

In The Matter Of:
CITY OF CAMDEN
ZONING BOARD

TRANSCRIPT OF MEETING
January 9, 2023

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ZONING BOARD
CITY OF CAMDEN

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Monday, January 9, 2023

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Transcript of proceedings for the Zoning Board of Adjustment taken in City Council Chambers, 2nd floor City Hall, 520 Market Street, Camden, New Jersey 08101 commencing at 5:40 p.m.

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

- DARNELL HANCE, CHAIRMAN
- CHARLES COOPER, VICE-CHAIRMAN
- KAREN MERRICKS
- MARITZA ALSTON
- JOSE BRITO BUENO

- - - -

- KYLE F. EINGORN, ESQUIRE
- ATTORNEY FOR THE BOARD
- EVITA MUHAMMAD, ZONING BOARD SECRETARY

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1 MR. EINGORN: Good evening everyone.
2 Welcome to the City of Camden Zoning Board of
3 Adjustment regularly scheduled meeting for January 9,
4 2023. In conformance with the Sunshine Law of the
5 State of New Jersey, notice of this meeting was
6 posted in the Municipal Clerk's Office on Wednesday,
7 January 3, 2023.

8 I will take a roll call. Chairman
9 Hance.

10 CHAIRMAN HANCE: Here.

11 MR. EINGORN: Vice-chairman Cooper.

12 VICE-CHAIRMAN COOPER: Present.

13 MR. EINGORN: Reverend Martinez. Absent.
14 Ms. Atwood. Absent. Ms. Merricks.

15 MS. MERRICKS: Present.

16 MR. EINGORN: Ms. Alston.

17 MS. ALSTON: Present.

18 MR. EINGORN: Mr. Brito Bueno.

19 MR. BRITO BUENO. Present.

20 MR. EINGORN: Thank you.

21 Tonight we have to commence the
22 Reorganization of the Board for 2023. Can we have a
23 motion to appoint a temporary chairman?

24 MS. ALSTON: I wish to appoint a
25 temporary chairman.

1 MR. EINGORN: And that temporary chairman
2 would be?

3 MS. ALSTON: Mr. Hance.

4 MR. EINGORN: Do we have a second?

5 VICE-CHAIRMAN COOPER: Second.

6 MR. EINGORN: We'll take a vote.

7 MR. EINGORN: Vice-Chairman Cooper.

8 VICE-CHAIRMAN COOPER: Yes.

9 MR. EINGORN: Ms. Merricks.

10 MS. MERRICKS: Yes.

11 MR. EINGORN: Ms. Alston.

12 MS. ALSTON: Yes.

13 MR. EINGORN: Mr. Brito Bueno.

14 MR. BRITO BUENO: Yes.

15 MR. EINGORN: All in favor, the motion
16 passes. Now, we need a nomination of a permanent
17 chairman.

18 VICE-CHAIRMAN COOPER: I move Mr. Hance.

19 MR. EINGORN: You move to nominate Mr.
20 Hance. Very good.

21 MS. ALSTON: I can't hear.

22 MR. EINGORN: A motion to elect Darnell
23 Hance as chairman for the Zoning Board.

24 VICE-CHAIRMAN COOPER: Can you speak up
25 because they can't hear you down here.

1 MR. EINGORN: Sorry. Can we have a
2 motion -- we have a nomination to elect Mr. Darnell
3 Hance as the chairman. Do we have a motion?

4 VICE-CHAIRMAN COOPER: Motion.

5 MR. EINGORN: And a second?

6 MS. MERRICKS: Second.

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

9 VICE-CHAIRMAN COOPER: Yes.

10 MR. EINGORN: Ms. Merricks.

11 MS. MERRICKS: Yes.

12 MR. EINGORN: Ms. Alston.

13 MS. ALSTON: Yes.

14 MR. EINGORN: Mr. Brito Bueno.

15 MR. BRITO BUENO: Yes.

16 MR. EINGORN: The motion passes. We
17 need a nomination for vice-chairman.

18 CHAIRMAN HANCE: I nominate Mr. Cooper.

19 MR. EINGORN: Very good. Do we have a
20 motion to elect Charles Cooper as vice-chairman of
21 the Zoning Board?

22 CHAIRMAN HANCE: Motion.

23 MR. EINGORN: Do we have a second?

24 MS. MERRICKS: Second.

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

1 Chairman Hance.

2 CHAIRMAN HANCE: Yes.

3 MR. EINGORN: Ms. Merricks.

4 MS. MERRICKS: Yes.

5 MR. EINGORN: Ms. Alston.

6 MS. ALSTON: Yes.

7 MR. EINGORN: Mr. Brito Bueno.

8 MR. BRITO BUENO: Yes.

9 MR. EINGORN: Do we have a motion to
10 appoint Ms. Evita Muhammad as the secretary of the
11 Zoning Board of Adjustment?

12 CHAIRMAN HANCE: Motion.

13 VICE-CHAIRMAN COOPER: Second.

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

15 Chairman Hance.

16 CHAIRMAN HANCE: Yes.

17 MR. EINGORN: Vice-Chairman Cooper.

18 VICE-CHAIRMAN COOPER: Yes.

19 MR. EINGORN: Ms. Merricks.

20 MS. MERRICKS: Yes.

21 MR. EINGORN: Ms. Alston.

22 MS. ALSTON: Yes.

23 MR. EINGORN: Mr. Brito Bueno.

24 MR. BRITO BUENO: Yes.

25 MR. EINGORN: Next is appointment of

1 Board Attorney. That's my firm Dembro, Brown &
2 Burns, LLP. Do we have a motion to appoint?

3 VICE-CHAIRMAN COOPER: Motion to appoint.

4 CHAIRMAN HANCE: Second.

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

7 CHAIRMAN HANCE: Yes.

8 MR. EINGORN: Vice-Chairman Cooper.

9 VICE-CHAIRMAN COOPER: Yes.

10 MR. EINGORN: Ms. Merricks.

11 MS. MERRICKS: Yes.

12 MR. EINGORN: Ms. Alston.

13 MS. ALSTON: Yes.

14 MR. EINGORN: Mr. Brito Bueno.

15 MR. BRITO BUENO: Yes.

16 MR. EINGORN: Lastly, the appointment of
17 Conflicts Attorney, CGO Law, P.C. Do we have a
18 motion?

19 CHAIRMAN HANCE: Motion.

20 MR. EINGORN: Second?

21 VICE-CHAIRMAN COOPER: Second.

22 MR. EINGORN: I'll take a roll-call vote.
23 Chairman Hance.

24 CHAIRMAN HANCE: Yes.

25 MR. EINGORN: Vice-Chairman Cooper.

1 VICE-CHAIRMAN COOPER: Yes.

2 MR. EINGORN: Ms. Merricks.

3 MS. MERRICKS: Yes.

4 MR. EINGORN: Ms. Alston.

5 MS. ALSTON: Yes.

6 MR. EINGORN: Mr. Brito Bueno.

7 MR. BRITO BUENO: Yes.

8 MR. EINGORN: And I believe I've provided
9 the Resolutions for those. So can we have a motion
10 to adopt the Resolutions?

11 CHAIRMAN HANCE: I make a motion to
12 adopt.

13 MR. EINGORN: Do we have a second?

14 VICE-CHAIRMAN COOPER: Second.

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

17 CHAIRMAN HANCE: Yes.

18 MR. EINGORN: Vice-Chairman Cooper.

19 VICE-CHAIRMAN COOPER: Yes.

20 MR. EINGORN: Ms. Merricks.

21 MS. MERRICKS: Yes.

22 MR. EINGORN: Ms. Alston.

23 MS. ALSTON: Yes.

24 MR. EINGORN: Mr. Brito Bueno.

25 MR. BRITO BUENO: Yes.

1 MR. EINGORN: Very good.

2 Do we have a motion to approve the
3 minutes from December of 2022?

4 VICE-CHAIRMAN COOPER: Motion to
5 approve.

6 MR. EINGORN: And 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: Vice-Chairman Cooper.

12 VICE-CHAIRMAN COOPER: Yes.

13 MR. EINGORN: Ms. Merricks.

14 MS. MERRICKS: Yes.

15 MR. EINGORN: Ms. Alston.

16 MS. ALSTON: Yes.

17 MR. EINGORN: Mr. Brito Bueno.

18 MR. BRITO BUENO: Yes.

19 MR. EINGORN: Very good.

20 I will through the list of items that are
21 on the agenda tonight. If you hear your name, please
22 let me know that you're here.

23 The first matter is Yehuda Kanelnsky and
24 Yachiel Winfield, 1137 Magnolia Avenue, Block 1269,
25 Lot 16. Please note that the applicant has requested

1 an adjournment to the February meeting which would be
2 February 6, 2023. That application will be heard at
3 that time. No further notice will be required. This
4 is the formal notice of that adjournment.

5 The next matter, Ice Station Zebra, LLC,
6 529 North 3rd Street, Block 53, Lot 14. Is that
7 applicant here tonight?

8 MR. DIDUCH: We are here.

9 MR. EINGORN: Good evening, Counsel.

10 The next matter, Knights Crossing Homes
11 Partners, LLC, 1532 Bradley Avenue, Block 1278, Lot
12 56. Notice for this matter was deficient. It was
13 noticed for Zoom. As such, that matter will not be
14 heard tonight. If you're here for that matter,
15 you're free to leave; you're free to stay. I leave
16 that decision up to you.

17 Edwin A. Batista, 1445 Kenwood Avenue,
18 Block 1296, Lot 36.

19 MR. RAYMOND: Good evening ladies and
20 gentlemen. Stephen Raymond, counsel for the
21 applicant.

22 MR. EINGORN: Thank you, Counsel.

23 The next matter, Omkarnath Prabhu. I'm
24 sorry if I mispronounced it.

25 MR. D'ELIA: Vincent D'Elia representing

1 the applicant.

2 MR. EINGORN: Are you the attorney for
3 the applicant?

4 MR. D'ELIA: Yes, I am.

5 MR. EINGORN: Very good. Welcome.

6 Two notices for the agenda, I did not
7 prepare the Resolutions from last month due to the
8 lateness of our meeting being a Special Meeting.
9 So I will have those prepared for February for
10 adoption. In addition for the Board, we'll have to
11 enter Closed Session after we finish up the
12 applications to discuss some pending litigation. All
13 right?

14 VICE-CHAIRMAN COOPER: Yes.

15 MR. EINGORN: That should be quick too.

16 So let's take the first matter, Ice
17 Zebra, LLC.

18 MR. DIDUCH: Good evening, ladies and
19 gentlemen. My name is Kevin Diduch. I'm the owner
20 and principal attorney of KD Law in Haddonfield, New
21 Jersey. For the record, my last name is spelled
22 D-I-D-U-C-H.

23 It's my pleasure this evening to present
24 an application on behalf of my client, the applicant,
25 Ice Station Zebra, LLC. Ice Station Zebra is the

1 present owner of property within the City of Camden
2 located at 529 North 3rd Street, presently situated
3 on Block 53, Lot 14.

4 The property is presently located in the
5 commercial zone, residential district, so the C-1,
6 R-2 Zone. Presently situated on that property is a
7 3-story semi-detached building of approximately 2,739
8 square feet. The applicant is seeking permission
9 this evening to utilize the property as
10 three-residential dwellings. Also seeks five bulk
11 variances for which the application has been
12 submitted and reviewed.

13 We did receive a feedback letter from the
14 Board's professionals with respect to those bulk
15 variances. And we have a professional here this
16 evening, Mr. Samir Mody, from Keller Engineers who is
17 prepared to testify with respect to those variances
18 and the need for them.

19 Just as a rundown of the five variances
20 that are being requested. One is a minimum building
21 lot coverage variance where there's presently
22 existing 71 percent coverage, where 60 percent is
23 required. A maximum lot impervious coverage, whereas
24 100 percent of the lot is impervious, whereas the
25 requirement is 80 percent. Minimum depth in the rear

1 yard, a total of ten feet is required and three feet
2 was available.

3 Minimum aggregate width of the side yards
4 were 10 feet is required; zero feet is available.
5 And the minimum lot width, whereas 20 feet is
6 required and 17 feet are available. Just for the
7 record, the building is not going to be enlarged,
8 altered, extended, reconstructed or restored except
9 as provided and permitted by the current zone.

10 The purpose of the applicant tonight is
11 simply just to allow them to utilize the property for
12 three residential dwellings and to request the five
13 bulk variances that are submitted for the Board's
14 consideration this evening. So Mr. Chairman if I may
15 call Samir Mody from Keller Engineers. He has
16 prepared testimony this evening to address any
17 questions that the Board may have with respect to the
18 application. Are you okay with that?

19 CHAIRMAN HANCE: Yes.

20 MR. DIDUCH: Thank you, sir. Mr. Mody,
21 can you please come to the podium. I would ask the
22 Board to swear Mr. Mody in.

23 - - -

24 SAMIR D. MODY, P.E., having first been
25 duly sworn/affirmed, was examined and testified as

1 follows:

2 - - -

3 MR. EINGORN: Will you state your name
4 and address for the record?

5 MR. MODY: Yes. Samir Mody. My address
6 is 121 Market Street, Second Floor, Camden, New
7 Jersey 08102.

8 MR. EINGORN: Mr. Mody, if I could just
9 ask you to speak loudly and clearly. We're all
10 wearing masks tonight so it's more difficult to hear
11 everyone. I'm not in control of that. I think the
12 rules are masks on. So please do your best. We are
13 trying to help the court reporter, and I believe Mr.
14 Brito Bueno is now down there in a quieter area.

15 MR. DIDUCH: Mr. Mody, if you could --
16 Mr. Mody has appeared before this Board previously as
17 a professional. But if you could, Mr. Mody, just
18 reiterate for the Board's information your
19 qualifications as a professional engineer.

20 MR. MODY: Sure. I've been a civil
21 engineer for 41 years. I graduated from Drexel
22 University with a BS and Masters. I've worked in the
23 public and private sectors. And in 2017, I formed my
24 own company. It's a civil engineering company just
25 down the street from City Hall. And I've been

1 practicing transportation, land development and rail
2 transit-type engineering for my entire career. And I
3 have been in front of multiple planning boards and
4 zoning boards in the past.

5 MR. DIDUCH: Thank you. With respect to
6 the applicant's mission, there were five variance
7 applications, bulk variances requested this evening.
8 Based upon your review for the Board's information,
9 could you run down through those and present the
10 basis of the application this evening?

11 MR. MODY: Sure. We went through the
12 Code for C-1 Commercial Zone, Residential District.
13 And based on the criteria that is applicable for this
14 property, the variances that we are requesting,
15 include the maximum lot building coverage. All of
16 these are preexisting conditions. There is not going
17 to be any proposed change to the building
18 configuration, its location or footprint of the
19 property.

20 But the maximum lot coverage, preexisting
21 condition, we are deficient. Sixty percent is
22 required; 71 percent is existing. Maximum lot
23 impervious coverage, also deficient. The maximum lot
24 width is deficient. The minimum aggregate width of
25 side yard is also deficient. And the minimum depth

1 of the rear yard is also deficient. The minimum lot
2 area and the minimum lot depth are all within
3 acceptable standards. So that gives you five bulk
4 variances that we are seeking tonight.

5 The other item that was in the denial
6 letter included off-street parking. In this
7 condition, this is an exempt condition. Right now
8 parking is on the street. There's parking along Elm.
9 There's parking along 3rd Street. There's also
10 parking behind the property. And there's a gate
11 where you could fit a car kind of off-street but
12 everything is all perimeter around the building. And
13 I have some photographs if anybody needs to see
14 them.

15 MR. EINGORN: Yes, please.

16 VICE-CHAIRMAN COOPER: Yes.

17 MR. DIDUCH: We'll hand over the
18 photographs.

19 MR. EINGORN: Should we mark these?

20 MR. DIDUCH: Certainly. Please mark them
21 as A-1.

22 MR. MODY: I also have a sketch of the
23 zoning designation if you want to see the table and
24 how we came up with our workup.

25 CHAIRMAN HANCE: The liquor store, is

1 that going to be still commercial or not?

2 MR. MODY: I'm sorry?

3 CHAIRMAN HANCE: The store on the bottom,
4 it used to be a liquor store on the bottom; am I
5 correct?

6 MR. DIDUCH: No. That will be a
7 residential unit.

8 MR. MODY: It will be a residential unit.

9 CHAIRMAN HANCE: So from three, it will
10 be four apartments now?

11 MR. DIDUCH: It will be three in total.
12 Three residential.

13 CHAIRMAN HANCE: So it's one in the
14 rear?

15 MR. DIDUCH: That's right.

16 CHAIRMAN HANCE: And there's one on the
17 opposite side?

18 MR. DIDUCH: That's correct. And then
19 there's on top.

20 MR. MODY: The store has been out of
21 service since 2017.

22 CHAIRMAN HANCE: Are these like two
23 bedrooms, one bedrooms?

24 MR. DIDUCH: One is an efficiency unit.
25 The other two, I believe, are one bedroom, one bath

1 apartments.

2 CHAIRMAN HANCE: Do they also have
3 separate meters, separate hot water heaters and all
4 that, electric? And is it all separate or is there
5 the liquor store corresponding with --

6 MR. DIDUCH: Yes, they are.

7 MR. MODY: According to the record card
8 that we got, they're all separate.

9 MR. DIDUCH: That's right. That was
10 actually one of the ways that we were able to verify
11 the previous use of the property prior to its
12 acquisition.

13 VICE-CHAIRMAN COOPER: So somewhere it's
14 going to show as three water heaters, three
15 electrical and three gas outlets in this building?

16 MR. MODY: Yes. The property report card
17 showed different meters for each of the apartments.

18 VICE-CHAIRMAN COOPER: So it was
19 subdivided?

20 MR. MODY: You need a location of where
21 they are?

22 CHAIRMAN HANCE: We prefer a picture of
23 where they were. Like are they in the basement; are
24 they in each separate apartment? How is it set up?

25 MR. DIDUCH: I don't know but I do have

1 the owner here who has been to the property and
2 inside. Mr. Hewitt.

3 MR. HEWITT: Yes.

4 MR. EINGORN: Please raise your right
5 hand.

6 - - -

7 DANIEL HEWITT, 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. HEWITT: Dan Hewitt, 686 West
14 Cuthbert Boulevard, Westmont, New Jersey 08108.
15 You had a question about the utilities?

16 VICE-CHAIRMAN COOPER: That's correct.

17 MR. HEWITT: Could you repeat the
18 question?

19 VICE-CHAIRMAN COOPER: You have three
20 separate hot water heaters and they're in the
21 basement?

22 MR. HEWITT: Yes, they are in the
23 basement. And there's three electric meters on the
24 side and there's no gas. The entire building was
25 rewired for electric, looks like, about ten years

1 ago.

2 MR. EINGORN: So as we look at the
3 photos, it looks like this is a beige building. The
4 brick building to the left when facing it, that's not
5 part of this application?

6 MR. HEWITT: Well, there's an attached
7 building that's larger than mine. That's a separate
8 property.

9 MR. DIDUCH: So the answer to your
10 question is no.

11 MR. MODY: There's a common wall in
12 between the two buildings.

13 MR. HEWITT: Yes.

14 MR. EINGORN: And then the gated area
15 behind the building, are you proposing to use that as
16 parking?

17 MR. HEWITT: It's being used as parking
18 now by the tenants upstairs.

19 MR. EINGORN: So you're one off-street
20 parking space?

21 MR. DIDUCH: Yes.

22 MR. HEWITT: Yes.

23 VICE-CHAIRMAN COOPER: In these pictures
24 here, I'm seeing two meters outside. You say it was
25 a third meter?

1 MR. HEWITT: We've actually updated it to
2 a three-meter bank. And the third meter used to be
3 in the basement. Now all three are on the side on
4 the building since that picture has been taken.
5 PSE&G required them all three to be outside. So we
6 had to get a new meter bank.

7 CHAIRMAN HANCE: And there's an apartment
8 right next to you also, an apartment building?

9 MR. HEWITT: Yes, the attached building,
10 yes. I'm not sure how many units there are in that
11 building. Multiple.

12 CHAIRMAN HANCE: Tell me about the
13 parking.

14 MR. HEWITT: Well, there's one space.
15 And there is multiple -- there's parking all over the
16 street. Within a block or two, you can get to a
17 non-metered spot without any trouble. I park on Elm
18 all the time without any issue. There's always spots
19 over there. And there's a liquor store right across
20 the street so, you know, they have customers
21 coming and going so there is plenty of space. And
22 it's right by those two new roundabouts that they put
23 in recently.

24 MR. DIDUCH: The space that's behind the
25 building that has the one parking spot, is there

1 enough room there for two parking spots?

2 MR. HEWITT: You could fit two cars back
3 there. I mean, these small apartments and where
4 they're located, kind of lead me to believe that
5 they're likely going to be Rutgers students who
6 probably are not going to have a car anyway.

7 MR. EINGORN: Are these units currently
8 occupied?

9 MR. HEWITT: The two residential units,
10 the four-bedroom on the second and third floor is
11 occupied. The efficiency is empty and the store is
12 empty. The tenants in the upstairs were there when I
13 bought the building.

14 MR. EINGORN: So are you converting the
15 store into a residential space?

16 MR. DIDUCH: Right.

17 MR. HEWITT: That's all we're doing.

18 MR. MODY: Yes.

19 MR. DIDUCH: Does the Board have any
20 further questions for Mr. Hewitt?

21 CHAIRMAN HANCE: No.

22 MR. DIDUCH: Does the Board have any
23 further questions for Mr. Mody?

24 CHAIRMAN HANCE: No.

25 MR. DIDUCH: Thank you.

1 MR. MODY: Thank you.

2 MR. DIDUCH: With no further questions,
3 we would simply submit that between Mr. Mody's
4 testimony and the applicant's testimony, we're pretty
5 satisfied we meet the standards for the variance
6 relief requested. We are an open book in terms of
7 conditional approvals if something isn't of
8 particular import and necessary for the Board to make
9 its decision. But we do believe that on its face,
10 the application is satisfactory and submit it to the
11 Board for its consideration.

12 MR. EINGORN: Are there any last
13 questions from the Zoning Board before we open it up
14 to the public on this matter?

15 VICE-CHAIRMAN COOPER: No.

16 MR. EINGORN: We'll open to the public.
17 Is anybody in the public here tonight to weigh in on
18 this application regarding 529 North 3rd Street?
19 Hearing no public comment, we'll close the public
20 portion. Now would be the time for the Board to ask
21 any last questions; do its discussion of the Positive
22 and Negative Criteria; and propose a motion whether
23 to accept or deny the variances requested.

24 CHAIRMAN HANCE: I looked to the Positive
25 part. I have been past the property a few times.

1 It's kept very clean. As I have been past there,
2 there's always parking. And they maybe can squeeze
3 another small car behind the building.

4 MR. DIDUCH: I think so.

5 CHAIRMAN HANCE: And you got to clean up
6 the trash back. There's like a pallet or something
7 back there or something else.

8 MR. DIDUCH: Okay. Understood.

9 VICE-CHAIRMAN COOPER: Again, I'll
10 piggyback on what the chairman said here. The
11 parking shouldn't been an issue. You're landlocked
12 so you can't do anything about the setbacks on this
13 property.

14 MR. DIDUCH: It's minimal space there.

15 VICE-CHAIRMAN COOPER: Yes. It's
16 landlocked. And next door, is that a single-family
17 home or is that an apartment building?

18 MR. DIDUCH: Immediately next door is a
19 multi-unit apartment.

20 VICE-CHAIRMAN COOPER: Multi-unit?

21 MR. DIDUCH: Yes, that's correct.

22 CHAIRMAN HANCE: I think it is positive.
23 It's an eye sore having a store closed on that
24 corner. And it's right near the college also. I
25 think it's a good move to put some college kids in

1 there or something where it could be utilized.

2 MR. DIDUCH: Getting rid of a liquor
3 store next to a college campus always seems to smooth
4 things out.

5 VICE-CHAIRMAN COOPER: Yes.

6 MR. EINGORN: Do we have a motion
7 regarding the use and bulk variances requested by the
8 applicant?

9 VICE-CHAIRMAN COOPER: I move to accept.

10 MS. ALSTON: Second.

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

13 CHAIRMAN HANCE: Yes.

14 MR. EINGORN: Vice-Chairman Cooper.

15 VICE-CHAIRMAN COOPER: Yes.

16 MR. EINGORN: Ms. Merricks.

17 MS. MERRICKS: Yes.

18 MR. EINGORN: Ms. Alston.

19 MS. ALSTON: Yes.

20 MR. EINGORN: And Mr. Brito Bueno.

21 MR. BRITO BUENO: Yes.

22 MR. EINGORN: Having five in favor and
23 none opposed, the motion passes. Thank you, Mr.
24 Diduch.

25 MR. DIDUCH: Thank you very much. I

1 would just like to say that this Board asks, and this
2 is not brownie points because you already won, right,
3 so this Board asks fantastic questions and very
4 insightful. And we do appreciate the opportunity to
5 appear here, so we look forward to seeing you again.
6 Thank you.

7 MR. EINGORN: Have a nice night.

8 So quickly on to the last matter,
9 Omkarnath Prabhu, the applicant notes that are five
10 Board members which would require an unanimous vote
11 of the Board. He's asking for an adjournment of the
12 matter to the February meeting which is, again, the
13 6th. Is the applicant willing to waive the tolling
14 of time?

15 MR. D'ELIA: Yes. Of course.

16 MR. EINGORN: So on that condition, we
17 will move the matter to February in hopes that there
18 will be additional Board members. And no notice will
19 be required because notice for tonight was proper.
20 So if you're here tonight for that matter, 3616
21 Westfield Avenue, it will now be heard in February.
22 There will be no further notice required.

23 MR. D'ELIA: Thank you, Mr. Chairman.

24 MR. EINGORN: So that will leave our
25 remaining matter, Edwin A. Batista, 1445 Kenwood

1 Avenue. Good evening, Counsel.

2 MR. RAYMOND: Good evening ladies and
3 gentlemen of the Board. My name is Stephen Raymond.
4 I'm with the law firm of Raymond, Coleman, Heinold.
5 I'm here tonight on behalf of my client, Edwin
6 Batista. Mr. Batista is seeking two approvals. He's
7 seeking approval for, to exceed the -- I'll step
8 back. This is for 1445 Kenwood Avenue. It's Block
9 1296, Lot 36. It's currently in our R-2 Zoning
10 District.

11 He's applying to allow having a duplex
12 approved in that zone. It is an approved use. But
13 because it is a change in use from single-family to
14 duplex, he does need two variances to exceed the
15 maximum building lot coverage of 40 percent and to
16 exceed the impervious coverage beyond 60 percent.
17 He's not proposing any changes to either the building
18 as it exists currently or the impervious coverage.
19 But like I said, he just needs that additional
20 coverage or those variances because of the fact that
21 he is changing his use.

22 I do have some material that I'll pass
23 out that's a diagram of the site, as well as the
24 photos.

25 MR. EINGORN: So why don't we mark this

1 A-1, Exhibit Packet.

2 MR. RAYMOND: They're individually marked
3 as Exhibit A through E within the packet.

4 MR. EINGORN: Oh, they are. They're
5 premarked. Okay. Never mind then. Strike that from
6 the record.

7 MR. RAYMOND: My only witness tonight is
8 going to be Mr. Batista. I would note that your
9 agenda has this listed as C-1 approval that we're
10 looking for. This really is more of a C-2
11 application. I don't know that there's any
12 particular hardship about this property. But we will
13 be making the argument that the Positive Criteria
14 outweighs any Neglect Criteria. With that, I would
15 call for Mr. Batista.

16 MR. EINGORN: Good evening, Mr. Batista.
17 Please raise your right hand.

18 - - -

19 EDWIN A. BATISTA, having first been duly
20 sworn, was examined and testified as follows:

21 - - -

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

24 MR. BATISTA: My name is Edwin Batista.
25 The address is 1445 Kenwood Avenue, Camden, New

1 Jersey 08103.

2 MR. RAYMOND: Mr. Batista, throughout
3 this, I'll just ask you because of the masks, please
4 keep your voice so that everyone can hear.

5 Just tell the Board a little about
6 yourself and about his particular property.

7 MR. BATISTA: So I work as an information
8 system engineer as a contractor for the United States
9 Navy. So this is basically a project, an investment
10 project that I had a little money saved up and sat
11 down with the family and said, let's try to invest
12 into something. And, basically, an investment for
13 myself and my family.

14 MR. RAYMOND: And this property is an
15 adjoining property with the property next door,
16 correct?

17 MR. BATISTA: Yes. I also purchased the
18 property next door which is 1443 Kenwood Avenue,
19 which is actually a duplex at the moment. It's zoned
20 as a duplex.

21 MR. RAYMOND: Are there other properties
22 in this area that are zoned as either duplex or
23 multi-family dwellings?

24 MR. BATISTA: There is a few.

25 MR. RAYMOND: I will direct you to

1 Exhibit A which is your site plan, the sketch of the
2 floor plan, as well as on the far right there, it
3 shows the layout and such. Can you just walk the
4 Board through, again, what you're doing inside and
5 then what's being done outside?

6 MR. BATISTA: When it comes to the
7 outside, we have not done much of a change. Just
8 added two more parking spaces. The ones that you see
9 on the left on the bottom says two-car parking.
10 So I added those, plus, it already had existing
11 two-parking.

12 The first floor basically what we did is
13 pull out rugs, cleaned up basically and paint it and
14 replace cabinets. Second floor, the same thing. We
15 actually cleaned out the apartments. So pulled out
16 the old rugs. Painting new cabinets.

17 MR. RAYMOND: As you understand it
18 currently, this property is zoned as in R-2?

19 MR. BATISTA: Yes, it is zoned in R-2.

20 MR. RAYMOND: And a duplex is a permitted
21 use in that zone as you understand?

22 MR. BATISTA: Yes, sir.

23 MR. RAYMOND: On the original denial when
24 you first applied to the zoning, you were denied
25 based upon the fact that you didn't meet the number

1 of off-street parking. Were you able to address that
2 issue?

3 MR. BATISTA: Yes, I did.

4 MR. RAYMOND: I'll direct you to Exhibit
5 B and C. Could you explain to the Board what Exhibit
6 B and C show?

7 MR. BATISTA: Exhibit B shows two
8 parking, a driveway with two parking. Part of my
9 project is actually cleaning out all this debris that
10 you could see in that picture. And also Exhibit C is
11 actually, that's the same driveway with two cars
12 parked in there.

13 MR. RAYMOND: Were you able to add
14 additional parking beyond what is depicted in
15 Exhibits B and C?

16 MR. BATISTA: Yes.

17 MR. RAYMOND: And that's in Exhibit
18 D?

19 MR. BATISTA: Yes. Exhibit D is the two
20 parking that I added. So it actually accommodates
21 what was actually requested.

22 MR. RAYMOND: And you were able to
23 address that without adding any additional impervious
24 coverage, correct?

25 MR. BATISTA: Yes.

1 MR. RAYMOND: It's all done with gravel?

2 MR. BATISTA: Yes, with gravel.

3 MR. RAYMOND: So you're here tonight
4 seeking two variances. One to exceed the building
5 lot coverage of 40 percent and then to exceed the
6 maximum impervious coverage of 60 percent, correct?

7 MR. BATISTA: Yes.

8 MR. RAYMOND: However, you're not
9 actually proposing any expanded -- expanding
10 impervious coverage or no additional building lot
11 coverage, correct?

12 MR. BATISTA: No, we're not.

13 MR. RAYMOND: Everything is existing?

14 MR. BATISTA: Everything is existing.

15 MR. EINGORN: Counsel, I have a question.
16 For the gravel lot, there does not appear to be a
17 curb cut. Is the applicant proposing to seek a curb
18 cut through City Council? Are you prepared --

19 MR. RAYMOND: I didn't know -- we can --

20 MR. EINGORN: You're just going to run
21 into potential issues, people parking in front of it,
22 you get blocked in, cutting across the sidewalk.
23 You may run into an issue with --

24 MR. RAYMOND: We can propose -- we can
25 add a curb cut as well.

1 MR. EINGORN: I mean, that might have to
2 be a condition of approval.

3 MR. RAYMOND: That's fine.

4 MR. BATISTA: That's fine.

5 MR. EINGORN: I didn't mean to cut you
6 off.

7 MR. RAYMOND: No, no. I was just trying
8 to --

9 VICE-CHAIRMAN COOPER: I have a question
10 for you. This area here where you have all these
11 cars parked at, again, there's no curb cut there
12 either.

13 MR. BATISTA: There is a curb cut.
14 That's actually 1443.

15 MR. RAYMOND: So 1445 is the one on the
16 left side of that photo.

17 MR. BATISTA: Yeah, it's on the corner.

18 VICE-CHAIRMAN COOPER: So are you using
19 this as parking for 1445 because you bought 1443?

20 MR. RAYMOND: We're not proposing that
21 1443 would use any of 1445's parking. 1445 will be
22 separate.

23 VICE-CHAIRMAN COOPER: Okay.

24 MR. RAYMOND: That was originally one of
25 the suggestions that they proposed but we didn't want

1 to have a situation where they wanted to have in
2 lease that 1445 could use 1443's parking. But if Mr.
3 Batista ever sold one unit or the other, that could
4 present a problem so we wanted to address the issue
5 with parking on 1445 within that lot.

6 VICE-CHAIRMAN COOPER: Okay.

7 MR. RAYMOND: In your opinion, would
8 allowing this to be used as a duplex, allow the
9 property to be used for its highest and best use
10 economically?

11 MR. BATISTA: Yes.

12 MR. RAYMOND: And it would also provide
13 additional housing for area residents?

14 MR. BATISTA: Yes.

15 MR. RAYMOND: And, again, in your view,
16 is there any negatives to this project in light of
17 the fact that there is no additional square footage
18 being proposed or any additional impervious coverage
19 being proposed?

20 MR. BATISTA: No.

21 MR. RAYMOND: And, again, just to
22 confirm, you would agree that if Council were to
23 approve this, a condition of the approval being to
24 add a curb cut for the area of additional parking
25 that you added on 1445, correct?

1 MR. BATISTA: Yes.

2 MR. RAYMOND: At this point, unless
3 there's any additional questions for myself or Mr.
4 Batista, that's all the testimony that we have.

5 VICE-CHAIRMAN COOPER: Kyle, they need a
6 site plan for a curb cut, correct?

7 MR. EINGORN: The curb cut requires a
8 separate application to the zoning and planning
9 office, so they'll have to go through that process as
10 a condition of approval. To the extent that the
11 Board is willing to grant the requested variances,
12 that can be the condition of approval is to obtain a
13 curb cut and go through the process.

14 VICE-CHAIRMAN COOPER: Got you.

15 MR. EINGORN: There's one more thing I
16 thought of and I'm trying to think. I think you
17 touched on this but I missed it. Number 3 in the
18 denial letter was an agreement needed for parking for
19 1445. You changed that instead and to put in the
20 gravel lot; is that correct?

21 MR. RAYMOND: That's correct. We needed
22 to have at least, I think, 3.75 parking spots. And
23 with the additional gravel lot, we have adequate
24 space for four lots so we don't need that third
25 condition.

1 MR. EINGORN: Understood. I'm sorry. I
2 interrupted you again. Do you have anything further
3 to add to the application?

4 MR. RAYMOND: No. The only thing, I
5 would just in summary, I would note, I think the
6 positives here are. When you look at the MLUL, the
7 Positive Criteria are No. 5 is to promote appropriate
8 population. And No. 8, by putting the property into
9 its highest and best use, it improves the area,
10 improves the community.

11 And No. 13, I think it is efficient land
12 use by adding an additional residential lot within
13 this area. So I think those three Positive Criterias
14 are met. And, again, because we're not actually
15 adding any impervious coverage or adding any lot
16 coverage, I think there are no negatives under the
17 MLUL.

18 VICE-CHAIRMAN COOPER: Quick question.
19 This is a modern picture, right, and this is an older
20 picture, correct?

21 MR. RAYMOND: That's correct.

22 Do we have anymore modern pictures here
23 where we can see like the front of the property or
24 anything? Because this is an aerial view.

25 MR. RAYMOND: I think that was from

1 perhaps a Google Map photo. I don't have a frontage
2 frontal view of the property. Again, there are no
3 changes being made to the frontal elevation, no.

4 CHAIRMAN HANCE: We want to see current
5 pictures. So we're here for 1445?

6 MR. HEWITT: 1445.

7 CHAIRMAN HANCE: Here you're saying
8 tenants can park at 1443 for additional parking?

9 MR. EINGORN: My apologies. I just
10 actually asked this. So they did the gravel lot so
11 that they wouldn't have to have an agreement between
12 the two properties.

13 CHAIRMAN HANCE: So we need to see
14 pictures of all that. We're lacking pictures. So
15 this picture is old here. This is the new picture
16 here?

17 MR. RAYMOND: Yes.

18 CHAIRMAN HANCE: So we need to see
19 pictures of the new, not the old. It becomes
20 confusing. Like, for instance, see the parking
21 here. You got two cars in the parking lot, correct?

22 MR. RAYMOND: That is 1443.

23 CHAIRMAN HANCE: Just listen to me.

24 MR. HEWITT: Sorry.

25 CHAIRMAN HANCE: Then you have six here.

1 Well, to me, how can they can get out if you got six
2 cars total? Do you see what I'm saying?

3 MR. RAYMOND: I do understand what you're
4 saying but, again, that's on 1443.

5 CHAIRMAN HANCE: This is why we need to
6 see current pictures.

7 MR. RAYMOND: So the current picture for
8 1445 which is Exhibit D, that's the additional
9 parking spot that we added, the two additional
10 parking spots. And then there is on Exhibit B
11 and C, are the current parking for what is already
12 there on 1445.

13 MR. EINGORN: If you look at Exhibit C --

14 VICE-CHAIRMAN COOPER: This is C.

15 MR. RAYMOND: That's "B."

16 MR. EINGORN: That's "B."

17 MR. RAYMOND: "B" and "C" show the same
18 thing. One just shows, had cars in the driveway.

19 VICE-CHAIRMAN COOPER: Oh, I see what
20 they did. So if we took down the wall -- we need
21 pictures more clearer.

22 MR. EINGORN: The issue is, next month is
23 pretty booked up.

24 VICE-CHAIRMAN COOPER: We're going to
25 work through this.

1 MR. EINGORN: I just want to warn you
2 because you don't want to be here until midnight next
3 month. So Exhibit C, I think, really shows you what
4 the parking is that's preexisting behind the gate --

5 MR. RAYMOND: That's correct.

6 MR. EINGORN: -- the two cars that are
7 stacked, right?

8 MR. RAYMOND: Right.

9 MR. EINGORN: So you have two cars
10 stacked. They're proposing the gravel lot which
11 would be Exhibit D. It looks like two side-by-side
12 cars, right; is that correct?

13 MR. BATISTA: Correct.

14 MR. EINGORN: And then they would need a
15 curb cut for that. So they would have to file a
16 separate application. And then the approval is to
17 the extent that you choose to accept the bulk
18 variances that are being requested. They would be
19 conditioned upon them obtaining the curb cut. Now,
20 the bulk variances that are being requested and,
21 again, this is just for 1445 -- we're not here for
22 1443 -- relate to the building coverage on the lot
23 and the maximum impervious coverage. Right? So they
24 exceed both.

25 I believe the testimony is that these

1 were preexisting nonconforming conditions. They
2 purchased the house this way and there's really no
3 way to fix it without destroying the property is
4 pretty much what they're saying. So they have a
5 hardship is what they're arguing. Right? So that's
6 what they're here for. They're saying, we need three
7 variances but then we eliminated one of them by
8 creating additional parking. So they're really here
9 for the maximum building coverage which they've
10 exceeded and the impervious coverage, but they've
11 also exceeded. But they purchased the property in
12 that condition. And that's --

13 VICE-CHAIRMAN COOPER: And you purchased
14 it as a duplex, not a single-family home?

15 MR. RAYMOND: No. So 1445 is zoned as a
16 single family and that's why we need the approval
17 because we're changing our use. 1443 is zoned as a
18 duplex.

19 MR. EINGORN: And a duplex is a permitted
20 use within the R-2 Zone.

21 MR. RAYMOND: Yes.

22 CHAIRMAN HANCE: This is now this. The
23 fence is now gone.

24 MR. EINGORN: No.

25 MR. RAYMOND: In addition to.

1 MR. EINGORN: Yes, this is this.

2 CHAIRMAN HANCE: Right.

3 MR. EINGORN: I thought you meant that.
4 That's fully separate.

5 CHAIRMAN HANCE: Right. This is on the
6 other side; am I correct?

7 VICE-CHAIRMAN COOPER: It's on the back
8 side of this.

9 MR. EINGORN: Right. That's further
10 down.

11 VICE-CHAIRMAN COOPER: This way, right?
12 That's that window there and the door would be here.

13 MR. RAYMOND: If you also look on Exhibit
14 A and Exhibit B, it shows the two separate and
15 district parking areas that we have. There's a
16 driveway which allows for two cars to be stacked.
17 And then there will be the gravel area which allows
18 two cars to be parked side-by-side.

19 VICE-CHAIRMAN COOPER: Huh-huh. Yeah.

20 MR. RAYMOND: So, again, four cars would
21 be parked in total.

22 MR. EINGORN: Any other questions?

23 CHAIRMAN HANCE: No.

24 MR. EINGORN: Okay. Any questions down
25 there?

1 MS. ALSTON: No.

2 MR. BRITO BUENO: No.

3 MR. EINGORN: Having no further questions
4 from the Board, we'll open to the public. Anybody
5 here tonight to be heard on the matter of 445 Kenwood
6 Avenue? Please come forward to the podium.

7 Please raise your right hand.

8 - - -

9 MIOSHA BRADDOCK LAWRENCE, having first
10 been duly sworn/affirmed, was examined and testified
11 as follows:

12 - - -

13 MR. EINGORN: Will you state your name and
14 address for the record, please.

15 MS. BRADDOCK LAWRENCE: My name is Miosha
16 Braddock Lawrence. I live at 1427 Kenwood Avenue,
17 Camden, New Jersey.

18 So as I mentioned, I live at 1427 Kenwood
19 Avenue. I've been a homeowner there for almost 14
20 years. I've actually worked in Parkside for over 20
21 years. And as a resident, it's just very sad to see
22 that investors are coming in and converting
23 single-family units into duplexes. That is on a
24 corner of Kenwood and Lansdowne. So it's highly
25 trafficked. And even through they're saying like we

1 have a gravel driveway now, it's still going to be
2 congested because there is another house that is a
3 multi-family duplex, almost triplex right across the
4 street. So you have the same issue right there on
5 the corner.

6 The house across the street has multiple
7 cars that are in disrepair parked on the street. So
8 now you have a home where there was a family living
9 there for a couple of decades. And some people don't
10 age in place and they sold the property but now they
11 want to convert it. That's really not what the
12 homeowners or even other residents want in Parkside.
13 We have a Neighborhood Plan which the focus is, if we
14 can preserve existing housing, we would want them to
15 stay as a single-family unit.

16 The CDC in Parkside is actually building
17 two homeownership units right in the backyard of this
18 property. So you have two families that are going to
19 move right behind them next year. And now you're
20 going to have possibly, two, three cars per unit.
21 Because that's the thing, it's never one car. It's
22 always someone moving in with multiple cars and then
23 congesting right there on the corner where it's heavy
24 traffic. We have children playing.

25 Fortunately, I was the only homeowner who

1 had the time off from work to come tonight. But we
2 want to conserve single-family units and maintain. I
3 mean, we understand, if it's going to be a rental,
4 yes, that's fine. But we would prefer for it to stay
5 consistent with the rest of the housing in our
6 community. That's it.

7 MR. EINGORN: Thank you for your time.
8 Is there anybody else would like to be heard on this
9 application? Please come forward and raise your
10 right hand.

11 - - -

12 BRIDGET PHIFER, having first been duly
13 sworn/affirmed, was examined and testified as
14 follows:

15 - - -

16 MR. EINGORN: Please give your name an
17 address for the record.

18 MS. PHIFER: Bridget Phifer, 1487 Kenwood
19 Avenue.

20 So as was articulated previously by Ms.
21 Lawrence, PBCIP of which I am the COE of, we went
22 through this grueling comprehensive neighborhood
23 strategic planning process. And the priorities that
24 were clearly articulated by 900 residents,
25 stakeholders, business owners, was the need within

1 the internal arteries of the community, was the need
2 for homeownership opportunities.

3 We currently have three homes that are
4 being built on Kenwood Avenue at the preceding
5 block. We have two homes that are being built
6 behind there for the residents for homeownership.
7 And I think that it's beautiful that people have an
8 interest in the community. But I think if we really
9 think about how we're going to revitalize and really
10 renew the communities here in the City of Camden, we
11 really should be focused on providing opportunities
12 for homeownership. And that concludes my statement.

13 MR. EINGORN: Thank you.

14 Good evening, sir. Please raise your
15 right hand.

16 - - -

17 CHRISTOPHER COLLINS, having first been
18 duly sworn, was examined and testified as follows:

19 - - -

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

22 MR. COLLINS: Chris Collins, 1454
23 Princess Avenue.

24 Good evening Members of the Board. I
25 live across the street. Lansdowne, I'm on the corner

1 property of Princess and Lansdowne. That property is
2 on the corner of Kenwood and Lansdowne. I've been
3 living in that property since 1975 we moved to
4 Parkside. The property that we're talking about
5 had a single-family on one side. The other side has
6 always been a duplex. The Dickerson Family has lived
7 on the one side, mom, dad and four kids. On the
8 other side the mother-in-law and Mr. Jake. As kids
9 we always played in the yard on 1443. There was
10 never any issues. We had probably more kids in the
11 community back then than we have now.

12 There had been some concerns about the
13 property that's across the street from it because
14 it's a very large property with many tenants.
15 However, in the last year there had not been any
16 instances. The faces of the tenants have gotten
17 older and property owner has controlled that. So I
18 don't see any reason why this project should not move
19 forward. Personally, I've had the opportunity.

20 I've watched Mr. Batista and his family
21 work on the property. I had the opportunity to walk
22 through the property. Minor adjustments than what it
23 was but I'm in full support of it. I don't think
24 that the congestion with the parking is not that
25 great. Yes, kids have grown up. There's no more one

1 and two-car families. But as they grow up and
2 they're driving, they also start to move away.

3 I have a driveway. I park my vehicles in
4 the driveway. Mr. Batista has made the additional
5 driveway. And then in the property that's behind me
6 and across from him, there's maybe three vehicles
7 that belong out of that property there. I'm there
8 every day. I know Ms. Lawrence walks by there every
9 day and the PBCIP group. But every day I see this
10 place. Every day the parking, it's not a main issue
11 for me. And I've been there since 1975.

12 Mr. Batista is a military guy. He's a
13 navy guy which means that he is a man of standards.
14 And I believe that whoever he chooses to reside
15 there, he has standards that they must meet his
16 guidelines, his standards. So I don't believe that
17 he would put any junk, any unwanted residents there.
18 So I'm in full support of what this young man is
19 trying to do. Thank you.

20 MR. EINGORN: Thank you.

21 Anybody else from the public that would
22 like to be heard on this matter? Hearing one, we'll
23 close the public portion. Now is the time for the
24 Board to ask any remaining questions, discuss the
25 Positive and Negative Criteria. And otherwise, make

1 a motion.

2 I did have one question. When you
3 purchased the property, how many bedrooms was the
4 property?

5 MR. BATISTA: The single family?

6 MR. EINGORN: The 1445.

7 MR. BATISTA: It's two bedrooms on the
8 bottom and three on the top floor.

9 MR. EINGORN: It's currently two in --

10 MR. BATISTA: So it's two and two now.

11 MR. EINGORN: So it's four. And how many
12 are you proposing?

13 MR. BATISTA: Two and two.

14 MR. EINGORN: So the amount of bedrooms
15 isn't changing?

16 MR. BATISTA: No. That's correct.

17 MR. EINGORN: Understood. Thank you.

18 Does the Board have any other questions? Discussion
19 of the Positive and Negative Criteria.

20 CHAIRMAN HANCE: When you purchased the
21 property, the property was empty? Did you buy it off
22 of him?

23 MR. BATISTA: They were actually moving
24 out so they had -- at that same time they were moving
25 out from both properties.

1 MS. ALSTON: I think it's a positive when
2 it comes to building and making rooms for more
3 families. I think the City needs it. Right now some
4 people can't find places to live. So I think that's
5 a positive to be able to offer additional units.

6 VICE-CHAIRMAN COOPER: I think it's a
7 positive too that someone took over the properties.
8 Because as we know in the City, it's been abandoned
9 for a while. And you came in and you're going to
10 rehab these properties. And I hope you do the right
11 thing by the neighbors --

12 MR. BATISTA: I will.

13 VICE-CHAIRMAN COOPER: -- and just
14 consider who is living there.

15 MR. BATISTA: Of course.

16 MS. ALSTON: I mean, that's helping with
17 the couch-surfing, people, you know, renting from one
18 home to another. And it gives other families
19 opportunities.

20 MS. MERRICKS: I think it's a nice
21 opportunity. But I also think that it's very
22 important that we make our residents homeowners so we
23 have more taxes in our city so we can have revenue.
24 So it's like, you know -- I believe homeownership is
25 a strong thing in Camden instead of always renting.

1 It's good that they have somewhere to
2 live whether they're renting or buying which is a
3 good thing because we need somewhere to live. We
4 don't want a homeless population. I just wanted to
5 bring that up.

6 CHAIRMAN HANCE: This is also something
7 that is allowed in that neighborhood to have
8 duplexes. I would rather see someone there than
9 someone not to be there. I've seen too many homes
10 being empty and people that don't live in the
11 neighborhood and squatters. I've seen a lot of fires
12 this year and I'll say two blocks from my
13 neighborhood.

14 Anywhere that they can get into, they
15 will stay there and when it gets cold, they need to
16 get warm so they will start a fire inside the house
17 to stay warm. So I've seen too many of those. I
18 think it's positive. I had a lot of family in
19 Parkside. And I would like to see it come back up
20 again. So I think it's something positive.

21 MR. RAYMOND: Thank you.

22 MR. BATISTA: Thank you.

23 MR. EINGORN: Do we have a motion?

24 VICE-CHAIRMAN COOPER: I make a motion to
25 pass this -- that they have to get that curb cut.

1 MR. EINGORN: So a motion to approve on
2 the condition of obtaining a curb cut?

3 VICE-CHAIRMAN COOPER: Curb cut, yes.

4 MR. EINGORN: Curb-cut approval. Okay.
5 So we have a motion to approve on the condition that
6 the applicant obtain approval for a curb cut. Do we
7 have a second?

8 MS. ALSTON: Second.

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

11 CHAIRMAN HANCE: Yes.

12 MR. EINGORN: Vice-Chairman Cooper.

13 VICE-CHAIRMAN COOPER: Yes.

14 MR. EINGORN: Ms. Merricks.

15 MS. MERRICKS: Yes.

16 MR. EINGORN: Ms. Alston.

17 MS. ALSTON: Yes.

18 MR. EINGORN: And Mr. Brito Bueno.

19 MR. BRITO BUENO: Yes.

20 MR. EINGORN: Having five in favor and
21 none opposed, the motion passes. Thank you.

22 MR. BATISTA: Thank you very much.

23 MR. RAYMOND: Thank you to the Board.

24 MR. EINGORN: There are no Resolutions
25 tonight to be adopted.

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(*Meeting concluded at 6:56 p.m.*)

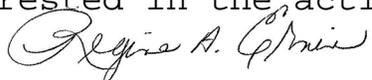
1 CERTIFICATION

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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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24 does not apply to any reproduction of the same by any
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