house in Camden
10 for \$400,000. Do you believe that?

11 MR. BERNSTEIN: \$400,000 in Camden?

12 MR. EINGORN: The one thing we do have
13 the revisit was the trash enclosure. The last time
14 we were here, there was a discussion about the trash
15 because you have nine one-bedroom apartments. I
16 think there was a discussion about a sliding gate but
17 that it was possibly going to encroach into the
18 right-of-way. Did we tackled the trash enclosure
19 issue?

20 MR. KOSE: No. We have a fenced area for
21 that.

22 MR. VID AL: There's a fenced area for
23 the trash.

24 MR. BERNSTEIN: The dumspters.

25 MR. VID AL: All the services are on the

1 back street. That's where these horses used to be
2 back then.

3 MR. KOSE: In this area, it's fenced for
4 trash.

5 MR. EINGORN: And the private hauler will
6 come get that?

7 MR. BERNSTEIN: Private hauler. It's not
8 a lot of trash.

9 MR. VID AL: Actually, that's how they do
10 it. All those buildings, because there's nothing on
11 Cooper street. You cannot do anything, not even
12 parking at Cooper street.

13 MR. EINGORN: So we have some testimony
14 about the trash. Any other discussion, Positive and
15 Negative Criteria?

16 MS. ALSTON: I think it's a positive. It
17 looks nice. It was well-thought out. The Camden
18 Special Service District goes up and down and
19 cleans that street every single day, seven days a
20 week.

21 MR. KOSE: There's actually a company
22 that is specialized in that.

23 I've own the property for six years and I
24 get calls -- like we were coming here on the way
25 here, somebody called me saying, is it available.

1 It's only 30 feet to Rutgers; 100 feet to Camden
2 County College; 500 feet from this very building
3 here. It's just the location where everybody.
4 That's the only building like really that is next to
5 colleges. And we get a lot of visiting nurses that
6 they are calling to inquire about.

7 MS. NUNEZ: Are you still renovating or
8 is it vacant?

9 MR. KOSE: It's already renovated, the
10 building but it's just not fit-out yet. So the
11 building is renovated with electric, plumbing and
12 even the sprinkler system. End the windows, I
13 replaced them but I want to make it more modern so
14 I'm replacing them too. So I'm already in to close a
15 million there. So I need to do something there.

16 MS. NUNEZ: It's a beautiful building.

17 MR. KOSE: It's a beautiful building.
18 I mean, that came from Europe, all the windows and we
19 resurfaced everything. It's going to look like a
20 stunning building to bring the area to a level where
21 it fits to the neighborhood.

22 MR. BERNSTEIN: And we actually did some
23 research into the history of the building; very
24 interesting.

25 MR. KOSE: Yes.

1 MR. VID AL: The City of Camden needs a
2 zoning approval before they clear the permits, the
3 construction permits. Without it, they cannot move
4 on to --

5 MS. NUNEZ: What is market rent for
6 you?

7 MR. KOSE: I would say like \$1,300,
8 \$1,400 for each apartment.

9 MR. BERNSTEIN: Which in the area is
10 really reasonable. I mean, if you look at Cherry
11 Hill.

12 MR. KOSE: Now the rooms are renting like
13 \$800, \$900. I mean, I'm a real estate broker of 23
14 years. So there's nothing. I think we have a
15 customer buy houses, renting like a laundry room to
16 people. There's so much demand. There's nothing out
17 there.

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

19 MS. MASON: Second.

20 MR. EINGORN: I'll take a roll-call vote.
21 Chairman Hance.

22 CHAIRMAN HANCE: Yes.

23 MR. EINGORN: Ms. Merricks.

24 MS. MERRICKS: Yes.

25 MR. EINGORN: Ms. Alston.

1 MS. ALSTON: Yes.

2 MR. EINGORN: Ms. Nunez.

3 MS. NUNEZ: Yes.

4 MR. EINGORN: Mr. Still.

5 MR. STILL: Yes.

6 MR. EINGORN: Ms. Mason.

7 MS. MASON: Yes.

8 MR. EINGORN: Six in favor and none
9 opposed, the motion passes.

10 MR. BERNSTEIN: Thank you.

11 MR. KOSE: Thank you.

12 MR. VID AL: Thank you. Have a good
13 night.

14 MR. EINGORN: Mr. Bernstein wanted to
15 address the calendar related to 1016 Bergen Avenue.

16 MR. BERNSTEIN: Yes. At your request, I
17 contacted Mr. Calzaretto and his client is away, out
18 of the country so he requested to continue this
19 until September.

20 MR. EINGORN: You'll waive the tolling of
21 time?

22 MR. BERNSTEIN: Yes. I assume so. I
23 mean, I just got a text from Mr. Calzaretto.

24 MR. EINGORN: So that's that. And then
25 we have Adoption of Resolutions. The Resolutions

1 tonight are Delaware Riverview, Granting Bulk
2 Variance Approval.

3 Granting Non-conforming Use and Bulk
4 Variance Approval for Nurka Roadriguez.

5 Granting Non-conforming Use for
6 John L. Jaquez Rodriguez.

7 Granting Use Variance Approval and Site
8 Plan Waiver for Mark Leuzzi.

9 Granting Use Variance Approval for
10 Lorenzo Hernandez.

11 Granting Non-conforming Use and Bulk
12 Variance Approval for Premium Auto Repair, LLC.

13 It's all of the Resolutions that are on
14 the agenda minus 958 to 960 N. 27th Street which I
15 wasn't able to finish on time. Those tha can vote on
16 the Resolutions are Chairman Hance, Ms. Merricks,
17 Ms. Alston, Mr. Still, Ms. Mason. So do we have a
18 motion to adopt those Resolutions?

19 CHAIRMAN HANCE: I make a motion to
20 adopt.

21 MR. EINGORN: Do we have a second?

22 MS. NUNEZ: Second.

23 MR. EINGORN: I'll take a roll-call vote.
24 Chairman Hance.

25 CHAIRMAN HANCE: Yes.

1 MR. EINGORN: Ms. Merricks.

2 MS. MERRICKS: Yes.

3 MR. EINGORN: Ms. Alston.

4 MS. ALSTON: Yes.

5 MR. EINGORN: Mr. Still.

6 MR. STILL: Yes.

7 MR. EINGORN: Ms. Mason.

8 MS. MASON: Yes.

9 MR. EINGORN: Five in favor and none
10 opposed. And then I need a motion to adjourn?

11 CHAIRMAN HANCE: Motion to adjourn.

12 MR. STILL: Second.

13 MR. EINGORN: All in favor?

14 THE BOARD: Yays.

15 MR. EINGORN: So moved.

16 - - -

17 (**Meeting concluded at 10:15 p.m.**)

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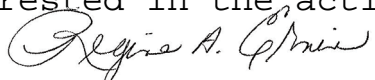
1 CERTIFICATION

2
3
4 I HEREBY CERTIFY that I am a Certified Court
5 Reporter and Notary Public.

6 I FURTHER CERTIFY that the witness was sworn
7 to testify to the truth.

8 I FURTHER CERTIFY that the foregoing is, to
9 the best of my ability, a true and accurate
10 transcript of the testimony taken stenographically by
11 me at the time, place, and date hereinbefore set
12 forth.

13 I FURTHER CERTIFY that I am neither a relative,
14 employee, attorney or counsel to any of the
15 parties to the action, nor a relative or employee of
16 such attorney or counsel and that I am not
17 financially interested in the action.

18 

19 _____
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