

In The Matter Of:
CITY OF CAMDEN
ZONING BOARD

TRANSCRIPT OF MEETING
December 4, 2023

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ZONING BOARD
CITY OF CAMDEN

- - - -

Monday, December 4, 2023

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Transcript of proceedings in the above
matter taken in City Council Chambers, 2nd floor
City Hall, 520 Market Street, Camden, New Jersey
08101, commencing at 5:47 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
- ISASIA MARTINEZ
- THERESA ATWOOD
- KAREN MERRICKS
- MARITZA ALSTON

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

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1 CHAIRMAN HANCE: Good evening. Welcome
2 to the Zoning Board of Adjustment's regular meeting
3 schedule on December 4, 2023.

4 In conformance with the Sunshine Law of
5 New Jersey, notice of the meeting was posted in the
6 Municipal Clerk's office on Tuesday, November 28,
7 2023. Roll call.

8 MR. EINGORN: Chairman Hance.

9 CHAIRMAN HANCE: Here.

10 MR. EINGORN: Vice-chairman Cooper.

11 VICE-CHAIRMAN COOPER: Here.

12 MR. EINGORN: Reverend Martinez.

13 REVEREND MARTINEZ: Here.

14 MR. EINGORN: Ms. Atwood.

15 MS. ATWOOD: Here.

16 MR. EINGORN: Ms. Merricks.

17 MS. MERRICKS: Here.

18 MR. EINGORN: Ms. Alston.

19 MS. ALSTON: Here.

20 MR. EINGORN: Mr. Brito Bueno. Absent.

21 The first item would be adoption of the
22 minutes for November 2023. Do we have a motion?

23 CHAIRMAN HANCE: Motion to adopt.

24 REVEREND MARTINEZ: Second.

25 MR. EINGORN: Roll call. Chairman Hance.

1 CHAIRMAN HANCE: Yes.

2 MR. EINGORN: Vice-Chairman Cooper.

3 VICE-CHAIRMAN COOPER: Yes.

4 MR. EINGORN: Reverend Martinez.

5 REVEREND MARTINEZ: Yes.

6 MR. EINGORN: Ms. Atwood.

7 MS. ATWOOD: Yes.

8 MR. EINGORN: Ms. Merricks.

9 MS. MERRICKS: Yes.

10 MR. EINGORN: Ms. Alston.

11 MS. ALSTON: Yes.

12 MR. EINGORN: So moved.

13 I will read the list of cases tonight.

14 If you're present, please let us know. There are a
15 number of additions that we have to note for the
16 record. The first matter, Jose M. Calderon, 1520
17 Wildwood Avenue. This is Old Business.

18 MR. VIDAL: Present.

19 MR. EINGORN: Good evening.

20 The first matter of New Business, New
21 Beginnings Behavioral Health, 1300 Princess Avenue.

22 MR. LARIO: Present.

23 MR. EINGORN: Good evening, Counsel.
24 Respond, Inc., 3001 Fenwick Road.

25 MR. OTTO: Present.

1 MR. EINGORN: Victoria Realty, 523 N.
2 27th Street.

3 MS. ABED: Present.

4 MR. EINGORN: Roger D. Machigal, 2500
5 Baird Blvd.

6 MR. IZZO: That case is ready.

7 MR. EINGORN: Good evening, Mr. Izzo.
8 Melany Garcia, NS Sherman 60 E. 28th
9 Street.

10 MR. IZZO: Also ready.

11 MR. EINGORN: Thank you.

12 The next matter, 1426 Mt. Ephraim Avenue,
13 LLC, please note that this matter will not be heard
14 tonight. It's going to be adjourned to January 8th
15 with no further notice. Notice for that matter was
16 proper. And this announcement here will be notice
17 that that matter will be heard on January 8th. There
18 will be no further public notice whether publication
19 or by personal service or certified mail.

20 The next matter is Bilal Dixon, 218 Morse
21 Street.

22 MR. DIXON: Here.

23 MR. EINGORN: Good evening.

24 Jonathan Gabay, 426 S. 6th Street. This
25 matter has been asked for an adjournment. Is Mr.

1 Gabay present?

2 MR. GABAY: Yes.

3 MR. EINGORN: Good evening, Mr. Gabay.
4 January is full. We'll have to hear you on February
5 5th for that matter.

6 MR. GABAY: February 5th.

7 MR. EINGORN: So for everybody here for
8 436 S. 6th Street, if there is anybody, that matter
9 will be heard February 5th. No further notice. This
10 is notice of that adjournment.

11 Next matter, Jonathan Gabay, 421 Chambers
12 Avenue. We saw Mr. Gabay.

13 Camden County Growth, LLC, 3300 Federal
14 Street. This matter is going to be adjourned to
15 February 5th. Notice was proper so no further
16 notice. This is the notice of that adjournment. If
17 you're here for Camden County Growth, LLC, that will
18 be heard February 5th.

19 Stevens Housing, LLC, 1160 Haddon Avenue.

20 MR. STEVENS: Present.

21 MR. EINGORN: Present. Good evening.

22 3250-3252 River Road, LLC, SS River Road
23 80 E. Bergen Avenue. We'll recall that.

24 In addition to what is on the agenda, the
25 following must be noted for the record. House of

1 Restoration, LLC, 901 S. 4th Street. That is
2 continued to January without further notice.

3 Cannabista, LLC, 2035 Admiral Wilson
4 Boulevard is also continued to January without
5 further notice.

6 Baird Blvd. Properties, LLC, 2640-2642
7 and 2648-2650 Baird Blvd., had deficient notice. If
8 you're here for that matter, it will not be heard.

9 Barbara Clark, 314 Marlton Pike is also
10 deficient notice. It will not be heard tonight.

11 Macedonia Baptist Church, 812 to 814
12 Kaighn Avenue. There was notice to the public but
13 the applicant didn't file an application. So if
14 you're here for Macedonia Baptist Church, there's no
15 application. We just received notice. That's not
16 going to be heard. That will conclude all the
17 additional announcements. Thank you for your
18 attention.

19 Let's take the first matter in Old
20 Business, Jose M. Calderon, 1520 Wildwood Avenue.
21 This is a continued matter. Public portion was
22 already closed, I believe. We have a lot of people
23 in the building tonight and it's great and it's
24 wonderful to see all these faces. We don't get this
25 pleasure very often so that means more phones and

1 more disturbances. So if you have a phone, if you
2 could please silence it now. That would be really
3 appreciated. Thank you.

4 So this is Jose Calderon, 1520 Wildwood
5 Avenue. This is a continued matter. We have counsel
6 present. Counsel, will you give us your appearance?

7 MR. VIDAL: Yes. Good evening. Edward
8 Vidal representing the applicant, Mr. Calderon.

9 MR. EINGORN: And if the Board will
10 recall, this was an application to convert a
11 single-family home into a duplex. The applicant is
12 requesting three bulk variances, lot area, lot width
13 and off-street parking. And I believe the applicant
14 provided testimony at the last meeting that he be
15 able to comply with the off-street parking
16 requirements. Is that correct, Counsel?

17 MR. VIDAL: That's correct. And we
18 submitted further reports for review of a parking
19 plan, a proposed parking plan.

20 MR. EINGORN: Great. I'll swear in the
21 applicant.

22 - - -

23 JOSE M. CALDERON, having first been duly
24 sworn/affirmed, was examined and testified as
25 follows:

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MR. EINGORN: State your name and address for the record.

MR. CALDERON: Jose M. Calderon, 109-16 200 Street, St. Albans, New York.

MR. EINGORN: And this is Mr. Calderon?

MR. CALDERON: Yes.

MR. EINGORN: And, Mr. Interpreter, would you raise your right hand?

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

MR. JEREZ: Yes.

MR. EINGORN: If you would just state your name and address for the address, please.

MR. JEREZ: Christian Jerez, 148 N. 25th Street, Camden, New Jersey.

MR. EINGORN: Thank you. If you can just have Mr. Calderon present this into evidence; whatever you want to say about it just so we can get into the application.

MR. VIDAL: We have extra copies of this, bigger copies of the building which we would like to submit. Mr. Calderon, you were here the last month and there were some questions about parking. Do you

1 remember that?

2 MR. CALDERON: Yes.

3 MR. VIDAL: And you indicated to the
4 Board that you could create parking or additional
5 parking for the property

6 MR. CALDERON: Yes.

7 MR. VIDAL: Thank you. And you're
8 proposing to remove the existing garage?

9 MR. CALDERON: Yes.

10 MR. VIDAL: And that would create how
11 many spaces?

12 MR. CALDERON: Four.

13 MR. VIDAL: And the plans submitted here
14 they are plans that we submitted to the Board,
15 correct?

16 MR. CALDERON: Yes.

17 MR. EINGORN: Is this a copy?

18 MR. VIDAL: This is a copy.

19 MR. EINGORN: Great. We will mark this
20 A-1 -- no, I'm sorry. It will be A-5. Continuing
21 from last month. My apologies. This is A-5 to the
22 application.

23 So, again, this is a continued matter
24 from last month. We heard substantial testimony
25 regarding the applicant's intention and request for

1 bulk variances approvals. We've now seen evidence of
2 the ability to provide off-street parking. We have
3 heard public testimony on this, I believe, from
4 Ms. Brooks and, I think, it was a Ms. Lawrence but my
5 memory is a little faded on that one. And
6 Mr. Veneable was also here. There were concerns
7 about the parking and an issue about duplexes in
8 Parkside is my notes on that.

9 Does the Board have questions for the
10 applicant regarding the parking, regarding the
11 application?

12 VICE-CHAIRMAN COOPER: I do. The
13 configuration that you have here on the paper, how
14 will these cars be leaving out, coming in? It looks
15 like you're blocking cars.

16 MR. CALDERON: That's going to be just
17 one family. I guess when one is coming out then the
18 other one can just take the car out.

19 VICE-CHAIRMAN COOPER: So let me just get
20 this. This is going to be a duplex?

21 MR. CALDERON: Yes.

22 VICE-CHAIRMAN COOPER: And you said it's
23 going to be one family?

24 MR. CALDERON: No, no. The top floor is
25 going to be for my daughter. So it's going to be

1 split. The bottom for me and the top for my
2 daughter.

3 VICE-CHAIRMAN COOPER: Okay. So on
4 record, you're going to live on the bottom and your
5 daughter is going to live up top?

6 MR. CALDERON: Yes.

7 CHAIRMAN HANCE: How many cars do you
8 have?

9 MR. CALDERON: Two.

10 CHAIRMAN HANCE: Okay.

11 VICE-CHAIRMAN COOPER: Two cars.

12 REVEREND MARTINEZ: You got two cars and
13 you have space for four?

14 MR. CALDERON: Yes.

15 REVEREND MARTINEZ: And the way you're
16 showing it, this is the way out to get into the
17 street?

18 MR. CALDERON: Yes.

19 REVEREND MARTINEZ: See how you have it
20 over here, so that's the exit right here, right?

21 MR. CALDERON: Yes.

22 CHAIRMAN HANCE: So you have one way in
23 and one way out?

24 MR. CALDERON: Yes.

25 MR. EINGORN: So Board is aware, the

1 Zoning Ordinance 230.F requires 1.75 spaces for a
2 two-bedroom unit. The testimony last time was that
3 there be two 2-bedroom units so they would need a
4 total of three-and-a-half-spaces. So four spaces
5 would cover -- it would be more than three and a
6 half.

7 VICE-CHAIRMAN COOPER: And that's the --
8 and all the setbacks and everything is sufficient?

9 MR. EINGORN: Right. So the only bulk
10 variances they're requesting right now are the lot
11 area. They have 3,300 square feet where they need
12 4,000. And lot width is deficient. They have a
13 30-foot lot where they need 40 feet. So it's a
14 little bit deficient on the size.

15 CHAIRMAN HANCE: They can't get anymore.

16 VICE-CHAIRMAN COOPER: They're
17 landlocked.

18 CHAIRMAN HANCE: Right.

19 MR. EINGORN: Anymore questions?

20 MS. ALSTON: No.

21 REVEREND MARTINEZ: There's a lady
22 raising her hand.

23 VICE-CHAIRMAN COOPER: The public is
24 closed though.

25 MR. EINGORN: We opened to the public at

1 the last meeting. This is really just a rehash of
2 what was done last month. And the ability to show
3 where the parking is.

4 VICE-CHAIRMAN COOPER: To the Board, we
5 have been approving duplexes that's not really
6 meeting all the requirements that this gentleman here
7 has met for four parking spots. I think we should
8 grant this.

9 MR. EINGORN: So last month we had
10 testimony that -- and the same testimony that we're
11 hearing now. The applicant wants to create -- take
12 this single-family home and make it a duplex. He
13 wants to live on the first floor and his family on
14 the second floor. And he's going to create four
15 parking spaces to alleviate the parking need for
16 three-and-a-half spaces. And then it'll be two
17 bedrooms on the first floor and two bedrooms on the
18 second floor.

19 VICE-CHAIRMAN COOPER: I make a motion to
20 accept.

21 MS. ALSTON: Second.

22 MR. EINGORN: We have motion and a
23 second. We will take a roll call.

24 CHAIRMAN HANCE: Yes.

25 MR. EINGORN: Vice-Chairman Cooper --

1 UNIDENTIFIED SPEAKER: Excuse me. Can we
2 make public comment since we weren't present the last
3 time?

4 MR. EINGORN: Public comment was closed
5 at the last meeting, ma'am. I'm sorry. I can't see
6 you.

7 UNIDENTIFIED SPEAKER: You didn't provide
8 the summary of that facts that I have presented. And
9 the issue was the amount of duplexes that had
10 multiplied in that area of Parkside.

11 MR. EINGORN: Right. And I said that the
12 issue was raised that Parkside, that there's too many
13 duplexes in Parkside. That's your testimony, right?

14 UNIDENTIFIED SPEAKER: That's what I
15 studied when that block had already four new ones
16 up --

17 MR. EINGORN: Wait. Wait. If we're
18 going to do this then just come forward.

19 UNIDENTIFIED SPEAKER: Okay. Because I
20 want the members who weren't here to understand.

21 MR. EINGORN: Would you raise your right
22 hand, please.

23 - - -

24 L'TANYA BROOKS, having first been duly
25 sworn/affirmed, was examined and testified as

1 follows:

2 - - -

3 MR. EINGORN: Name and address for the
4 record.

5 MS. BROOKS: L'Tanya Brooks, 1255 Empire
6 Avenue.

7 MR. EINGORN: Okay.

8 MS. BROOKS: Last month I did an analysis
9 of the Parkside area from Park Boulevard to Haddon
10 Avenue on the properties that were duplexes. There
11 is a significant amount. We have Magnolia Gardens at
12 the end of our section. There's a big apartment
13 complex across there and historically been there
14 since I was born so at least 50, 60 years or more.
15 Then there's a whole addition of 10 or 20 on Empire
16 Avenue and, again, on Magnolia Avenue. The block
17 where this new duplex is, is between Park Boulevard
18 and Magnolia. There are three under construction at
19 the moment and theirs on the corner.

20 At some point in time, we have to look
21 and be in compliance with this City plan, the
22 Redevelopment Plan that talks about Parkside being
23 single-family units in their housing. You can't hold
24 some people accountable and then others not
25 accountable. Maybe we should, as a Zoning Board or

1 the Zoning Office, look into some type of study
2 before you keep approving until it gets out of
3 control.

4 MR. EINGORN: Just for the record, this
5 is a permitted use in this zone. The issue is
6 related to lot size and lot width. It's not related
7 to the use itself.

8 MS. BROOKS: Okay. Thank you.

9 MR. EINGORN: I appreciate you coming out
10 tonight.

11 VICE-CHAIRMAN COOPER: I want to make a
12 comment.

13 MR. EINGORN: You can weigh-in on your
14 decision to choose what you're doing. So we have a
15 motion and a second.

16 UNIDENTIFIED SPEAKER: Is this a public
17 portion? Are we allowed to speak on this?

18 MR. EINGORN: Ms. Brooks wanted to get on
19 the record what she had already said. Do you have
20 anything different to add?

21 UNIDENTIFIED SPEAKER: Outside of the
22 fact that I live in the neighborhood. That is the
23 neighborhood that I live in. This particular area --

24 MR. EINGORN: Is that the testimony you
25 brought last time, right?

1 UNIDENTIFIED SPEAKER: No, I didn't bring
2 this testimony at all. That's my first testimony.

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

5 - - -

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

9 - - -

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

12 MS. GREENE: Sheliah Greene, 1262 Empire
13 Avenue, Camden, New Jersey.

14 This particular building that's on the
15 corner of Wildwood and Magnolia, they're going to
16 take a variance to tear down the garage to put four
17 parking spaces there. This is a small area. So when
18 you come into Magnolia, you would have to turn
19 to be able to get there. Four parking spaces is not
20 going to work in that area. It was built for two.
21 The garage was built for two. Now I used to work for
22 the Building Bureau so I get this. I understand.
23 I've worked for them over a year, two years so I get
24 this.

25 So with that part of is concerned, it's

1 always going to be -- because parking will be along
2 both sides of the street. Now if they're going to
3 have a place where they're going to be able to turn
4 in and park, it's not going to be enough space. They
5 can't park -- if you look at it this way, this is the
6 house on this side, the house that's here. This is
7 the garage going this way. You would have to turn to
8 go in. So they would have to come in and turn to go
9 in. If anybody is blocking that area, they can't get
10 out. If anybody parks there, they can't get out.

11 VICE-CHAIRMAN COOPER: Is there a
12 curb-cut there already.

13 MS. GREENE: There's a curb on the
14 corner.

15 VICE-CHAIRMAN COOPER: But it's a
16 curb-cut for them getting to that area?

17 MS. GREENE: Just for the garage area,
18 yeah. For the garage, there's a parking part. That
19 part goes there. But outside of that, coming back
20 out, there's -- like right now, there's trucks that
21 doing work there. If they have that there now,
22 these people would be trapped inside until the truck
23 is gone cause you can't get out. So that's part of
24 the problem.

25 MR. EINGORN: Wouldn't that be an

1 enforcement problem, though?

2 MS. GREENE: Enforcement?

3 MR. EINGORN: Yes. If someone is
4 blocking a curb-cut and that would be an issue to
5 call a tow truck for enforcement.

6 MS. GREENE: Well, that's like with all
7 the work that's being done in Camden and everything,
8 that's all of the trucks that's coming in and all the
9 construction trucks that's in there and we have
10 construction trucks there now. That's part of what's
11 going on right now.

12 MR. EINGORN: Right. But if somebody was
13 blocking was your driveway, you would call a tow
14 company, right, or you'd call enforcement?

15 MS. GREENE: Right.

16 MR. EINGORN: So how is this any
17 different?

18 MS. GREENE: So this is different because
19 of the fact that the space that they're asking for is
20 not going to be able to hold four cars.

21 MR. EINGORN: According to the parking
22 plan, it appears that the dimensions and I don't know
23 if you'd seen it.

24 MS. GREENE: Is it based on what size the
25 cars are?

1 Wildwood. They're coming in this way and they're
2 coming this way. From what you're saying right
3 there, those cars are coming --

4 MR. EINGORN: Let's confirm this one
5 second. So I'm showing you what we've marked as
6 A-5 for identification. This is the preexisting
7 garage; is that correct?

8 MR. CALDERON: Yes.

9 MR. EINGORN: And this is a driveway; is
10 that correct?

11 MR. CALDERON: Yes.

12 MR. EINGORN: And do the cars enter off
13 of Magnolia?

14 MR. CALDERON: Yes.

15 MR. EINGORN: Does that answer your
16 question?

17 MS. GREENE: Yes, that does answer my
18 question. I just see that this is going to be an
19 issue because cars are going to be parked along here
20 to this area and across the street. When they back
21 out, snow or whatever, and since we haven't seen snow
22 in years, but if that does happen, that's going to
23 become a parking issue.

24 MR. EINGORN: It's already like this,
25 right? So they already have the same problem, do

1 they not, just without a garage? They would just not
2 have a garage.

3 MS. GREENE: If they don't have a whole
4 set of family people living there. These people are
5 locked in, these people are in the front, how do the
6 other people get out? How does that work? Because
7 you have two that's going to be up front and two
8 that's going to be in the back.

9 MR. EINGORN: Right. They're stacked.

10 MS. GREENE: Yeah.

11 MR. EINGORN: That's his problem.

12 VICE-CHAIRMAN COOPER: His testimony on
13 record here stating that his daughter and him is
14 going move into this property.

15 MS. GREENE: Daughter and husband?

16 VICE-CHAIRMAN COOPER: No. Him and his
17 daughter, they were going to move into the property.
18 That's his testimony on the file here.

19 CHAIRMAN HANCE: They have two cars.
20 Now, the garage is preexisting so even if it was a
21 one-family living there, they would still have the
22 same issue but they're still going to park in the
23 garage.

24 MS. GREENE: Now, you guys are familiar
25 with Magnolia?

1 CHAIRMAN HANCE: I'm familiar. I used to
2 live on Langham; I used to live on Langham Avenue. I
3 have family on Wildwood; on the corner right there,
4 the Austins. I also have family down there on
5 Kenwood, the Jenkins, so I'm very familiar. I grew
6 up in that area.

7 MS. GREENE: So you know how Langham is;
8 how tight it is?

9 CHAIRMAN HANCE: Yes.

10 MS. GREENE: That's how Magnolia is.

11 CHAIRMAN HANCE: Not to be disrespectful
12 but that would be their issue because it's legal
13 because there's a curb-cut there for a garage.

14 MS. GREENE: Right.

15 CHAIRMAN HANCE: So they would have to
16 call a tow-truck; they would have to call 911 if
17 they're trapped in there. And the sad part is, it's
18 a permitted use in that area.

19 VICE-CHAIRMAN COOPER: Our hands are tied
20 because they're coming here with proof that they're
21 going to have off-street parking. And that's our
22 biggest complaint here. When people come for
23 duplexes, you got to have off-street parking. And
24 when you can't provide that to us, that's when we can
25 do things. But they're providing everything that

1 they need to have this duplex here.

2 MR. EINGORN: Thank you for coming out.

3 MS. ATWOOD: I want to know if there's
4 going to be a cut like driveway so that a sign could
5 put up for parking there?

6 MR. EINGORN: The testimony was they
7 already have a curb-cut.

8 CHAIRMAN HANCE: They have a garage right
9 there.

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

13 CHAIRMAN HANCE: Yes.

14 MR. EINGORN: Vice-Chairman Cooper.

15 VICE-CHAIRMAN COOPER: Yes.

16 MR. EINGORN: Reverend Martinez.

17 REVEREND MARTINEZ: Yes.

18 MR. EINGORN: Ms. Atwood.

19 MS. ATWOOD: No.

20 MR. EINGORN: Ms. Merricks.

21 MS. MERRICKS: Yes.

22 MR. EINGORN: Ms. Alston.

23 MS. ALSTON: Yes.

24 MR. EINGORN: Having five in favor and
25 one opposed, the motion carries. Thank you,

1 gentlemen, and have a nice night.

2 MR. VIDAL: Have a nice night members of
3 the Board.

4 MR. CALDERON: Thank you.

5 MR. EINGORN: The next matter, New
6 Beginnings Behavioral Health, 1300 Princess Avenue.

7 MR. LARIO: Mr. Chairman, Members of the
8 Board, good evening. My name is Michael Lario. I'm
9 an attorney with the firm of Nehmad, Davis
10 & Goldstein. I'm here tonight on behalf of the
11 applicant, New Beginnings Behavioral Health, LLC.

12 This is an application for use variance
13 relief. It concerns property at 1300 Princess
14 Avenue. As I stated, we're seeking use variance
15 relief and a waiver of site plan review in
16 connection with the establishment of a community
17 residence at the subject site. The site is currently
18 the location of the New Beginnings Behavioral
19 Ministry run by Pastor Amir Khan. It has been at the
20 site for many years now. This ministry is
21 dedicated to serving the local community of Camden
22 and philanthropic services for those addicted to
23 drugs and alcohol and for the local homeless
24 population.

25 Pastor Khan has recently looked to expand

1 this operation. There was a hope that in a nearby
2 municipality to establish this type of facility.
3 Unfortunately, that municipality denied his request
4 and the applicant is involved in litigation right now
5 in Federal Court in connection with that. The
6 problem with that, there was obviously -- this
7 ministry is serving those very much at risk now.
8 That those recovering from drug and alcohol
9 addiction, that denial, that litigation, has raised
10 somewhat of an unknown as to their living situation.
11 When you're dealing with individuals in recovery,
12 those question marks, those unknowns are particularly
13 dangerous. Obviously, there is a risk with those
14 unknowns of potential relapse there.

15 What Pastor Khan is proposing and what
16 the applicant is proposing in order to address that
17 is, to offer a short-term solution for these
18 individuals within this treatment plan. The
19 approvals that are sought are specifically in
20 connection with DCA licensing requirements and you'll
21 hear more of that from Pastor Khan as to what that
22 means for the site. But, ultimately, Pastor Khan is
23 looking to have eight individuals at the tail-end of
24 their treatment. What that means is, you'll hear
25 Pastor Khan explain that these are individuals who

1 are 99 percent done with their recovery process.
2 They're working. They've been clean for an extended
3 amount of time.

4 This living arrangement allows them to
5 save money; to have a secure position until that next
6 step; until they'll able to go and their own place.
7 But, again, these are people that have started the
8 reintegration process back into the society. As I
9 stated, there will be eight individuals in this
10 facility. There will be an individual on-site at all
11 times. But the best way I can describe this and
12 you'll hear testimony, it's a single-family unit
13 here. They share rooms together; they cook meals
14 together. There's no types of treatment provided
15 here. This is a really a situation where these men
16 are able to live together; provide the support they
17 need to one another; to, again, take that next step
18 and to reintegrate into society. It's a single
19 housekeeping unit is how the law looks at this.

20 This is a not a long-term facility. The
21 average length of stay here is about six months.
22 That's what's found to provide them the time needed
23 for them to get more permanent placement; a more
24 permanent living situation. But ultimately given the
25 uniqueness of the situation, and you'll hear

1 testimony from Pastor Khan, what we are proposing is
2 ultimately this use will only exist for 18 months.
3 What we're saying is, we will put a Sunset Provision
4 in this proposal that after 18 months, this use will
5 end. It's really in order to address this
6 unfortunate situation that this ministry is found
7 itself in.

8 With that being said, though, there's
9 obviously a standard that this Board has to look at
10 these applications that we have to meet. This is an
11 inherently beneficial use under the law and under
12 existing case law. What that means is, this is a use
13 that furthers the public good; promotes the public
14 interest. And you'll hear that testimony tonight,
15 the good that this type of facility does. And,
16 obviously, I'm sure there's not many people in this
17 room that haven't been personally touched by
18 addiction.

19 Additionally, those in recovery are
20 deemed as protected classes under Federal Law.
21 They're disabled individuals. So the Americans With
22 Disabilities Act, the Federal Fair Housing Act, all
23 these Federal statutes are in play. Really
24 designated to protect these disabled class of people.
25 And what the law asks is, that a municipality makes a

1 reasonable accommodation. That's a phrase you'll
2 hear tonight, reasonable accommodation. We believe
3 that allowing these individuals to reside here, given
4 the unique circumstances here, is certainly a
5 reasonable accommodation under the circumstances.
6 And, again, you'll hear testimony in support of that.

7 I mentioned the neighbors and I know
8 there's some neighbors here tonight. We have had a
9 meeting with neighbors. You'll hear Pastor Khan talk
10 a little bit as to meeting some of the concerns that
11 they raised in some of the ways that we hope to
12 address those concerns. Ultimately, that's the brief
13 overview of the application.

14 With we tonight I have Pastor Amir Khan
15 and I have our professional planner, Mr. Lance
16 Landgraf. Mr. Chairman, would you like to swear
17 those two in now or as they come up to testimony?

18 CHAIRMAN HANCE: Do you want to do it all
19 now.

20 MR. EINGORN: Yes. We generally swear
21 them in at the same time.

22 MR. LARIO: Okay. Perfect.

23 - - -

24 LANCE LANDGRAF, P.P.; AMIR KHAN, having
25 first been duly sworn/affirmed, was examined and

1 testified as follows:

2 - - -

3 MR. EINGORN: State your name and address
4 one at a time.

5 MR. KHAN: Pastor Amir Khan, 42 Crooked
6 Lane, Cherry Hill, New Jersey 08034.

7 MR. LANDGRAF: Lance Landgraf, Jr.,
8 licensed New Jersey Planner and AICP Certification as
9 well, 9 South Hartford Avenue, Ventnor City, New
10 Jersey.

11 MR. LARIO: So Pastor Khan, you've been
12 sworn in. You heard me provide a little bit of an
13 intro as to New Beginnings and what they do. Can
14 you, in your own words, describe to the Board a
15 little bit as to what New Beginnings is and what kind
16 of services they provide?

17 MR. KHAN: Again, thank you, Board for
18 being here tonight. To help present who we are and
19 what we do, I have a little presentation. Can
20 everybody see okay, the screen? And probably the
21 best way for me to explain who we are and what we do.
22 So New Beginnings, we've been around between the New
23 Beginnings and the Nehemiah Group, for the past 30
24 years serving the most marginalized community. One
25 of the things we do every single week, that's a motor

1 home right there, a 38-foot motor home. We took the
2 beds out in the back. We have three showers and a
3 washer and dryer. We pulled up for the marginalized
4 individuals, feed, clothed, get them off the streets,
5 get them into detox and into residential programs and
6 that's done on a weekly basis.

7 As you can see, inside is retro-fitted.
8 We have three showers inside the RV along with a
9 washer and dryer that you can see on the bottom
10 lefthand picture. That's one of our pictures there
11 of downtown in Camden. We also have a food truck
12 that goes out and we pick up food from various
13 organizations that donate food to us, Wawa,
14 Cheesecake Factory, on and on but that's our food
15 truck, I think, one of six -- one of eight licensed
16 trucks like that in the City of Camden now. That's a
17 table typical week of our feeding individuals on a
18 Saturday.

19 Some of the other things we do, we also
20 do a back-to-school greeting. We've been doing that
21 now for five, six, seven, eight years where we put
22 men in front of the schools. Now, we're actually
23 doing women as well. And originally it was 100 men
24 standing in front of the schools greeting everybody.
25 But the men get a big "welcome back" and the women

1 get a rose, and that's always a great time greeting
2 people.

3 Some of the things we also do at the top
4 of the lefthand side, we did a big laptop give-away
5 in the City of Camden. I think it was about 50 or 60
6 laptops that were given away while we were waiting
7 for the laptops to become available for the kids. So
8 during COVID they were able to learn. On the bottom
9 righthand side, we're always giving out turkeys for
10 Thanksgiving and various foods like that. Also on
11 the righthand side, you also will see -- is there a
12 problem recording also over here?

13 MR. EINGORN: We have a --

14 MR. KHAN: No. I'm saying, can we record
15 this? I know we've done it in the past and been
16 allowed and people --

17 MR. EINGORN: We've never allowed public
18 recordings.

19 MR. KHAN: We're not allowed to record?

20 MR. EINGORN: Not that I'm aware of, no.
21 But while we're doing this, let the record reflect
22 that Pastor Khan referencing the photographs has a
23 slide show on the television and that's what the
24 photographs he's referencing.

25 MR. LARIO: Counsel, we can certainly

1 provide a copy of this. Can we mark it as Exhibit A
2 that this is slide-show presentation?

3 MR. EINGORN: That's fine. We'll mark
4 Exhibit A-1 will be the slide-show presentation.

5 MR. KHAN: So I know you haven't allowed
6 in the past, but am I allowed to have somebody to
7 record now for our purposes?

8 CHAIRMAN HANCE: That would be up to the
9 Chairman and the Board.

10 VICE-CHAIRMAN COOPER: We never had a
11 recording before.

12 MR. EINGORN: We've never had recording
13 before even with ZOOM.

14 MR. KHAN: No problem. Okay.

15 So some of the other things we have,
16 that's our Christmas give-away at Fordham and took
17 care of, I think it was, 500 or 600 families for our
18 Christmas give-away. During COVID when a lot of us
19 received extra unemployment or stimulus checks that
20 came in the mail, our immigrant brothers and sisters
21 didn't receive anything during that time period so
22 they are still a part of us. So because of a
23 generous donation, we were able to give a million
24 dollars away. We gave away a \$1,000 bank card to a
25 1,000 different families; over a million dollars

1 given away right there at the CROC Center. You can
2 see the lines going back there for several blocks.
3 We gave that away. That's the bank card give-away.

4 Some of the other things we do, we have
5 expungements. We have two big expungements coming up.
6 One where we were part of a Camden County College on
7 MLK Day where we were expunging about 300 of our
8 returning citizens there. We also do it at Rutgers,
9 the expungement. We're doing that back at the CROC
10 Center in the spring. Some of the other things we
11 have coming up, that's me dressed as Santa Claus. We
12 go throughout the City and giving out toys at the
13 various schools, daycares and things like that.

14 And finally, that's the Martin Luther
15 King House. You guys are aware of that here in
16 Camden. Our New Beginnings purchased that two years
17 ago. That's where Dr. Martin Luther King stayed when
18 he was here going to Crozer Theological Seminary from
19 1948 to 1951. He stayed there on weekends and
20 summers. The great thing is, it's kind of rewriting
21 history because it was at that house where the
22 planned his first civil rights sit-in after he was
23 refused a meal at Mary's Cafe on Route 73 on June 11,
24 1950.

25 So we got a grant from that and that will

1 be turned into a museum. And the lot next to it is
2 going to be a -- we're building a 20,000 square foot
3 Martin Luther King Center for Social Justice. It
4 kind of gives you an idea some of the things we have.
5 That's John Lewis there before his death. He came in,
6 stood in front of the house and he spoke about the
7 importance of this house. And I have a quote from
8 him. He says on the lefthand corner, "This piece of
9 historial real estate must be saved for generations
10 yet unborn." This year alone, we fed over 48,000
11 meals. Thirty-seven hundred, and it's higher than
12 that now, beds since July of 2022. The average
13 person that goes through our program goes through
14 1,400 hours of therapy in a given year. And we've
15 placed about 100 in housing. These are just some
16 pictures of the men in the house. Again --

17 MR. LARIO: Before we get into the house
18 specifically --

19 MR. KHAN: Yes.

20 MR. LARIO: -- let's talk more generally.
21 Obviously, these photos, you're on the frontlines
22 right now in the community?

23 MR. KHAN: Yes.

24 MR. LARIO: What have you seen of this
25 epidemic of addiction specifically in this local

1 community.

2 MR. KHAN: Well, you know, when you're
3 talking about New Jersey, Camden is the second
4 worse; only second to Essex or the Newark area. We
5 have a tremendous issue here. We in know that a lot
6 of individuals come from the outside because of
7 resources here in the City of Camden. We have been
8 able to get them off the streets; get them into
9 programs, not necessarily this house, but get them
10 into outside programs, go through detox, go through
11 longterm care.

12 And then get them to transitional housing
13 so they can transition back into society. The men
14 we're talking about here, micro-individuals that have
15 already went through that. Every purpose, these guys
16 should be in other programs, back into society
17 already in their apartments. We allow them to stay
18 here up to a year free of charge. They're working;
19 they're in school. Let them save up money so they
20 cannot just be a renter but many of them are moving
21 right now towards homeownership.

22 MR. LARIO: Okay. Let's talk about the
23 house. Can you explain a little bit as to the
24 operations of this house?

25 MR. KHAN: As you can see, this is a good

1 picture for you to ask that question. There you see
2 some of the classes. This is part of the operation.
3 You'll see the men there around the table taking
4 classes. Right now they just finished a financial
5 literacy class. There's a digital literacy class.
6 That's a graduation at the bottom righthand corner.
7 That is the house right there. You saw the pictures.
8 We also have 24-hour surveillance, video surveillance
9 at the house at all times. So if you look at your
10 camera right now, there are actual cameras which I
11 can bring it up on my Iphone or on my Ipad. You can
12 see we have cameras outside, inside. Obviously, not
13 in the bedrooms or bathrooms. But it's also
14 monitored 24 hours by full-time staff. And it's
15 monitored by video cameras. So that's kind of a
16 typical day.

17 This is, if I close out with this, this
18 is what we call the three-legged stool. We just
19 don't get residential. A of lot people might be
20 shelters where they go in at night and come back out
21 in the morning. Some people just feed; some people
22 are maybe are just day programs. The three-legged
23 stools, we give longterm residential; we give MAT and
24 clinical which is Medical-Assisted Treatment. That
25 might be Methadone. They might have methadone. They

1 might have Soboxin. Those are blockers to drugs.
2 And, of course, new job training and job rediness.
3 That's pictures of the house right there. You can
4 see the house; you see the outside; you see the
5 parking lot; you see typical bedrooms. We have four
6 bedrooms like that and the kitchen. So a typical
7 day --

8 MR. LARIO: I'm going to jump in real
9 quick. I just handed out an aerial photograph of the
10 subject site. Counsel, this is Exhibit B.

11 MR. EINGORN: I have A-2, if that's
12 acceptable. Applicant-2.

13 MR. LARIO: Absolutely. A-2.

14 MR. KHAN: That's the house. This is my
15 father right here. Very proud of this. He was a
16 doctor here in Camden for 54 years. He passed away
17 about 15 years ago. At the time after my father
18 passed, we could have just sold the property and be
19 done with it. We kept it as a ministry; using it;
20 helping people stay here; never charging rent; let
21 people stay in here free of charge until they back on
22 their feet.

23 I would never allow anything to happen in
24 the Parkside community where I grew up on Princess
25 Avenue, 1472 Princess Avenue. This street is named

1 after my father. That's myself and my sister and
2 brothers there standing on the left picture. This is
3 the house that we are using. And, again, we've been
4 allowing people, using the same spirit of my father
5 down for the past six decades now.

6 That's everything on this. I'm finished.
7 But this is a short little video of our graduation.
8 We just had a short graduation of some of the men.
9 Some of the men are here; some are in school or they
10 are working right now. But if you want to watch, we
11 have a full screen if we can. Then we'll go ahead
12 and let you see this two to three-minute video where
13 you can actually see recent a graduation and you can
14 see exactly what takes place inside the house. You
15 can go ahead and start the video Pastor Tim.

16 - - -

17 (At which time, a televised video is
18 shown.)

19 (At which time, the video has concluded.)

20 - - -

21 MR. LARIO: So that does a good job of
22 showing the end resulting of graduates of this
23 program?

24 MR. KHAN: Yes. And the ones that are in
25 the program now.

1 MR. LARIO: Let's talk about the program
2 right now. As we see stated, it's eight individuals
3 in the house, correct?

4 MR. KHAN: Yes.

5 MR. LARIO: It's a faith-based program.
6 So what does that mean?

7 MR. KHAN: Well we're nonprofit. I'm a
8 Pastor, of course. So even though we have
9 counseling; we have MAT; we have all those things.
10 We believe that the bottom line is that it's Jesus
11 that brings deliverous healing for our individuals.
12 So we're faith-based. There are Bible studies that
13 are done every week. There's church services.
14 There's prayer. They understand that it's based upon
15 the word of God and it's faith-based.

16 MR. LARIO: This application what we're
17 looking for, it's in connection with licensing that's
18 required by the Department of Community Affairs,
19 correct?

20 MR. KHAN: Yes.

21 MR. LARIO: And specifically, their
22 license, they look at this and define it as a shelter
23 license. That's what notice that went out?

24 MR. KHAN: Correct.

25 MR. LARIO: Now, when you're looking at

1 this, you stated it's the same individuals that are
2 there for that six-month period. This isn't
3 something where it's an open door that someone who
4 walks off the street. These are individuals who have
5 gone through the program; they're at the conclusion
6 of it. As you stated, they are about to take that
7 next step into becoming a full member of society but
8 they're not quite there yet.

9 MR. KHAN: Correct. This program, this
10 house, is solely those that have already graduating
11 and probably should be already on their way to an
12 apartment. This is just kind of a shared living to
13 help them save on their finances and give the
14 necessary support.

15 MR. LARIO: Two to a room would be
16 standard?

17 MR. KHAN: Two to a room, yes.

18 MR. LARIO: Now, there's DCA regulations
19 in connection with the room sizes. Really
20 everything, the interior of this structure, has to
21 meet all those PCA regulations, correct?

22 MR. KHAN: Absolutely. Correct.

23 MR. LARIO: And we'll agree to a
24 condition of approval that we'll satisfy all those
25 regulations?

1 MR. KHAN: Absolutely.

2 MR. LARIO: Okay. Now, the residents,
3 they'll cook together; they're clean together. Can
4 you explain the bond, them living together, what that
5 does?

6 MR. KHAN: You know what took place,
7 Board, was that once these gentlemen from last year
8 came together and came out of their downward spiral
9 and then came together and they all became victorious
10 together. We run a great a success rate where most
11 people run a 73, 75 percent recidivism, meaning,
12 seven out of ten go back. We run a 90 percent
13 success rate. Ninety percent, the highest in the
14 state because of how we do it; full-time staff and
15 the support and everything else. So it created a
16 great bone. It's a family. We call this the New
17 Beginnings Family. The staff is family. And we do
18 everything together.

19 MR. LARIO: Okay. Now, the plan was not
20 always to have this use here. It was due to some
21 unfortunate circumstance that we've had to submit
22 this application?

23 MR. KHAN: Correct.

24 MR. LARIO: Now, obviously, as I've
25 mentioned, there's ongoing litigation. But,

1 generally, without being specific, that took place to
2 require this?

3 MR. KHAN: Okay. So the only reason why
4 we're here at this property in Camden is because of
5 another facility, a very large facility that we had
6 and there were some issues with the township. We
7 turned around and a week before the township, the
8 same staff presented and approved an inherently
9 beneficial use. They still chose to vote no. And
10 because of that, I guess the courts allowed for the
11 appeal process. So it's now being sued in Federal
12 Court as we speak.

13 MR. LARIO: And I bring that up because
14 this is somewhat unique as I mentioned the Sunset
15 provision. It's something that is not very common in
16 the Municipal Land Use Law. It's not something that
17 I think this Board has seen much because it frankly
18 doesn't happen that often. Usually with a use
19 variance, it runs with the land; it runs in
20 perpetuity forever.

21 What we're saying is, we don't need this
22 to run forever. What we're saying is, we feel we
23 meet that standard. Again, you'll hear professional
24 planning testimony that says, we meet the standard
25 for this use. With that being said, though, we

1 really need it now because of the situation that the
2 applicant finds themselves in. And, therefore,
3 they're willing to agree to this 18-month provision.
4 That if this is approved as a condition of that
5 approval 18 months after the resolution is adopted,
6 what we're talking about here will not continue at
7 the site. And, again, we feel that what that does
8 and I know there were some concerns that were
9 brought, you had a meeting with the neighbors,
10 correct?

11 MR. KHAN: Yes, we did.

12 MR. LARIO: And one of their concerns was
13 obviously, because these approvals run with the land,
14 what happens if you no longer own this site; if you
15 move away. And that's an understandable concern.
16 And we feel that this 18-month Sunset Provision adds
17 that level of protection, correct?

18 MR. KHAN: Absolutely. More than
19 enough. I mean, this is a small house compared to
20 our grants that we take care of when we run our other
21 facility. We could have them up to 150. So this is
22 a small house that really, the qualifications or the
23 requirements that we have to serve a lot more than
24 the eight people here. So it's just a small
25 portion. Even if there were issues, we had to find

1 something bigger anyway.

2 MR. LARIO: I know with the those
3 conversations with the neighbors in anticipation of
4 this meeting, another thing was landscaping of the
5 site and we agreed, we'll go out and we'll add
6 additional landscaping to this site. I know it was a
7 concern that was raised. We're happy to do those
8 site betterments.

9 MR. KHAN: Yes. Absolutely.

10 MR. LARIO: Those are all the questions
11 I have for Past Kahn as to an operational
12 standpoint. Our planner will come up next with some
13 professional planning testimony. But if there's any
14 operational questions, Mr. Khan can answer them.

15 MR. EINGORN: So are there any medical
16 addictions services that are going to be taking place
17 at this property?

18 MR. KHAN: No, not at this property.

19 MR. EINGORN: I think you're fine.

20 For complete transparency, the submission
21 which looks to be a letter, New Beginnings is at the
22 top. It says, "Re: 1300 Princess Avenue." And it
23 begins, "Greetings. My name is Pastor Amir Khan."
24 It is undated. It's part of the submission packet
25 but it is undated. For the record, part of it

1 reads. "New Life. Medical Addiction Services led by
2 Dr. Savon." Is that how you pronounce it?

3 MR. KHAN: Yes.

4 MR. EINGORN: "Who is our partner at Camp
5 Cedar Knoll." The issue is that Vice-Chairman Cooper
6 is in the employ of Dr. Savon. I think, as a legal
7 matter if Dr. Savon is not providing services at this
8 property, that I don't believe there to be a
9 conflict.

10 MR. LARIO: Just to confirm, I think this
11 is a good time to clarify. Ultimately, the
12 individuals here, while they may go to AA or NAD
13 meetings, they're not receiving treatment on-site,
14 correct?

15 MR. KHAN: They graduated from IOP and OP
16 which is intensive outpatient. Most individuals here
17 graduated, Pastor Tim, about four, five, six months
18 ago?

19 PASTOR TIM: Yes.

20 MR. KHAN: So quite a while ago that was
21 finished. But we still partner with Dr. Savon and
22 refer people outside of our area. And then
23 Dr. Savon would deal with them at that point.

24 Just an interesting point, they're not
25 even allowed to come and service people. They have

1 to have a separate license if they wanted to go
2 remotely outside of their location.

3 MR. LARIO: Thank you, Mr. Khan.

4 MR. EINGORN: Are there other questions
5 for Pastor Khan before we take the professional
6 planner?

7 MS. ATWOOD: I'm just wondering if five
8 days was enough for detox. It says, "Our program is
9 five days." Or do you mean it's five days a week?
10 Is that what you mean?

11 MR. KHAN: For detox itself, it ranges.
12 It can go anywhere from three days on up to seven
13 days, even 14 days. It depends on the assessment.
14 Once they come in there's a psyche eval; there's
15 assessment. Everybody is different based upon the
16 drug. You have a choice and their addiction. So
17 that's an average of five days.

18 MR. LARIO: You're not proposing detox at
19 this facility?

20 MR. KHAN: No, it's not. I just want to
21 make sure you understood of how detox works.

22 MR. LARIO: The detox would be a more
23 medical -- usually it's more medical assisted. These
24 individuals have been --

25 MR. KHAN: Going through the whole

1 program.

2 MR. LARIO: Yes. I know I'm repeating
3 myself somewhat. They are at the tailend of the
4 process here. I mean, they've been --

5 MR. KHAN: They've already been through
6 detox; they've already been through their IOP, their
7 OP. They've completed all of that successfully.
8 We're very proud of them.

9 CHAIRMAN HANCE: I have a couple of
10 questions. My first is, have you looked anywhere
11 else to put this program at?

12 MR. KHAN: Yes, we have. Once the
13 situation happened this past summer at the other
14 location, we looked around at different locations
15 where we can go. It's just that we had this facility
16 already. It has been in our family for six decades.
17 It's something that we owned right out. So we
18 thought, what obvious place to take them here
19 especially since we've been using it for the same
20 purpose of shared living and helping people for the
21 past 12 years since my father passed.

22 So have I looked specifically at other
23 locations at this point? No, I haven't. However,
24 talking to the mayor, they're going to take us around
25 depending on how we need to be and look at other

1 properties. But whatever properties we look at, we
2 would still have to come to the same zoning board.

3 CHAIRMAN HANCE: I'm going to back up and
4 say, you said you use it before people staying there
5 for free?

6 MR. KHAN: Oh, yes, for free of charge.
7 Never charge anybody for 12 years now. People that
8 are in need; people that may be were losing their
9 house. They needed six months to stay. People that
10 graduation programs that want to save up money, we've
11 been doing that for 12 years now in that location.

12 MR. LARIO: That's part of the ministry.

13 MR. KHAN: That's part of the ministry,
14 correct.

15 CHAIRMAN HANCE: So my second question
16 is, is this homelessness; is it prison; is it
17 addiction? Where are we at with that?

18 MR. KHAN: That's a great question.
19 Those three things --

20 CHAIRMAN HANCE: All go together.

21 MR. KHAN: They all go together. When
22 the people that you serve and we all have and it's
23 not like this side of the tracks or that side of the
24 track matters, everybody and we all experience in our
25 families. So drug addiction, incarceration and even

1 homelessness. Because homelessness is just not out
2 there in downtown Camden at the transit center. It's
3 couch-surfing; it's staying in a car; it's staying at
4 Monte's so forth and so on.

5 CHAIRMAN HANCE: Are they coming out of
6 prison?

7 MR. KHAN: Everybody that comes to our
8 program would have already been through another
9 program first. So in other words, they don't come
10 right out of prison right to our place.

11 CHAIRMAN HANCE: They come from different
12 types of programs.

13 MR. KHAN: We have a half dozen different
14 facilities that are sending facilities. They go
15 there first and they go through all the detox or
16 whatever it might be then they come to us for the
17 final stage.

18 CHAIRMAN HANCE: So you're actually the
19 last resort?

20 MR. KHAN: Not last resort. It's the
21 last stage.

22 MR. LARIO: The last step.

23 CHAIRMAN HANCE: Right. The last step of
24 that program?

25 MR. KHAN: And then you scan those

1 individuals as they're coming in, correct?

2 MR. KHAN: Even with all that, we still
3 and this is done through New Life, they do a complete
4 two-day screening before they even to come to us.
5 Even though they've already been through the program,
6 they have all their medical records transferred to
7 them. They do a psyche eval; they do the whole
8 intake process. They do all that before it even
9 comes to us.

10 MR. LARIO: The individuals with violent
11 crimes, sex crimes those --

12 MR. KHAN: We don't accept that. They
13 wouldn't even get past the intake process with New
14 Life.

15 CHAIRMAN HANCE: My next question,
16 throughout the program, will you guys drug-test
17 throughout the program?

18 MR. KHAN: Absolutely. Every single
19 week. A week doesn't go by we test. One, we're
20 mandated. We get funded through DCA, DHS and DOC.
21 So there's certain requirements and qualifications
22 that we have. So every single week, everyone is
23 tested and I'm so glad that this group that we have
24 in the house right now, every week clean. They're
25 doing outstanding. And over the past eight, nine,

1 ten months, I think, there was just one person we had
2 to put out.

3 CHAIRMAN HANCE: Okay. I'm not done
4 yet.

5 MR. KHAN: Actually put out. Referred to
6 another facility.

7 CHAIRMAN HANCE: Now you said that they
8 use blood -- drug blockers, anti-Soboxin, whatever
9 you want to call it.

10 MR. KHAN: Yes, Soboxin, Methadone things
11 like that.

12 CHAIRMAN HANCE: Can you also get hooked
13 on that? Or how long do they have to use that?

14 MR. KHAN: I'm going to go on record
15 saying this. I don't necessarily like -- they're
16 blockers. They're good and they help people.

17 CHAIRMAN HANCE: Right.

18 MR. KHAN: I've seen great success. We
19 don't like the fact that people get on them and they
20 stay on them.

21 CHAIRMAN HANCE: But that's a drug also;
22 am I correct?

23 MR. KHAN: It is a drug, correct.
24 However, we get our doctors to wean them off. We can
25 bring in people today and you can meet them,

1 individuals that were at 125. You have your zero and
2 they're just getting the shot. So these are
3 individuals that maybe started on the MAT, which is
4 Medication Assisted Treatment, but now they've
5 already weaned off.

6 MR. LARIO: They're administered by a
7 medical doctor as part of their overall treatment
8 plan.

9 MR. KHAN: Exactly right, yes.

10 CHAIRMAN HANCE: I'm kind of familiar
11 with it. My last question to you is --

12 MR. KHAN: For now.

13 CHAIRMAN HANCE: Yes. I want to put this
14 on record. And you already answered it. All the
15 warehouses we have in Camden also outside of Camden,
16 wouldn't that be a better place for you then to have
17 it inside of a neighborhood with families and
18 children? This is where I am swirling at right
19 here.

20 MR. KHAN: You know, it's a good point.
21 And I guess if we were in the beginning stage of the
22 program. These are individuals that you want to
23 simulate back into society. You don't want to stick
24 them in a warehouse. I could do that maybe the first
25 three, four, five, six months. These are individuals

1 that if we close the office down tomorrow, they'll be
2 renting apartments and houses in Parkside anyway.
3 These are individuals that are already finished.
4 They're doing great. As a matter of fact, I would
5 venture to say than most of our brothers in Camden.
6 We have 24-hour support. We have surveillance. You
7 have urine specimens and you have counseling and
8 pastors there to support you. It's probably better
9 than most even homes for people coming out of prison
10 or coming off the streets for brothers that need
11 help.

12 CHAIRMAN HANCE: I'm going to back it up
13 because I didn't mean warehouses the way you put it.
14 I meant as a school. So I'm going to push it a
15 little further right now. All the vacant schools we
16 have in Camden right now, you got a school, you got a
17 gym, you got a nurse's office, and you could put
18 offices in that school. Wouldn't that be so much
19 better?

20 MR. KHAN: I would love it. We're
21 actually looking at the schools. The only challenge
22 is, you know the schools like I know the schools that
23 are closed down --

24 CHAIRMAN HANCE: Right.

25 MR. KHAN: You're talking about probably

1 two to three years between planning, zoning, soft
2 costs, renovations and everything else to even get
3 that door open. We needed something immediately and
4 I'm determined now. I wasn't about to take these
5 eight brothers that are doing extremely well, and put
6 them out on the streets.

7 CHAIRMAN HANCE: My last one and I'm
8 done. So is this a temporary house that you're
9 trying to do here or is it going to be a 'forever
10 house,' meaning, this is where you start at and then,
11 say, a year later, you get a school or two years
12 later, will you close that up and then move everyone
13 to that area?

14 MR. KHAN: This is absolutely going to be
15 temporary. My lawyer mentioned that, Mike, about the
16 Sunset Provision. We absolutely want it temporary.
17 It doesn't meet our requirements for our grants.
18 It's only temporary in the meantime. And if it was
19 up to us, we wouldn't even go this route. But DCA
20 requires anyone to have a quote unquote shelter
21 license. And I hate the name because it gives the
22 connotation of Joseph House or something like that.
23 This is more of a transitional house or shared
24 living.

25 CHAIRMAN HANCE: Thank you so much.

1 MR. KHAN: Thank you.

2 MS. MERRICKS: I have a question. So
3 this is a male-gender-based program?

4 MR. KHAN: Yes, it is. For us it's only
5 male.

6 MS. MERRICKS: What's the age limit
7 because I heard you say DHS and I'm trying to figure
8 out what's the age limit that you take?

9 MR. KHAN: DHS is the Department of
10 Health and Services. Eighteen and above. Only
11 adults. No children.

12 MS. MERRICKS: One more question. So if
13 a person relapses, what do you do with them? You
14 said they kicked out?

15 MR. KHAN: Yes. There was one person
16 during the time period over the past eight, nine
17 months. And the person relapsed because of one
18 curfew. There's a curfew of what time they're
19 suppose to be in. And also, they tested positive
20 for marijuana. Oh, well, it's legal. No. We have
21 rules and regulations at our house. And we have zero
22 tolerance. They met with him; wrote him up. We
23 tried even to give him another chance. Same thing
24 happened so he had to be referred to another
25 program. Because we don't want anyone to trigger.

1 See, that's the key about where you're dealing with
2 seven, eight guys in the house. You bring somebody
3 else in, they messed up and it can trigger other
4 people so you don't want that.

5 VICE-CHAIRMAN COOPER: At this house just
6 like you said, the trigger, someone goes and messes
7 up and you put him out. What type of security do you
8 have there? If this person comes back angry and
9 wants to shoot the house up or whatever, now we're in
10 a residential area, and what do we have to secure the
11 residents?

12 MR. KHAN: We have 24-hour staff 365 days
13 a year. Where is Nate? Stand up Nate. Does your
14 shirt say, Big Nate? Yes, so we have 24-hour staff.
15 Nate is; I'm staff; Pastor Tim is staff; Pastor
16 Arnold is staff; Pete Benson back there is staff. I
17 mean, we got full-time staff that are there 24-hours
18 a day. And I would venture nobody else has that in
19 Camden or anywhere else.

20 VICE-CHAIRMAN COOPER: And who regulates
21 you guys? Now, you're saying that you got two beds
22 in a room. Now, you get into a jam. You need to
23 bring six guys in right away.

24 MR. KHAN: We can't --

25 MR. LARIO: The State of New Jersey,

1 these are very heavily regulated by the DCA,
2 Department of Community Affairs. They have a stack
3 of regulations and it's honestly about that big,
4 about room size, bathroom size, the size of the door
5 frame. If we break any of those regulations, we
6 could potentially lose our license. And if we lose
7 our license, we lose funding. I mean, it's serious
8 ramifications. They inspect it. That they're there
9 to inspect the site --

10 MR. KHAN: On-site inspections.

11 MR. LARIO: -- and do on-site inspections.
12 So there's a level of oversight from the state from
13 that you're saying that makes sure that we adhere to
14 those regulations at all times.

15 MS. ALSTON: The tenants there, is there
16 a curfew?

17 MR. KHAN: Curfew is 11:30 p.m.

18 MS. ATWOOD: When you knew that you were
19 going to have move from Millville, I guess that's
20 where the other place is --

21 MR. KHAN: Yes.

22 MS. ATWOOD: -- why is it that you didn't
23 come here and ask us for permission before you moved
24 the people into 1300 Princess Avenue?

25 MR. KHAN: Thank you. Again, this was

1 more of a technicality. We have individuals that
2 were staying at that house prior to that. What we
3 have been doing all along, adhering to the fire codes
4 and allowing people to come in the house. It's not a
5 boarding home. We don't charge rent. So we've been
6 doing this all along. I didn't even know this was
7 going to be an issue. I didn't know the state was
8 going to say, DCA, well, during this interim time
9 period, you need a quote unquote shelter license. So
10 immediately we contacted Dr. Williams and he
11 instructed us what we're to do; fill out the
12 application and we've been obviously trying to get
13 here before a quorum so we can speak.

14 MS. ATWOOD: Is this the same problem
15 that you had in Millville as what you're having here
16 now? I don't understand.

17 MR. LARIO: We're in the -- it's tough
18 because I think we want to answer your question but
19 we're litigating so it's tough to speak too much
20 because of litigation. It's in Federal Court. It's
21 ongoing. I can just say that the issues in
22 Millville, as of right now, are very different.
23 I mean, ultimately you were able -- we presented. I
24 don't want to speak too much about it. But I think
25 we're no where near where that was. I think this is

1 very different.

2 MS. ATWOOD: Can you explain to me
3 because I don't understand the terms that you're
4 using about Sunset Provisions?

5 MR. LARIO: When this Board's grants a
6 use variance, it runs with the land. What that means
7 under the Municipal Land Use Law and Case Law, it
8 runs with the property. It's not to Pastor Khan.
9 It's not to the individual property owner. It
10 attaches to the land. So you can sell it; you can
11 buy it.

12 And those approvals, they go on forever.
13 They go with the land from one property owner to the
14 next. What we're saying is, we don't need that. We
15 don't need this to run forever because we don't know
16 down the road, and this was a concern raised by the
17 neighbors, who is going to occupy this site and what
18 comes with it.

19 What we're saying is, we have a very
20 specific problem with a very specific time frame and
21 we need assistance for this 18-month window. So
22 we're willing -- the Sunset Provision at the end of
23 18-months, to say these approvals end, they're over.
24 We can't operate this from a state licensing
25 prospective anymore. We won't have this as the

1 shelter license as a community residence. That will
2 end.

3 MS. ATWOOD: Is there any plan to expand
4 the property to make it bigger for more people to be
5 able to stay there?

6 MR. LARIO: No, there's not. The eight
7 people we're saying, that'll be a condition; you can
8 have no more than eight people. And, again, not only
9 will that be a condition of your approval but it's
10 all state regulations which dictate how many people.
11 So for us to try to get more there, we'd be running
12 against --

13 MS. ATWOOD: I'm talking about building a
14 bigger building?

15 MR. LARIO: No plans. And we would have
16 to come back. And we would make that a condition
17 that any building expansion, we'd have to come back
18 here. But I'm saying that it won't be an issue
19 because there are no plans to do that.

20 VICE-CHAIRMAN COOPER: If we do vote and
21 vote you guys, I will put a stipulation in. Where
22 these trailers are, no other trailers could come on
23 to this property to house people.

24 MR. KHAN: Yes. No problem.

25 VICE-CHAIRMAN COOPER: It looks like you

1 can get a couple more trailers on here. And, you
2 know, that's your land and you got use for it.

3 MR. LARIO: We would have no problem
4 agreeing to that.

5 VICE-CHAIRMAN COOPER: I would definitely
6 make a stipulation.

7 MR. EINGORN: When was the first time
8 that you started using the property for this current
9 use?

10 MR. LARIO: What's tough is, it was
11 always the Ministry always provided a roof for
12 someone who needed it. I think it was a little less
13 formal than what we're proposing now.

14 How long has the ministry operated at
15 that building?

16 MR. KHAN: Since my father passed in
17 2010, from that point on and I got with my brother
18 and we said, what are we going to do? I said, well,
19 we can use it for our ministry. And the family said,
20 yeah, go right ahead. They loved it. This was
21 spirit of my father. So we continued doing that. So
22 for the past 12, 13 years, we've been doing exactly
23 what we're doing.

24 The only difference now, it's a lot more
25 structured only because of our plans through the

1 State of New Jersey. If not, we would just continue
2 doing what we're doing now, using it as a ministry
3 center. And how we've been operating at this
4 building and other buildings for things like this
5 under the Religious Land Use Act, we'd be just been
6 knowing that churches are allowed to help the
7 homeless; help people in need and that's how we've
8 been operating.

9 CHAIRMAN HANCE: So we're going to back
10 up a little bit. Now we're asking, when did you
11 start with the schools and all that stuff you're
12 saying?

13 MR. KHAN: It was the end of May; end of
14 May or beginning of June, something like that.

15 CHAIRMAN HANCE: So this happened --
16 where did it happen at when you first had your
17 issues, it was in what town or city?

18 MR. KHAN: Millville.

19 MR. LARIO: I hate that we can't but we
20 can't talk about it.

21 CHAIRMAN HANCE: Just tell me where it
22 happened at. That's all I'm --

23 MR. EINGORN: Well, it's technically --

24 CHAIRMAN HANCE: I mean, where did it
25 start?

1 MR. EINGORN: -- public record being in
2 Federal Court.

3 MR. KHAN: I think it's already on
4 record.

5 CHAIRMAN HANCE: Okay.

6 MR. LARIO: I'm hesitant to discuss it.

7 MR. EINGORN: I get it.

8 CHAIRMAN HANCE: No, I'm just saying,
9 when you stopped there then you moved it?

10 MR. KHAN: Correct. Came to Camden.

11 CHAIRMAN HANCE: And what year was
12 that?

13 MR. KHAN: It was just --

14 CHAIRMAN HANCE: 2023?

15 MR. KHAN: This year. I guess beginning
16 of June.

17 MR. LARIO: And you submitted the
18 application here as soon as you realized that had to
19 take place?

20 MR. KHAN: Yes.

21 MR. LARIO: We submitted the application
22 obviously and we were here last month and there was a
23 quorum issue. But we were trying to get in front of
24 this Board with this.

25 CHAIRMAN HANCE: I know it was canceled a

1 couple of times. We didn't have quorum.

2 MR. KHAN: Yes.

3 MS. ATWOOD: I notice that your brother
4 is the owner of the property. Is he in agreement
5 with what you're doing with the property and why
6 isn't he here and do we have a letter that says
7 that?

8 MR. KHAN: One, my brother is a thousand
9 percent "Amir in the spirit of my dad." He's the
10 oldest. He and I are the executors. So, yes, the
11 house is under his name. My dad left properties to
12 us all. He is under it. To answer your question
13 directly, we also have a lease because we needed to
14 submit that to
15 the --

16 MS. ATWOOD: You're leasing it from
17 him?

18 MR. KHAN: Technically, I'm leasing it
19 from him, yes.

20 MR. LARIO: And that was submitted as
21 part of the application. It was submitted as part of
22 the State application. And we can submit a copy of
23 that to this Board as well.

24 MR. KHAN: Would you like a copy of it?

25 MR. EINGORN: For the record, the lease

1 is part of your packet. The least is dated
2 August 1st, 2023.

3 MR. LARIO: If there are no further
4 questions for Pastor Khan, our planner, just real
5 quick, some planning testimony in support of the
6 relief. Mr. Landgraf.

7 MR. EINGORN: For the record, has already
8 been sworn and he can proceed. I'm assuming you want
9 to do a little voir dire first?

10 MR. LARIO: Yes.

11 If you could, Mr. Landgraf, to provide
12 your credentials?

13 MR. LANDGRAF: Sure. My name is Lance
14 Landgraf. I'm a professional planner in the State of
15 New Jersey. I have been licensed 1991. I've been
16 practicing in the professional planning field since
17 1987. Like I said, I'm also certified by AICP which
18 is a national certification that allows me to testify
19 in other states, as well as shows an expertise in
20 Master Planning work throughout the State of New
21 Jersey.

22 I currently sit as the planner for the
23 City of Brigantine. I've represented Mullica
24 Township, Port Republic, Northfield; mostly Atlantic
25 County. But I've done work for your Board in the

1 past for the hospital quite some time ago. I
2 currently sit as a director of planning for the CRDA
3 in Atlantic City.

4 MR. LARIO: I offer Mr. Landgraf as an
5 expert in professional planning.

6 CHAIRMAN HANCE: Yes.

7 MR. EINGORN: The Board will accept
8 Mr. Landgraf as a professional planner.

9 MR. LARIO: Thank you.

10 MR. LANDGRAF: Thank you.

11 MR. LARIO: You heard a little bit
12 operationally obviously that we are requesting a use
13 variance here. If you could, starting with just the
14 normal. It's an inherently beneficial use what we
15 are proposing. But if you could, under the
16 traditional use variance, can you speak a little bit
17 to the Board as to the justification for that?

18 MR. LANDGRAF: Sure. And you guys are
19 used to that because you see use variances quite
20 often. So the use variance, the d(1), which is what
21 you normally ask for and what we're asking for,
22 requires Special Reasons. Those are outlined in the
23 Municipal Land Use Law. You have to find that the
24 site is particularly well-suited. And then you go
25 through those A through P Criteria and any of those

1 that fit into your -- what you feel or what I would
2 feel, fits into the criteria for that particular
3 site. And I would provide that testimony to you.
4 And you'll hear some of those tonight because I think
5 we fit into both of those.

6 The second prong of that is the Negative
7 Criteria. And that's where we're not a detriment to
8 your Zone Plan, your Zoning Ordinance or the
9 character of that neighborhood. Because of this type
10 of application, an inherently beneficial use
11 application and the Municipal Land Use Law is very
12 clear, community residences and group homes are an
13 inherently beneficial use under the Municipal Land
14 Use Law. That takes some of that criteria out of our
15 burden.

16 The Positive Criteria, the first prong
17 that I talked about, is actually already addressed
18 because the state already says, you are an inherently
19 beneficial use. So that Positive Criteria is removed
20 from our burden. Then we have to go into what's
21 known as the Sica Case and the criteria under the
22 Negative Criteria that must be addressed.

23 So just going to N.J.S.A. 40:55 D-4,
24 defines an inherently beneficial use as a use which
25 is universally considered of value to the community

1 because it fundamentally serves the public good and
2 promotes the general welfare. You probably heard
3 some of that language before in Purpose A of the
4 Municipal Land Use Law Purposes of Zoning. That's
5 what a lot of -- the first criteria that you try and
6 hit is a general welfare: What are you providing to
7 the general public? And that is already approved for
8 us under this inherently beneficial use.

9 There's typically three ways to address a
10 d(1) use variance. The first is inherently
11 beneficial use. The second is, denial of the use
12 variance would result in undue hardship. That's not
13 us. We're not asking for that. And the third is,
14 the site, the proposed site would promote the general
15 welfare that it is particularly suited for the
16 proposed use. And I'm going to use some of that in
17 my testimony as well, as you would normally hear from
18 a typical d(1).

19 So we are designated as an inherently
20 beneficial use, drug, alcohol, rehabilitation
21 facilities. There's case law on that, churches and
22 other places of worship and public-interest housing.
23 In such circumstances, we're proposing inherently
24 beneficial use. The well-suited decision law from
25 the New Jersey Supreme Court focuses on the Negative

1 Criteria and that's the Sica Case, Sica v. Board of
2 Adjustment Township of Wall. It's a balancing test.
3 The Sica asked four questions that, what can
4 reasonably be done to make this use fit into that
5 neighborhood and not be burden on those neighbors?

6 So the first one is, identify public
7 interest at stake. Addiction and homelessness is a
8 major problem throughout the country specifically in
9 New Jersey; one of the highest rates in the country.
10 We heard Pastor Khan talk a little bit about that.
11 It has intensified since the Pandemic. I work in
12 Atlantic City, another community that has the burden
13 of lot of social services in it just like Camden
14 does. And we get a lot of that issue coming into
15 Atlantic City and I deal with that on an almost
16 daily basis with my job there.

17 The scourge of addiction causes
18 devastating ripple effects on families, resources and
19 the community. Every person with a substance use
20 disorder directly affects at least ten other people.
21 Everybody in here, I'm sure, knows someone whether in
22 their family, their friend group or their church or
23 your neighborhood has had an issue or knows someone
24 that has had an issue.

25 Secondly, the Board must identify

1 detrimental effects, if any, that would result from
2 the granting of the variance such as, without
3 limitation and increase of traffic. We don't believe
4 that this is going impact here. These tenants really
5 don't have cars. You did see one get a car but he's
6 moving on out of the facility. So it's not an issue
7 where we think we're going to have a lot of increase
8 in traffic, vehicular traffic. It would not be an
9 impact on surrounding properties with that aspect.
10 The site has been used for this use, as you've heard
11 from Pastor Khan, for the last 12 years.

12 The reason and I'm not sure if it was
13 made extremely clear, the reason we're here is that
14 word shelter. The DCA grant that Pastor Khan
15 received requires it to have a shelter-type license
16 and that's why we're coming here this evening. We
17 are not going to use it as you would think of a
18 shelter. When I think of a shelter, I think about
19 the Atlantic City Rescue Mission. You come in in the
20 evenings and you're actually kicked out in the
21 morning. That's not what this is. This is a
22 transitional housing location, a community residence
23 for these eight gentlemen to fine-tune themselves to
24 get back into society. And that's really what the
25 effort is here to bring this facility on-line to be

1 able to help those gentlemen.

2 The dwelling is not overcrowded.

3 I know you ask the questions about occupancy.

4 There's an occupancy load. Your construction code
5 official, probably in this case the DCA official
6 would come down, measure the rooms. We have to have,
7 I think, 110 square feet for two people to live in
8 that bedroom. No different than if you had a home
9 and you had tenants, that's the same occupancy load.
10 That is a maximum for that site.

11 One thing that is critical here and I
12 didn't mention this and I don't talk too much about
13 my other hat that I wear. I'm also the mayor of my
14 community of Ventnor City. We have 24 group homes in
15 our community. A lot of them are known as Oxford
16 Houses. They're, again, protected by the Municipal
17 Land Use Law. They are specifically protected.
18 There's a category in there. It says, Oxford Houses
19 are permitted in any residential zone in the
20 community. I will tell you that they are the most
21 difficult ones to deal with as a municipal governing
22 body. Homes that have -- and one reason is, they
23 don't anybody there. This is a certain number of
24 people in there. I think they're maxed out at 16 in
25 a unit. There's no governist by an outside agency

1 like New Beginnings. New Beginnings has as 24/7,
2 365-day a year management on site.

3 Another group called Hansen House has
4 very similar rules; that they have someone there
5 24/7. When you don't have a monitor, they're running
6 the house by themselves. That's creates problems.
7 That's why this is a better model. That's why that
8 shelter license comes in because you can't fit into
9 the Oxford House Model because that's a boarding
10 house basically. That's not what this is. And
11 that's a critical differentiation between those two
12 types of uses.

13 And we've worked with Hansen House in our
14 community until I got to know the folks at the law
15 firm that we represent that are representing us here
16 tonight. They do a great job. And I think Pastor
17 Khan and his New Beginnings has that same goal in
18 mind, in fact, trying to help these gentlemen by
19 having that personal -- that management process
20 there; someone to go to; someone to watch over them
21 and make sure they're making the right choices. I
22 went off on a little tangent. I apologize.

23 The third prong of that sixth test is,
24 the Board should determine whether it can reduce,
25 make a detrimental effect by imposing reasonable

1 conditions on the use. And I think some of the
2 suggestions that you gentlemen and ladies have talked
3 about already can be brought into this site: No
4 expansions; limit to eight persons; make sure there's
5 security on site. And those are all reasonable
6 conditions that I think can go a long way in making a
7 successful use here.

8 The Board should weigh the Positive and
9 Negative Criteria, that is, the public interest
10 against the public detriment whether on balance of
11 granting the variance would cause a substantial
12 detriment to the public good. And, again, for the
13 reasons I already stated, I don't believe this will
14 be a substantial detriment to the public good. With
15 that Sica Test, I think we meet all four of those
16 Criterion.

17 Getting back to your typical use variance
18 criteria, I would think we would also promote Purpose
19 A which is that general welfare. Certainly a
20 recovery facility promotes the public health, the
21 character of the neighborhood. This has been going
22 on, this type of group home or community residence
23 has been happening on this site for quite some time.
24 This will regulate a little bit better and have a
25 formal approval of it. And I think that's a positive

1 move. Faith-based activities as you heard Pastor
2 Khan, are must more successful than nonfaith-based.
3 Their record of 90 percent success rate is really
4 unheard of in this realm, but it does work better
5 with the religious and faith-base of recovery
6 systems.

7 Also G, Purpose G would be to provide
8 sufficient space in appropriate location. We think
9 this site is appropriate. It has been happening
10 there. We've had people living there. It's
11 appropriately sized for this number of people and
12 there's adequate on-site facilities and have made
13 parking available on the property.

14 The Negative Criteria, again, we think we
15 fall under the Sica Code or Sica case and we really
16 don't need to address these but I'll take a shot at
17 it any way. Under your Master Plan, there are
18 several documents from 2008 and 2018. The most
19 recent update is 2018, "Encourage uses that will
20 promote the general welfare of the City." The
21 purpose of the Zone Plan is to promote health,
22 safety, morals and general welfare. The Master Plan
23 goal, Goal No. 2 is to integrate basic human and
24 social services within Neighborhood Planning
25 Initiatives. That's exactly what this is, to improve

1 healthcare access and improve access to existing
2 human and social delivery network. And then I found
3 something just today in the 2018 Master Plan
4 document. It's on page five.

5 MR. LARIO: And that's the most recent
6 Master Plan?

7 MR. LANDGRAF: It is.

8 Under Item 2, Major Objectives Identified
9 in the 2008 Master Plan, it's under A, "Housing goals
10 and objectives include, to provide supportive housing
11 and services to the homeless and special needs
12 residents." That's right in the Master Plan
13 document. So from that aspect, I think the Negative
14 Criteria Aspect, we meet those goals of that Master
15 Plan and your current document as well.

16 MR. LARIO: Mr. Landgraf, I would just
17 add real quick. I know we talked a little bit about
18 the licensing. As a condition of the approval we
19 would obviously provide of a copy of that license to
20 this Board and we would make sure that in order to
21 continue operations, we would maintain that license
22 for the 18-month period.

23 MR. LANDGRAF: It would be required to.
24 They would withdraw funding.

25 MR. LARIO: Thank you.

1 MR. LANDGRAF: I'd be happy to answer any
2 questions.

3 MR. EINGORN: You discussed the Master
4 Plan. But there's a Redevelopment Plan in place
5 here, the Parkside Redevelopment Plan, which I would
6 believe would be a tough burden to overcome on the
7 Negative Criteria where the community, the City, has
8 already determined what should go where under that
9 plan. Why would the applicant meet the Negative
10 Criteria as it relates to a Redevelopment Plan?

11 MR. LANDGRAF: To understand the
12 Redevelopment Plan is for specific types of uses in
13 that area. We're not amending that plan. We're not
14 changing that. A use variance doesn't change the
15 permitted uses within that. We're asking for relief
16 from that section of your land use regulations.

17 MR. EINGORN: Correct. So the point
18 is -- I guess my question is, how are you not
19 impairing the intent and purpose of the Redevelopment
20 Plan when you're asking for something other than
21 what's specifically provided therein? And the
22 community has already made an additional
23 determination, this is what should go in this
24 location.

25 MR. LANDGRAF: So that's the purpose of

1 the land use variance process and that's just what I
2 think. I put on testimony just for that. Whether or
3 not the Redevelopment Plan specifically is addressed
4 is not really -- the Negative Criteria, I think we're
5 under the Sica standard so that's not something that
6 falls under the Redevelopment Plan. This is a
7 specific use for a specific criteria for an
8 inherently beneficial use.

9 MR. EINGORN: That would meet the
10 Positive Criteria. I would agree with you there.

11 MR. LANDGRAF: Right.

12 MR. EINGORN: We're talking about the
13 Negative Criteria, impairment of the zone and
14 the Zoning Ordinance.

15 MR. LANDGRAF: So understand and please I
16 don't mean this disrespectfully at all. But when
17 you're an inherently beneficial use, the Negative
18 Criteria falls under the Sica standard. And I went
19 through those four items in my testimony, identifying
20 the public interest at stake; the Board must identify
21 detriment effects, if any, that would result from the
22 grant of the variance. We've tried to address those
23 and I believe I have.

24 The Board should determine whether it can
25 reduce any of those detrimental effects. And I think

1 we've talked about those as site security and 24/7
2 monitoring. And then the Board should weigh both the
3 Positive and Negative Criteria. Those type above
4 criterion, not the standard. I went through those.
5 I think we do meet those, the standard use variance
6 Negative Criteria. But under the Sica standard, they
7 are different. And I think I've tried to address
8 those to the best of my ability.

9 MR. LARIO: And I would just add that
10 obviously both under the underlying zoning and the
11 Redevelopment Plan, we know we require a use variance
12 here. I would say this application wasn't made
13 pursuant to the Redevelopment Plan. We're not trying
14 to avail ourselves to any of the tax benefits that
15 would be sought through a normal Redevelopment Plan
16 application. Again, we know we need a use variance,
17 however, as was stated by Mr. Landgraf, because we
18 are an inherently beneficial use, that makes this
19 analysis somewhat unique. And I, again, I think
20 Mr. Landgraf went through that four-prong test that
21 you need to utilize when you're considering this
22 inherently beneficial use.

23 MR. EINGORN: Does the Board have
24 questions for Mr. Landgraf?

25 MS. ALSTON: I have a question of the

1 operational side, if I may?

2 MR. EINGORN: Sure.

3 MS. ALSTON: I heard about the entry plan
4 and how they go through different evaluations and
5 things to get to the home. I don't think I heard
6 anything on the exit plan. You said it's six months
7 and how about if it takes a little bit longer, what
8 happens to them then?

9 MR. KHAN: So typically at our other
10 programs at our other location, there's a whole
11 process that if a person doesn't graduate, they
12 didn't meet the particular criterias then they go
13 back and they continue on the courses. This group is
14 totally different. These are ones that already
15 completed all their classes; all their courses; they
16 graduated from every possible area they can graduate
17 from. So that wouldn't apply to this group. If they
18 did something at a school or something like that down
19 the road, may be so but not this group. This group
20 is just basically a shared living.

21 MS. ASLTON: Right. They're going to be
22 there about six months or they can be there longer?

23 MR. KHAN: We say one year for them to
24 allow save money and things like that. This group, I
25 think, they started around February so I think their

1 one year would be this upcoming February.

2 MS. ALSTON: And how do we determine
3 that? Are they --

4 MR. KHAN: Whenever their one-period is,
5 they've already graduated. We're allowing them to
6 save money so they can get an apartment, a car, get
7 all their documentation. In some cases, maybe
8 homeownership. So they use that year as a prepping
9 time.

10 MS. ALSTON: Right. So I understand. So
11 you're saying they're going to be there. It could be
12 up to the one year but some may be there a little bit
13 longer if they haven't found accommodations like home
14 ownership or another place to live?

15 MR. KHAN: And, again, we haven't gotten
16 to that point yet. Our heart is not to put anybody
17 out.

18 MS. ALSTON: No, no. That's why I'm
19 asking.

20 MR. KHAN: So we would help and assist
21 those individuals even more so. I mean, that one guy
22 on the video, his credit score went up in three
23 months to 110 points. So he's now just got another
24 certification today for a forklift driving. So
25 they're getting good jobs and they're moving in the

1 right direction. I don't want to get personal but if
2 I tell you some of the savings accounts that these
3 guys have. I imagine any one of us being somewhere
4 where you don't pay rent, you don't pay utilities,
5 you don't pay anything and you'll able to save money.
6 That's what these brothers are now. And thank God
7 every single one of them had been 100 percent great
8 stewards with those finances.

9 REVEREND MARTINEZ: So they have a year,
10 right?

11 MR. KHAN: Yes.

12 REVEREND MARTINEZ: So if in a year they
13 don't pass or they don't graduate, that means they
14 got to go to a different program; they're out the
15 program or?

16 MR. KHAN: No, no. These individuals
17 have already graduated all the programs. It's us
18 helping them; taking them by the hand; helping them
19 find an apartment; helping them find a house; maybe
20 renting a house in the suburbs somewhere and the four
21 of them to stay together. I just want to say this.
22 We all know last year Executive Order 106 by Governor
23 Murphy was rescinded. That's where everybody was
24 protected before you could evict people.

25 Well, now, that was rescinded last year

1 so now there's a shortage. So right now, they're
2 looking for different apartments; looking for places
3 to live. And we're believing that either they're
4 getting individual houses or apartments or shared
5 living expenses somewhere else outside of Camden.

6 REVEREND MARTINEZ: So they have a year?

7 MR. KHAN: A year from this past February
8 or whatever --

9 REVEREND MARTINEZ: This February will be
10 year, right?

11 MR. KHAN: Correct. For some of them.

12 MR. LARIO: Would you say that these
13 gentlemen are pretty motivated to take that next step
14 then your motivation or their motivations are pretty
15 aligned to that?

16 MR. KHAN: They are exactly aligned. One
17 gentleman just came back two weeks ago and said he's
18 now engaged. He's going to be getting married and
19 he's looking into the Parkside PBCIP on homeownership
20 here in Camden.

21 REVEREND MARTINEZ: The reason I'm asking
22 you. I'm a minister also.

23 MR. KHAN: Yes.

24 REVEREND MARTINEZ: I do run the Safe
25 Path Surrender --

1 MR. KHAN: Yes.

2 REVEREND MARTINEZ: -- maybe like for ten
3 years at our church. And I admire the job you all
4 are doing. It's not easy. I know it's not easy and
5 I've done it.

6 MR. KHAN: Correct.

7 REVEREND MARTINEZ: I've been here for
8 over 30 years in Camden. I'm from North Jersey. But
9 I know how tough it is what you're going through.
10 And our people, they really need help.

11 MR. KHAN: They do.

12 REVEREND MARTINEZ: Besides, I work also
13 for the City, the City of Camden. I'm a fleet
14 manager for the Camden Housing Authority and I know
15 what it is. I know what you go through with our
16 people and our youth especially. We need all the
17 help that we can get. I'm positive for that.

18 MR. KHAN: Thank you so much. With God
19 all things are possible.

20 MS. ALSTON: So you're asking, I guess,
21 with my exit plan here what's going to happen, right,
22 you're asking for 18 months is what you're asking?
23 And you're hoping to have another facility up and
24 going. So if these gentlemen that you have in this
25 home now do not -- is not able to get the money or

1 move into a new home, you are just going to move them
2 into a new facility?

3 MR. KHAN: We'll do whatever we have to
4 do. By the word of God, they will not go back to the
5 streets. These guys will continue to live
6 successful, productive lives that they are doing
7 now.

8 MR. EINGORN: God forbid you're
9 unsuccessful in your Millville litigation, what
10 happens with the gentlemen that are in the property?

11 VICE-CHAIRMAN COOPER: 18 months?

12 MR. KHAN: Yeah. There's a Sunset
13 Provision.

14 MR. LARIO: We'd be forced to find
15 another facility. Potentially we could return to
16 this Board but that's obviously not our goal here.
17 I mean, we would want to find another facility that
18 would better serve these individuals.

19 MR. KHAN: Yes.

20 MR. EINGORN: Is the applicant in the
21 process of locating potential facilities in the event
22 that that's the case?

23 MR. KHAN: Yes. We have a realtor that's
24 been looking around at different large boarding homes
25 that can hold maybe 15, 20 that are already

1 licensed. But, again, that's a process. We didn't
2 know that this was going to be this long, of course,
3 but it's a process. But because they be boarding
4 homes that we're looking at, they're already some
5 approved. Those are Plan B and Plan C. You know,
6 when you make a determination that you're not going
7 to let one of these brothers go back to the streets,
8 you're going to do whatever you have to do. If it
9 means renting a couple of houses and let them stay at
10 different houses, we're going to do what we have to
11 do.

12 MR. EINGORN: Anymore additional
13 questions?

14 MS. ATWOOD: How are you funded that you
15 don't have to charge them rent or utilities and
16 whatever?

17 MR. KHAN: So we get grants from the
18 State of New Jersey. We have monies from the DCA,
19 DHS and the DOC. We get funded from different
20 organizations.

21 MS. ALSTON: I am hearing a lot of
22 positive information. I like the fact that it is
23 structured; the fact that the gentlemen are evaluated
24 prior to coming to the home. It's all positive.
25 You're doing probably more than landlords would do if

1 they were to rent out a home. And I like the fact
2 that you're sitting there and providing literacy and
3 financial workshops and things like that, that is
4 going to be beneficial and something that they can
5 use as they move forward to the next step.

6 MR. KHAN: Thank you.

7 MR. EINGORN: Any further questions? At
8 this time we're going to open to the public. So
9 we're going to open to the public. Before we get
10 started, a reminder, everybody who comes before the
11 Board has to be sworn in. State your name and
12 address for the record. We'll take one individual at
13 a time. Sir, your hand is already raised.

14 - - -

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

18 - - -

19 MR. EINGORN: Can you state your name and
20 address for the record?

21 MR. OGLESBY: It's Troy Oglesby, P.O. Box
22 8383, Cherry Hill, New Jersey.

23 MR. EINGORN: Just a reminder. If you're
24 speaking from the public, you're addressing the
25 Board. If there are questions, you'll ask them to

1 us. We can relay them to the applicant. Thank
2 you.

3 MR. OGLESBY: Just to let this Board
4 know, we're talking about compassion; you're talking
5 about understanding. You're taking a take-away. A
6 take-away from this Board is anything. He's asking
7 for 18 months. But I wanted to know a little bit
8 about the person and the program. He doesn't do it
9 by himself and he's a humble person. We have been
10 doing this for years. And when I mean we, I'm one of
11 them. We go out and do the Code Blue. We pick up
12 people when the City has dropped the ball. So I'm
13 looking at each and every one of you for compassion.
14 You're talking about one take-away; 18 months;
15 Sunrise Provision. All the negatives, he's got
16 24-hour surveillance cameras. So let's give a little
17 bit of resume.

18 I'm retired law enforcement. I was the
19 NWWAP vice-president in Camden for many years. I'm
20 the national action network vice-president for South
21 Jersey. I can continue to volunteer myself through
22 many, many efforts. We go around the Code Blue
23 picking up because there's schools, there's churches
24 in the City that are listed as Code Blue but they
25 don't have -- they weren't even letting people in.

1 We didn't have transportation so, yes, no matter what
2 the conditions of our cars, how good they are, we put
3 people who are homeless in our vehicle and we took
4 them shelters wherever we could take them even if we
5 had to go over the bridge to Philadelphia.

6 So when I look at this program, they're
7 giving people a chance that don't have much. And
8 these are people who have already graduated. These
9 are people you can't leave. These are people you
10 can't say you're on your own now. These are people
11 that you get things done. I was on the panel for
12 Rutgers and the prosecutor's office for re-entry.
13 I did that for many years. And the bottom line is,
14 it takes a lot of those professions to make one
15 person who is going through an addiction hole. They
16 have mental illness. They have homelessness.

17 And when I looked up here just like I was
18 sitting there listening to all your questions which
19 were very good questions, by the way, because your
20 task is to protect the City. But I think those
21 negative things were addressed by his counsel, his
22 zoning professional and himself and the program.
23 But each one of us here, I'm sure you know somebody
24 in your family that didn't have a place to stay. You
25 opened up your home and you gave them two weeks, a

1 month, 30 days, 45 days. This is the same
2 situation. The only thing is, you got them on
3 track. You didn't charge them a penny. You let them
4 eat some of your food. Same thing. The same thing.

5 At this point in our City, I really hope
6 that we start making simple things a little simpler.
7 It's simple. Making people go through a program that
8 helps them to get their life in order. And it's
9 people who are making sacrifices. And one last
10 thing, his father was my mother's doctor, my aunt's
11 doctor and my doctor. So I'm talking about
12 character. This is not something new. And as far as
13 how we were doing it, we go over to that same
14 building; we would load up that RV and the truck and
15 we would go right over to what used to be a CVS and
16 we'd be at CVS every Saturday. You've seen it.

17 If you rode by, we'd be right there at
18 the transportation center and we'd be feeding the
19 homeless. They would get in there and take a shower
20 and we had clothes out there for them. This is the
21 same program people. Give them the 18 months. It's
22 18 months to let people transition into a better
23 life. And then he's got another program. And by the
24 way, I didn't get a chance to talk to you but I have
25 a house for you. After the 18 months, we have a

1 house for you. It's good work. Give them the 18
2 months. I appreciate your time.

3 MR. EINGORN: Thank you.

4 Next please. You've already be sworn.
5 Please state your name.

6 MS. BROOKS: My name is L'Tanya Brooks.
7 I don't dispute any of the good service that Past
8 Khan has provided to the City. But I do still have a
9 concern because our purpose here is to focus on the
10 zoning and the land use. So one of my concerns -- I
11 attended a community service meeting last Monday and
12 asked Pastor Khan for any amendments because my
13 background, I've worked 37 years at the Internal
14 Revenue Service. My background is, I want
15 documentation. I want that.

16 I asked him for some data related to this
17 and he had no data. He said, I provided it to the
18 attorneys. I contacted the City of Camden and put in
19 an OPRA request for information on any amendments to
20 the original application that said shelter. Because
21 this original request when we were here last month,
22 was postponed. And as the lawyers are talking about
23 18 months, I wanted to see whether the changes were
24 documented on the application.

25 The request came in that there was no

1 additional information and no documentation. There
2 have been a lot of things said here today. But what
3 is documented can that hold everybody accountable for
4 what they say? And the reason I feel is this way,
5 I'm going to submit the minutes from the final
6 decision from the Maurice Township on the other
7 property. Who do I submit this to?

8 MR. EINGORN: I'll take that. Let the
9 record reflect that we received from Ms. Brooks a
10 Maurice River Township Land Use Board, Cumberland
11 County, New Jersey Resolution No. 2023-05. And it
12 consists of 45 pages.

13 MS. BROOKS: Identifying why his variance
14 down in Millville, Maurice Township was denied. And
15 I have concerns because it was denied because of the
16 same issues that I have here in Camden. The shelter
17 here was opened without the appropriate zoning
18 request. And he had full knowledge that that was the
19 process he should be going through, because it was
20 just denied to him down in Maurice Township.

21 In that -- I'm going to flip over to page
22 14. The pastor testified that he thought that his
23 firm could piggyback on to operations of the Bethany
24 Baptist Church. He acknowledged that he could have
25 stopped the use at that time he was notified of the

1 violation and that he "knew better" in quotes. He
2 apologized because the acknowledgment that he should
3 have proceeded with the construction zoning permits.

4 I don't know want to go over the entire
5 report, but I have major concerns about approving
6 this variance. What is the purpose? Is it a
7 shelter? Is it a drug rehab? Because if you look in
8 this application here and this information, it says
9 that they've changed various times throughout the
10 process where it was originally a drug rehab center
11 and then it changed to -- included a homeless shelter
12 center.

13 If we don't have clear documentation then
14 how can we hold someone accountable if they're not
15 moving in 18 months? I think 18 months is a long
16 time because if there had been no knowledge of all of
17 this, I could have a better understanding. But he
18 has full knowledge of what has happened and what the
19 impact is. He knows the impact of not having the
20 zoning permit also because that's why he's not down
21 there. There were more people who were also located
22 there who have been relocated to other places but
23 eight people came to Camden.

24 MR. EINGORN: Just to address your
25 concern about what would be the, I guess, governing

1 document that would be enforceable for this purpose
2 and you've given the Board a resolution. And the
3 Board here tonight, whether or not they grant or deny
4 this application, will be adopting a similar
5 resolution.

6 MS. BROOKS: Okay.

7 MR. EINGORN: And let's just play
8 hypothetical. Let's say the Board decides they'll
9 grant the application with an 18-month Sunset
10 Provision. All of that and all of the conditions and
11 all the approvals would be contained in a resolution
12 similar to the one that you provided -- I think mine
13 is prettier -- but, you know, that's a bias opinion.
14 And that would be an enforceable document by City
15 Government.

16 And to the extent that they overstay
17 their welcome so-to-speak, they'd either have to come
18 back for an extension which they're entitled to do.
19 They're not guaranteed an extension. Or they
20 hopefully get new housing and they'd have a great
21 place for these gentlemen to live. Or we'd have the
22 unfortunate which is, everybody would have to go
23 elsewhere and Pastor Khan graciously offered to buy
24 everybody a house. I'm just kidding. So that's what
25 would happen. It would be a resolution which would

1 have verbiage and language that would bind the
2 applicant and the property owner and would limit this
3 use to 18 months.

4 MS. BROOKS: Okay. So the modification
5 would be in your resolution?

6 MR. EINGORN: That's correct.

7 MS. BROOKS: I'm still not in the
8 agreement with the 18 months.

9 MR. EINGORN: That's fine. You don't
10 have to be. I was just addressing --

11 MS. BROOKS: I'm just making that as a
12 statement --

13 MR. EINGORN: -- your concerns.

14 MS. BROOKS: -- because, again, there are
15 eight individuals. And the planner talked about the
16 serious ramifications for the eight individuals and I
17 sympathize with them but I'm looking at the serous
18 ramifications of the residents of Parkside. We do,
19 again, have a development plan that addresses what
20 can and cannot be done. We've been working -- Camden
21 has been working a long time to be in compliance with
22 this plan. I made decisions to move here based on
23 that plan and making a decision to invest back into
24 the City.

25 I didn't move here to invest in the City

1 and then people change the plan that doesn't consist
2 with our growing as a city. So I'm just going to --
3 I think I've said enough. I think I have identified
4 that I'm not confident at the information that we are
5 receiving because of what has transpired down in the
6 other location and the continuous changes on what may
7 or may not be the definition of what this will be or
8 whether it's a shelter or it's not a shelter. It's
9 inconsistent and, therefore, I'm not comfortable with
10 it and hope you don't approve it.

11 MR. EINGORN: Thank you for your time.
12 Ma'am, please raise your right hand.

13 - - -

14 PASTOR PATIENCE RIVERS, having first been
15 duly sworn/affirmed, was examined and testified as
16 follows:

17 - - -

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

20 MS. RIVERS: My name is Pastor Patience
21 Rivers, 514 Trenton Avenue in Camden.

22 I'm here to support Pastor Khan and New
23 Beginnings. My husband Apostle Joseph Rivers and I
24 pastor a small church in the Centerville section of
25 Camden. We're a Frontline Ministry and we've known

1 Pastor Khan for many years. In fact, his father was
2 our family doctor when I was growing up in Camden.

3 And I'm reminded of a song from back in
4 the 60's, and I don't know how many can go back that
5 far, but the song was written by Sam Cook. He was
6 compelled to write song "Change Is Going To Come."
7 Because he saw the struggles that the black man had
8 to face back in those days and he ushered in the
9 civil rights movement. So I'm relating that to
10 the change that Pastor Khan and New Beginnings is
11 trying to institute in this City. I've see the fruit
12 of his labor and it must go on. It must grow. And
13 I'm sure you will all agree that change is about to
14 come. I'm done.

15 MR. EINGORN: Thank you. Good evening,
16 sir, can you raise your right hand?

17 - - -

18 SEAN WILLIAMS, having first been duly
19 affirmed, was examined and testified as follows:

20 - - -

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

23 MR. WILLIAMS: My name is Sean Williams.
24 My address is 401 E. Gibbsboro Road in Lindenwold,
25 New Jersey.

1 I just became acquainted with New
2 Beginnings and Pastor Khan. I just came home from
3 prison and I had the struggles of finding a place to
4 go. Not having adequate resources because when I was
5 released from prison, I was told about a thing called
6 re-entry. And re-entry services I could say a lot of
7 things about that, but I won't cause I'm not here for
8 that.

9 There was no help. I was told: Figure
10 it out. So I've been home for 40 days and I did that
11 because I am determined to make it. So I have my own
12 place. I have two cars. I don't sell drugs. I
13 don't do nothing like that. In fact, I'm serving my
14 community and that's why I came down here to support
15 him. It's interesting. We talk about intended
16 purposes for our community. You look at the mission
17 statement and the vision of Camden; to transform
18 Camden into a city in which government is linked to
19 its people by responsive service systems such as
20 state of the art technology and accountable
21 decision-making processes.

22 So if the government is linked to its
23 people and wants to help them and provide services,
24 programs like this provide those very services.
25 Because I wish I would have known about New

1 Beginnings but I did not. Thankfully they're here
2 and they're doing a positive thing in the City. I
3 stayed there 11 days. I stayed here. I stayed in
4 Centerville. I remember when our Angel Cordero tried
5 to run for mayor and I was his life-skills teacher
6 before I made a bad mistake and went to prison. But
7 during that time, it was interesting that in a City
8 of 100,000 people, only 1,100 voted. So it was
9 nobody standing up. And this guy was running around
10 the City and he was saying a whole bunch of things,
11 trying to provide services and trying to help people.

12 People had negative things to say. Because
13 everytime it's stated to do a positive thing, there's
14 always going to be somebody negatively saying, nay.

15 It's interesting when you talk about the
16 plan for the City. What's the plan for City? Why is
17 people selling drugs? Is it a bad plan for the City
18 to watch run up and down Broadway getting high and
19 dying. That wasn't the plan for the City but we
20 accepted it for many years. So now is a time to help
21 eight men to transform their lives or continue to
22 transform their life and we have a rebuttal against
23 that. That's egregious. We're talking about helping
24 people's lives. We're not talking about selling
25 drugs on the corner. Let's protest against that.

1 Let's stand up at town hall against that.

2 But when we see these young fellows
3 gang-banging getting high and selling drugs, we hide
4 in our houses and peak between the shutters. But now
5 we come out in droves for a program that want to help
6 people. That's kind of backwards. But it seems very
7 backwards. So it's like -- it doesn't make sense to
8 say on the one hand, we want to help people transform
9 their lives and link them with government. And then
10 on the other hand say, well, what are the particulars
11 of your program that wants to help people and then
12 want to dissect the program and want to help the
13 person? That makes no sense. Why are we dissecting
14 where is the money going at for the people like the
15 interest rates for instance.

16 I'll say this and I'll be quiet. The
17 reason why I have an apartment today is because of
18 Newark, New Jersey, not Camden County. Newark, New
19 Jersey gave me funding. Places they said that was
20 going to help, did not help. There's a program
21 called Safe Return. When I returned I wasn't safe.
22 I had to seek North Jersey to help me out. That's
23 all.

24 MR. EINGORN: I'm sorry. Before you go,
25 the crowd is very excited and Mr. Williams was

1 incredibly moving. But our court reporter has to
2 take down what he says and what everybody else says
3 so if we cheer over the person who is talking, even
4 if they're doing a great job which they have, it's
5 really hard for the court reporter to do her job. So
6 if we can just keep the cheering and stuff down, it
7 would be greatly appreciated.

8 Please raise your right hand.

9 - - -

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

13 - - -

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

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

18 First I'd like to say that I'm the second
19 Parkside resident to get up and stand and speak about
20 this plan. Everybody else who spoke doesn't live in
21 Parkside. So I came to this community about 20 years
22 ago. And when I started my journey for
23 homeownership, there was only one community that I
24 wanted to buy in and that was Camden despite my
25 family's misgivings. I purchased in Camden over 15

1 years ago.

2 So I just wanted to share some of things
3 because Parkside residents completed a Redevelopment
4 Plan and two Neighborhood Plans. All that had been
5 approved and adopted as a part of the City's Master
6 Plan. The City understands that the residents that
7 live in the Parkside Community should have the
8 strongest voice on creating a vision for the
9 neighborhood. All three plans clearly state, they do
10 not want boarding homes, shelters or transitional
11 homes. The most recent plan was completed and
12 approved in 2021 where nearly 900 neighbors, business
13 owners and stakeholders came together to craft a plan
14 that creates small business opportunities, quality
15 education, access to food and quality-affordable
16 rental and homeownership housing.

17 The vision statement actually reads that
18 it was created by the residents. Parkside is a
19 beautiful, unique, multi-cultural neighborhood where
20 families live safely in a clean environment and where
21 neighbors are steadfast in their commitment to the
22 community and their respect for each other. Parkside
23 is a place where work, quality shops, great dining,
24 excellent schools. And these are activities that
25 exists to produce a desirable and sustainable

1 neighborhood.

2 In order for this application to be
3 approved and you talk about inherently beneficial,
4 but they forgot the second part, that it also has to
5 prove that there is no substantial harm to Parkside
6 and the community or the public. And this will
7 definitely cause substantial harm to Parkside. The
8 community knows that to continue to stabilize efforts
9 and grow this community and create work for families,
10 we must encourage homeownership.

11 Parkside has a long history of
12 homeownership and the owners who have stayed
13 committed to this community, will be the most
14 impacted if a shelter moves next door. Home values
15 in Parkside are selling at over \$200,000 right now.
16 Losing move-in value in those homes could cause
17 homeowners to be under water and that's what happened
18 in the foreclosure prices in 2008. And some people
19 are just making that equity back. So if that shelter
20 moves next door, they're going to lose their equity
21 and not get it back. They'll be unable to access
22 needed repairs to their homes or send their kids to
23 college.

24 There are currently ten new affordable
25 homes under construction in Parkside with another ten

1 coming in 2024 with several properties on Princess
2 Avenue. We cannot stress that these homes are
3 fulfilling a great need here in the State of New
4 Jersey creating affordable homes that will create
5 generational wealth for black and brown families.

6 Now, Amir Khan says he cares about
7 Parkside. But when he was asked last Monday on
8 November 27th at that community meeting, if you would
9 have had the quorum last month and got it approved,
10 would he had bothered to come to the community and
11 share what he was doing, he said, no because he
12 didn't think it was important. Those are his words.
13 He had stated that he'd actually been running this
14 program since May and he will keep running it because
15 he's allowed to under as a religious organization,
16 this is what the church provides for communities. So
17 he doesn't even believe he needs permission from the
18 City.

19 This application, according to him that
20 he has stated multiple times publically, I need this
21 designation to get a grant from DCA and DOC. Now, he
22 also stated that he has a lawsuit against Millville.
23 Let him finish that lawsuit in Millville and keep
24 running the program in Millville. Let it run out.
25 Why does the City of Camden have to save him to get

1 him money that he needs?

2 I'm just going simply close with saying
3 this. As much as people don't understand the
4 precedence that will be set tonight, if this is
5 approved, this is going to open the door to other
6 investors who claim they have a ministry and want to
7 move in boarding homes and transitional homes and
8 shelters all over the City of Camden, whether there's
9 going to be a temporary Sunset Provision, this
10 choice we'll call a float. So I just want to implore
11 you to seriously think and consider the nearly 900
12 residents who spent months coming up with a
13 neighborhood plan twice to say, this is not what we
14 want in our community. Thank you.

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

17 - - -

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

21 - - -

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

24 MR. BENSON: My name is Keith Benson. My
25 address is 1775 Park Boulevard which makes me the

1 second resident of Parkside. And I also take the
2 liberty of speaking for my son who lives at 1525
3 Greenwood in Parkside. And I can give you a whole
4 host of other people that are from Parkside who love
5 that Parkside is a caring community. And while we
6 are doing well, yes, we are making no apologies for
7 that, we want others to do well too because that's
8 our charge to be human.

9 One thing somebody is going to argue when
10 they stand behind this microphone is whether this man
11 is doing good work or not. Let's make the main thing
12 the main thing. You want to come and argue
13 technicalities, where is your heart? Let me explain
14 a little bit about myself. I graduated from Camden
15 High in 1972 which I believe, I think, that makes me
16 the elder statesman from Parkside in this room. And
17 I've been helping people ever since. It kind of
18 fades for an act. I've got 15 gold records -- sorry,
19 24 gold records; two Grammy awards and I'm not famous
20 for that. People don't know me for that. People
21 know me for the help I give and I've given to other
22 people. I got four people, kids from Camden on Wall
23 Street. But let me say this to you, that anybody can
24 tell you actually offline how we do it.

25 But I'm most proud of being a friend of

1 this gentleman right here. Nobody does it as good as
2 he does. And it's an honor to have him in this City.
3 It was an honor to have his father in this City. I'm
4 going to explain something really quickly about
5 Camden and I'll get out of your way. Camden was the
6 head of the biggest most important cultural movement
7 in the history of America called the Harlem
8 Renaissance. You may have heard of Elaine Locke,
9 (phoentic spelling), who was born and raised at 1417
10 Stevens Street, Camden, New Jersey. Camden was the
11 home of the biggest political movement called civil
12 rights movement and some of you might have heard of
13 it. Martin Luther King first got the spirit to fight
14 injustice when he lived at 753 Walnut Street, the
15 house that got us a here.

16 This program that Amir is running is the
17 best in the state over the whole state helping
18 brother and sisters. He is align with the Harlem
19 Renaissance and with the civil rights movement
20 because basically what he's doing is going to be
21 modeled all over the nation to help people. It's an
22 honor to know him. It's an honor to see young men
23 turn their lives around and we should all be grateful
24 and we should all wonder about our own spirits when
25 we want to worry about what are property value is

1 over helping human beings save their lives. God
2 bless you all. Thank you.

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

5 - - -

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

9 - - -

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

12 MR. WATKINS: Ken Watkins, 106 Heart
13 Road, Cherry Hill, New Jersey 08034.

14 I'm also the inter-city director for the
15 Manahath Church in Camden, New Jersey. I happen to
16 work along with Pastor Kahn and along with other
17 ministers around the country. This is one of the
18 best programs that I've seen in the nation for many,
19 many years in my 35 years in mentoring with young
20 people around the country. Also, in my previous
21 background, I grew up in Camden, Parkside,
22 Centerville and also by Cooper Hospital. I'm
23 originally from Camden. But I also was executive
24 vice-president for Chaseman Bank and I read policies
25 and procedures for all over the country and around

1 the Caribbean.

2 At times when we had to make decisions
3 about things, we changed policies to help people. We
4 changed them to make a difference. And as you see
5 what's happening in our city with all these young
6 men, especially young black men, they need to change.
7 They're making that change. I suggest that if you
8 have someone in your family that you know, children,
9 grandchildren, young men, take a look and go down to
10 visit the program and see what's really taking place.
11 They're not only putting on a band-aid, they're not
12 putting a band-aid. They're going inside giving
13 spiritual, mental, religious. Power in your men is
14 needed today.

15 And if you get involved in Camden and if
16 you're involved in the City, you see what's taking
17 place. We have very few facilities that are making a
18 difference for our young men. This is the one that's
19 doing it. I was down in Millville when the governor
20 came down for that program. I've been involved with
21 programs all around the country. This is one of the
22 best that's around; making and changing lives of men.
23 This is what we need. We can talk about policies and
24 procedures, variances, but you really want a change.
25 You got to make a difference for young people. The

1 time is now. We got to look at these people, these
2 young men. They've been through the process.

3 They've been through it. They're making a change.

4 They've getting jobs; they're going
5 around mentoring all the young men and other young
6 men need to see young men like this change lives.
7 They're doing that. That program is phenomenal and
8 that's the best that I've seen and I've seen a lot of
9 them around the country, one of the best. And these
10 young men, we should get involved with these young
11 men, all of us here, should meet these young me, talk
12 to them, help them, assist them in getting those
13 jobs. Assisting then doing the things that we're
14 talking about and you're going to see more young men
15 coming to the program. You want to see what change
16 is in our City of Camden and we're going to be taking
17 a 360 of what's taking place. It's a pilot program.
18 We need young men to make a difference and we're
19 making that difference with Pastor Khan.

20 Come out on the corners when he's out
21 there when we got out and fed the homeless. Come out
22 and look and look at these young men talk with them
23 and see what they're all about and I think your minds
24 will be changed to see the power what's taking place
25 in this country.

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

MS. BROOKS: Shellean Brooks, 1007 Langham Avenue, Camden, New Jersey 08103.

Tonight I stand before you as a Parkside resident to reiterate the significance of Parkside's 2003 Redevelopment Plan and the Neighborhood Strategic Plan approved by both the Planning Board in May 2021, City Council along with the State of New Jersey. These plans inclusive of insights from over 900 residents, business owner, educator or institutional stakeholder, were meticulously crafted to address the community needs, foster growth and paved the way for the revitalization of Parkside.

The Neighborhood Plan underscores these critical facets. No. 1: Affordable Housing. Our ongoing efforts include the construction of new homes specifically aimed at creating opportunities for family living or below 80 percent of the area median income with over 100 homes in progress. Funding has been secured to support this initiative contributed to the prosperity of Parkside.

No. 2: Homeowner Repair Assistance. Over the past year, we have assisted 20 families each

1 within or below 100 percent of the area median income
2 by providing a one to two matching grant for
3 emergency home repairs, needs, insuring and securing
4 living environments.

5 No. 3: Financial Empowerment. Regular
6 one-on-one meeting, counseling, coaching sessions and
7 group financial literacy program, continue to be
8 conducted throughout the year. These sessions play a
9 crucial role in supporting families, aiding them in
10 their journey towards to financial stability.

11 No. 4: Clean Streets. A dedicated team
12 of 12 individuals from the Parkside community has
13 been employed to maintain the cleanliness and upkeep
14 of our major corridors insuring a welcoming and tidy
15 environment for all residents and visitors.

16 No. 5: Safety and collaborative efforts
17 with Camden County Police. Through a strengthened
18 partnership with the county police, we are committed
19 to transforming Parkside from within. This
20 collaboration focuses on enhancing safety measures
21 and fostering a sense of security within our
22 community.

23 I brought up only several aspects of the
24 Neighborhood Plan and would like to highlight that.
25 For while the comprehensive two-phase process

1 approved by city government, no resident, business
2 owner, educator or institutional stakeholder raised
3 the need for a men's shelter or transitional housing
4 in Parkside.

5 I urge you to honor the community needs
6 by rejecting tonight's application for a men's
7 shelter designated right in the heart of Parkside.
8 Stand with Parkside in support of initiatives aligned
9 with our Redevelopment and Neighborhood Plans.
10 Initiatives that stand as a testament to our
11 commitment for fostering growth, addressing needs and
12 ultimately revitalizing Parkside for a brighter
13 future. Thank you. I would like to submit 30 more
14 petitions for our --

15 MR. EINGORN: We can't accept petitions
16 or letters. Thank you.

17 MS. BROOKS: Okay. Have a good night.

18 MR. EINGORN: Thank you. I appreciate
19 your time.

20 MR. EINGORN: Would you raise your right
21 hand, please.

22 - - -

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

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

MS. AUSTIN: Tiffinnie Austin, 509 Church Road, Sicklerville.

So I am a born and raised in Camden. I do not live here now, however, I do have several family that still lives here in the City of Camden and I'm here every single day. And I have family that are here every single day. I've worked with Pastor Khan on many services, servicing and helping the community. And everything that I hear here today, we can make it about the man but it's really about the mission and it is about a building.

And so everything that I've heard even the person that before me spoke about the initiative of Parkside and the building of the Parkside which is excellent by the way, However, if you build up a town and you don't build up the people, you're not going to get the results that you ultimately want to have.

And so you have eight people who are in a residence who have done the work. And I look at all the young and women who are right now having those same issues and they don't have an example or

1 maybe a great example of what it looks like to make a
2 mistake; get the help that you need; go forward. And
3 the very houses that it looks like the Parkside
4 community is looking to build up, these may be the
5 very men who have the finances to finely move into
6 the houses right out of the door.

7 It just seems like a win-win especially
8 if you're only talking about a variance. And if I
9 understand it -- this is my first time being here --
10 but a variance is an exception to the rule. And from
11 what I understand, this is a temporary request. And
12 there's been provisions that are put in place to make
13 sure that it doesn't move forward past the 18 months.
14 But, again, the Parkside Plan, I'm assuming, is
15 probably more than 18 months in the making.

16 And it's going to take a little bit of
17 time for that to be complete in order for it to be
18 exactly what the plan has outlined. We're talking
19 about eight individuals who did the work and we're
20 asking for a moment for them to be able to realize
21 that, yes, the community that I came from are the
22 people that supported me and so now I can be a
23 productive citizen in that same community.

24 And, absolutely, people have to be
25 concerned with whether or not something can go

1 wrong. But like I said, I'm here everyday so I see
2 the people who are already out there. I see the
3 people who are walking up and down the streets. And
4 they still need assistance. So to say that this
5 variance and the individuals that are in that house,
6 hopefully for only or less than 18 months, will be
7 able to be that example for the individuals who don't
8 yet have hope. Because you can build up a city but
9 if you don't build up the people, you're still going
10 to have -- we see communities all over the place.
11 The place that I live is where people left the city,
12 came to and the mindsets are still the same. So you
13 can build up a city but if you don't build up the
14 people, you're doing it all for naught.

15 You have an example and that's this
16 building for 18 months; see what happens. And if it
17 doesn't work, everybody was right. But if does work,
18 what do you have to lose? Thank you.

19 MR. EINGORN: Thank you.

20 Raise your right hand, please.

21 - - -

22 ARNOLD STEWART, having first been duly
23 affirmed, was examined and testified as follows:

24 - - -

25 MR. EINGORN: Please state your full name

1 and address for the record.

2 MR. STEWART: Arnold Stewart, 2422
3 Larchmont Place, Mt. Laurel, New Jersey.

4 First of all I'd like to say that I'm
5 born and raised in Camden myself; raised my children
6 here in Camden. I've known Pastor Amir Khan since
7 high school. And I remember going into the military
8 and coming back and heard he was saved and serving
9 the Lord and doing the great work in the community
10 even as a young man, and I hooked back up with him
11 and been with him all along ever since. And I
12 believe in the brother and the work that he's doing.

13 Let me say a little bit from a
14 professional point of view. I've been involved in
15 working with the homeless and this population for
16 many, many years. I started out with the Juvenile
17 Justice Commission; working with the juveniles at Joseph
18 House now when it was called Camden House on Atlantic
19 Avenue. From there I worked with My Brother's Keeper
20 in North Camden. From there I worked with Genesis
21 House for men and for women. And finally I was
22 working for Path in North Camden which was a day
23 center for the homeless providing food, shelter,
24 showers and being able to wash their clothes and
25 giving them wrap-around services.

1 And then now I'm recently with New
2 Beginnings with Pastor Amir Khan and Pastor Timothy
3 Roberson here. That's on the professional side.
4 Also on the professional side I wanted to say this.
5 That in all of these different programs that I've
6 worked with, the thing that I liked and I'm drawn the
7 most to with New Beginnings is that, well, when I was
8 at Path, all we could do was provide day services.
9 And at the end of the day at four and five o'clock we
10 would release them into the streets. When I was at
11 the Genesis House, we provided shelter for them but
12 we had no services available.

13 So with New Beginnings the thing that's
14 attracted to me is that we brought both of two worlds
15 together. We're providing them a home, home
16 covering, shelter and we're providing them with
17 different services. And you heard these gentlemen
18 give testimony to the various services that are being
19 made available to the men that are there. That's the
20 professional side. I want to say something from my
21 heart also. That, you know, I don't have no doubt in
22 my heart that everybody in this room today both that
23 are for Pastor Khan and those that are against the
24 vision, not against the man. But I believe that
25 every one of us here has a fear of God. And we love

1 from our hearts and begin to pour into people and
2 help them and show them that we're here for them to
3 back them. I understand that we got to take care of
4 our property and our homes. But guess what, you're
5 going to be gone and somebody else is going to be
6 live in your home one day. But it's what we do for
7 people today that live on for time and eternity.

8 What are we doing to try to help these men?

9 I feel as though that should consider a pass on this
10 because these men are working together. And I'll
11 finish with this and I said it at the meeting last
12 week.

13 I feel as though God has given us a
14 problem to solve. And if we're looking to him and he
15 can't give us the answer on how to solve it but we're
16 not going to solve it fighting each other. We need
17 to come together and solve this problem. Thank you
18 for your time.

19 MR. EINGORN: Would you raise your right
20 hand, please.

21 - - -

22 CHRISTOPHER COLLINS, having first been
23 duly sworn/affirmed, was examined and testified as
24 follows:

25 - - -

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

3 MR. COLLINS: Christopher Collins, 1454
4 Princess Avenue. Let me also state that although I'm
5 not here in my official capacity as a council person,
6 I am a member of a governing body.

7 First let say that we know the history of
8 the work that Pastor Amir Khan has been doing in the
9 City of Camden for many decades. And as a resident
10 of the City of Camden, as a member of the clergy in
11 the City of Camden, I've known Pastor Khan for many
12 years. And then many years with all his endeavors
13 that he's done and he's done a lot of them. I have
14 not supported him on everything that he's done. But
15 on this situation, I do offer my support.

16 And let me say, I'm very familiar with
17 the program of what we saw today. And there have
18 been times that in my official capacity, that we had
19 to rely on Pastor Khan where I have referred people
20 to his program just to try to help our homeless
21 community that's on Atlantic Avenue. There's times
22 that I've had meetings with Captain Coley and Captain
23 Kersey and the Joseph House to try to figure out what
24 we can do to help some of these situations.

25 As it was earlier, I am not just a

1 Parkside resident, but I don't know what it's like
2 not to live next to a boarding house. When we moved
3 to Parkside in 1975 to 1454 Princess Avenue, if you
4 walk out my back door, we have a fence and then you
5 had Ms. Nancy with what some called a mansion on
6 Kenwood. As growing up I used to call it the old
7 folks home. Right? So for 50 years, I have lived
8 next to this property. And I say that because I
9 think that tonight what is concerning the residents
10 of Parkside is the word "shelter, the word shelter."
11 Now, for me growing up next to a boarding house where
12 there was no supervision, we never had any incidents
13 in our community. We played in the community. There
14 were kids that were grandkids to the person that ran
15 the boarding house.

16 As kids we went in the boarding house so
17 we never had any issues. And I say that because in
18 my opinion, there should be no fear living in our
19 neighborhood because this man wants to run his
20 programs out of this facility. I grew up in that
21 facility. His father, Dr. Khan, had been my doctor
22 since I was seven years old until the time of his
23 passing. His mission outside of being a doctor, he
24 was a community guy. When I coached Little League,
25 kids that did not have money for physicals or parents

1 that couldn't wait three months to get a physical,
2 Dr. Khan would allow me to bring a few kids every
3 week and he would do it for free.

4 So I still live at 1454 Princess Avenue;
5 two blocks away from the facility that we're
6 questioning tonight. I come home all different hours
7 of the night. I ride by there all the time. I've
8 never seen any disorderly activity out of that spot.
9 In fact, if he possibly didn't send out letters or
10 anything, most people would not have known he's here
11 or that they're there. And I just say when we look
12 at our community and as a leader of the Parkside
13 Community, I support PBCIP and their Neighborhood
14 Development Plan fully. However, they may not
15 necessarily speak for every resident in Parkside.
16 We have churches in Parkside that have their game
17 plan what works for them. And we have businesses
18 that may have theirs. What he's doing in that
19 facility will not interfere with what Parkside wants
20 to do with the redevelopment with their Neighborhood
21 Plan.

22 So when I look at the program that he's
23 doing, to me there's not a difference than what the
24 churches are doing in their basement with AA meetings
25 and NA meetings and feeding the homeless and doing

1 all the activities that churches are doing. And
2 based on what the attorney had spoke about with the
3 Municipal Land Use Law and whether it's a church, a
4 shelter or whatever, this man is in the guidelines of
5 the law. And in my professional career, we would go
6 by facts and the law.

7 So, again, I don't think there's anybody
8 in this room that could say that they live as close
9 to a boarding house as I do. Because when I step in
10 my yard, I'm right there. And these individuals that
11 are there, the ones that are there now and they may
12 not be classified as a boarding house now, might be
13 privately owned but the residents are the same.
14 These are men and women that are in transition. They
15 go to work everyday. They live their lives. They're
16 just in a situation temporarily.

17 So here we are tonight. We have a
18 decision to make. Again, as a resident of Parkside,
19 I have no fear by it being classifying as a shelter
20 living there. Because, again, in my opinion, they're
21 not stealing catalytic converters anymore on our
22 block. You know, the presences of more people.
23 Every now and then I might see two or three people go
24 in the facility. But for me, I'm in support of what
25 this man is doing. And I cannot and I will not

1 576 Benson Steeet, Camden.

2 I'd like to begin by saying that I really
3 appreciate the work of mission-driven organizations.
4 I don't know Pastor Khan. By the way, that is a
5 tough act to follow. But I appreciate the work.
6 There is epidemic in this country with addiction.

7 I am involved in mission-driven
8 organizations. I'm an architect. I do design work
9 for organizations similarly. I was part of the team
10 that did the ARS Building out in Cherry Hill. I'm
11 also a member of the Residential Guidelines
12 Institute. And they are the ones with references
13 that the State of New Jersey DCA will follow those
14 guidelines. I've spent hours, hundreds of hours. I
15 was on it on 2018, 2022 and I'm on the 2026. And the
16 intensity of guidelines for addiction is in this
17 past. It's indictive of what's going on in this
18 country. And where it's going on in this country is
19 in urban areas. That's where you see the majority of
20 it.

21 And with my appreciation, there's also my
22 sensitivities. I live on a street. There are two
23 group homes at either end of the street that I live
24 on, Benson Street. You all must know the
25 organization. There are organizations that may not

1 care and do the management skills that this
2 organization. I am not familiar and I don't know
3 Pastor Khan but I just know and I have seen a
4 difference in the types of organizations that are out
5 there.

6 Some organizations and many
7 mission-driven organizations -- I have a colleague of
8 mine and it's actually it's a client and we got to
9 talking. And he's part of a ministry in Medford.
10 And you can see him on weekends coming here to Camden
11 to deliver food, clothing to the homeless. And I
12 questioned and I had a good conversation with him.
13 Why don't you do that in Medford? Similar to my
14 neighbors on my street, most of their residents and I
15 see the residents that live there or the addiction
16 that's on the street, it's the homeless. The
17 majority as Pastor Khan mentioned, the majority of
18 them that aren't even from Camden.

19 So I have a question and I'd like to get
20 some clarification. We heard the planner talk about
21 the negative impacts and the beneficial use of what
22 this proposal is about. And that's the criteria
23 which we're going to judge offering a variance.
24 So my question is, is the beneficial use to Camden
25 residents? I'm not a lawyer. I'm an architect. So

1 I'd like to know that if beneficial use has to be to
2 the municipality which means to me that the eight
3 people that will be here, are from Camden. I'd like
4 to see that assurance to know that there's equity
5 with the City of Camden and the surrounding
6 municipalities. Thank you.

7 MR. EINGORN: Inherently beneficial is a
8 legal term used. It's a term of art that describes
9 certain uses. It has nothing to do exactly with a
10 certain community but with certain uses throughout
11 the State Of New Jersey. So it's not exactly related
12 to people being from a certain municipality but more,
13 does this use qualify as inherently beneficial
14 globally, whether that be a church, whether --

15 MR. DEMENNA: But to who?

16 MR. EINGORN: Under state law. It's a
17 term of art.

18 MR. DEMENNA: Who gets the benefit of
19 that use?

20 MR. EINGORN: I hear what you're saying.

21 MR. DEMENNA: Isn't it the municipality?

22 MR. EINGORN: It's like any other
23 definition, right, you define a word. Inherently
24 beneficial describes a certain group of uses such as
25 churches and hospitals and other public buildings,

1 things like that nature: It's not, who is
2 benefiting. It's these uses are quote inherently
3 beneficial.

4 MR. DEMANNA: So there's no guarantee, no
5 assurance that the eight men will be from Camden
6 here?

7 MR. EINGORN: We can ask Pastor Khan if
8 the men in the home right now are from Camden. But
9 there's no guarantee that they're going to be from
10 Camden. That is not how inherently beneficial use
11 works.

12 MR. DEMENNA: Thank you for that
13 clarification.

14 MR. EINGORN: Yes, sir. Thank you for
15 coming.

16 Would you raise your right hand.

17 - - -

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

21 - - -

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

24 MS. JEFFERSON: Robin Jefferson, 1220
25 Empire Avenue, Camden, New Jersey 08103.

1 I'm not a good speaker but I'll do my
2 best. I live in Camden; born and raised all my life.
3 And I see what's going on. I know addiction. My
4 problem with this situation is, it's in my
5 neighborhood. And it came by way of a letter with
6 just like words, a shelter is coming to Parkside.
7 And so I had a whole lot of questions, you know.

8 I work in addictions; I work in mental
9 health. Ms. Nancy's House, I've placed clients in
10 her house. She has a mental health boarding home.
11 That's what that is on Kenwood Avenue. So I know the
12 city. So my questions were -- I had a lot of stuff
13 but more than anything like, why did we have to find
14 out in a letter? Because Parkside business opens the
15 door to everybody in Parkside.

16 MR. EINGORN: I'm sorry, ma'am. You need
17 to address the Board.

18 MS. JEFFERSON: So Parkside opens the
19 door to everybody in Parkside. So when I got the
20 letter, I was like, where did it come from? But then
21 I found out he was there the whole time with the
22 house with eight people or however many, before they
23 was living there free and then all of a sudden it
24 changed over and now he wants a shelter now in there.

25 My thing is, I help people. I work at

1 Ancora Psychiatric Hospital. I have people committed
2 for mental health; heinous crimes. And I go there in
3 loving being there, everybody, anybody. So that's
4 not our issue. That's not Parkside's issue. We're
5 loving. We want to raise our kids there. We want
6 our men to not use drugs. We want them to get clean.
7 We want that. We just don't want no underhanded
8 just, you know, it's just a free house for people who
9 need help. But now it's about this grant that is up
10 for -- there's some money involved. And now it's all
11 lawyers and people in front of here. That was my
12 thing. And then because it's like that, it's like
13 the guys.

14 I appreciate the fact that men are
15 getting clean. I hate seeing -- I go to the park
16 downtown and there's addicts in all cracks and
17 crevices and cracks. It's not the way it was when I
18 used to go downtown to the park. It's different. I
19 see it. I want that to end. I want people to get
20 clean. I want that more than anything. Because it's
21 scary. It's scary to be out with addicts all over
22 the place bent over. I got grandkids and stuff. I
23 don't want to see that. I welcome substance abuse
24 programs. Not like that, though. Not underhanded
25 just coming into the community after it has already

1 been there. It's been there for months. Now all of
2 a sudden it's like: I have the right to be here and
3 this is, you know, how; we're not causing harm; and
4 this is what... That's not cool.

5 I welcome recovery in our community but
6 done in a way that is welcoming to us. Come to
7 Parkside. Talk to us. The program Parkside Business
8 Incorporated, they hire people from the community to
9 clean the community; to support each other in the
10 community. It's not no secret organization. It's
11 open. You know about what they do there. Right? So
12 nobody is saying: No, we don't want recovery; we
13 don't want our people to get clean and stay clean for
14 life; not no 18 months. Because it takes -- it's a
15 life-long process; not a 18-month process. You could
16 get clean and you can stay clean over time. Your
17 time. Not nobody else's time. That's not how
18 recovery is.

19 So I'm big on recovery. I'm big on, you
20 know, programs to help people. Just not done in a
21 way that is not on the up-and-up with the people
22 whose community you're putting it in. It would have
23 been cool. We wouldn't have had no problem. Because
24 even last month when we was here we asked him, bring
25 the people to our -- we had a business meeting.

1 We had like an open meeting. There was a
2 bunch of people there. We asked Pastor Khan to bring
3 his stuff to us and let's talk about it openly in
4 Parkside, but they didn't show up. They didn't show
5 up. But we're here and everybody is, you know, deep
6 with present, right, God this. I believe in God too.
7 I love God. And I know it's only by God's grace and
8 mercy that any of this happened. But don't do it in
9 any old kind of way. That's all I'm saying. Do it
10 on the up and up. Because we're about helping each
11 other but not like that. That's all.

12 CHAIRMAN HANCE: I have a question for
13 you. But listen, I'm asking you a question right
14 now. I'm listening to you; I feel you. But I want
15 to know if you hear yourself now. So are you saying
16 now that you know, it's out in the open? You heard
17 all the other testimonies. Are you for it now?

18 MS. JEFFERSON: I'm for recovery. I'm
19 for helping those eight guys. I'm for that openness.
20 I just don't believe --

21 CHAIRMAN HANCE: Like how it was done?

22 MS. JEFFERSON: Right, not like that.
23 But I'm for it. Parkside has been helping. Don't
24 think we're not.

25 CHAIRMAN HANCE: Okay. Thank you.

1 MR. EINGORN: You've been sworn. Just
2 say your name one more time.

3 MS. GREENE: Sheliah Greene.

4 MR. EINGORN: Thank you.

5 MS. GREENE: There has been a lot said
6 tonight and there's a lot more that's probably going
7 to be said and we have a lot of stuff to cover.

8 MR. EINGORN: It's getting late.

9 MS. GREENE: Yeah, it's a lot.

10 You heard things about the Neighborhood
11 Plan for Parkside and all the things that happened
12 with that. I was the organizer. I walked the
13 streets. I knocked on the doors. I sent out the
14 emails; I sent out the text messages; I made the
15 phone calls with the team of people that I put
16 together that was in Parkside. It's the first time
17 I've ever done this. I've never done it before.

18 My background comes from living in Camden
19 since I was ten years old growing up around here;
20 moving in and out back and forth between being in the
21 military and out of military. And also served in the
22 United States Senate for 18 years. And the United
23 States Senate, what we know is, who needs money; how
24 they get their money; and why they get their money.
25 It's called appropriations. We don't do that

1 anymore.

2 But the thing is that when the Bush
3 Administration became part of the government and
4 became the president, the faith-based initiatives
5 started up there. A lot of money started being
6 poured into these pools so that they can actually
7 have money for the houses of worship so they can do
8 things such this. The thing that I have a problem
9 with out of all of the things that have been said
10 today, is the fact that there's a decency and order
11 in everything that we do. You have to do the things
12 the way it's suppose to.

13 As a former person that worked here in
14 this hall and building, and I wrote it down so I
15 would remember it. The thing that you did was, you
16 would get your application; you would go to zoning;
17 zoning approved you; you go to building bureau; you
18 go to building bureau; building bureau inspects your
19 property; your property passes; you get a CO. Just
20 that simple.

21 Now, Pastor Kahn is a native of Parkside.
22 His father, my former doctor as well, did everything
23 in decency and order from what I remember. This
24 thing that has been done is out of order. And this
25 is the reason why Parkside is saying what we're

1 saying. Not everybody is against it. I have family
2 that have been incarcerated; still incarcerated right
3 at this very second. I deal with that every single
4 day of my life. I have people who have just come out
5 of incarceration who have now are trying to get
6 themselves together.

7 And this program is the type of program
8 that every person would has been incarcerated needs,
9 cause it's something that is going to benefit them
10 because they have somebody to walk them through the
11 process. But without being walked through the
12 process, you don't know what you're doing. And if
13 any of what is going on tonight is showing them that
14 when you do things out of order, that's basically all
15 alleviating and eliminating what it is that was
16 suppose to be put there, to be a positive. It's not
17 negative in its own right.

18 It wasn't easy getting 900 people to
19 participate and understand what it meant to have a
20 Neighborhood Plan. It wasn't easy to get them
21 understand that; to walk from door-to-door-to-door
22 knocking on peoples' houses and doors at 100-degree
23 weather and asking them, did they want to
24 participate; did they want to know. PBCIP holds
25 meetings and last year we held meetings every month.

1 If there was anyone that wanted to be a part of our
2 meeting of which I host, they were allowed to come to
3 these meetings.

4 If Pastor Khan needed us to know early
5 when he first had this problem, all he had to do was
6 come and let us know. He knows our community. He
7 knows what we do. He's always in the park. He's
8 always doing stuff. We see him all the time.
9 But we just don't know why this part didn't happen.

10 I'm trying to keep my thoughts together.
11 I was taught that we're to do unto others as we would
12 want to have it done unto to us. And what we want
13 is, these young men to thrive. We want them to grow.
14 I don't want to see them out in the cold.
15 I don't want to see none of that. I go to Joseph
16 House with my cousin and we serve the homeless
17 because it's the right thing to do. Because we are
18 just on step away from possibly being them. It
19 doesn't take very much anymore.

20 Jobs are just what they are until you
21 don't have. Coated sugar is that your job can be
22 gone tomorrow. You got up go to work and it's not
23 there. So we're going through all of these changes
24 right now and making all of these statements and
25 everything about something. The only problem in this

1 whole thing is, it's out of order. It should have
2 come to you first. It should have been approved the
3 right way. It should have been brought to the
4 community that it was going to be in. And then we
5 would not be sitting here taking up your time, our
6 time, his time and everything else.

7 I'm concerned about the App because it
8 says shelter. And shelter means just what that
9 says. I looked it up while I was sitting there and
10 I'm just looking it up. What does shelter mean like
11 overall? But when you're looking at a shelter, it's
12 just what it is. Now, whether talking you're about
13 six months, 12 months or 18 months, it's still a
14 matter of people having to be governed in a situation
15 where they have to be overseen.

16 These are grown men. These are not
17 children. They want what they want the way they want
18 it. It's going to be girlfriends. It's going to be
19 all kinds of stuff. Joseph House taught me a lot.
20 They told me a lot of what you're going to possibly
21 go through in this short amount of time. We don't
22 know what the future holds. We don't have no idea
23 what's coming. All we know is that this particular
24 application needs to be in the order that it's
25 suppose to be with a time limit.

1 All this Sunset and grandfathering and
2 all this kind of stuff, it has to have a start and a
3 finish. Because in order for it to work, that's the
4 way it's got to work. He's going to go back to
5 Millville in due time if everything works out for
6 him. But in the meantime, we have to deal with this,
7 our police force, our fire department, our EMT's, all
8 of them. All of that is going to be a part of this
9 if this is approved. So what we need to do is to
10 look at, did we follow the rule? That's what your
11 job is. Was the rule followed? Did he come to you
12 and get this done before this happened? Because if
13 he did, then this wouldn't have happened. Just like
14 when we had our meeting on Monday, we asked that
15 question. If this had been approved in November,
16 would the meeting have happened on Monday?

17 So we just have to do better in making
18 sure that we do things in decency and order. We have
19 to respect the rules. We have to respect the laws
20 that's already here. And the respect the jobs that
21 you guys hold; that you have to sit here and decide
22 how this is going to go one way or the other and
23 you're going to go by the law. There's nothing else
24 that you can't do. So I thank you for your time.

25 MR. EINGORN: Thank you.

1 Would you raise your right hand, please.

2 - - -

3 NATE PEOPLES, having first been duly
4 sworn/affirmed, was examined and testified as
5 follows:

6 - - -

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

9 MR. PEOPLES: Nate Peoples, 321 Cedar
10 Street, Camden, New Jersey.

11 I've been a resident of Camden all my
12 life. And I've been on both sides of the fence. In
13 the 80's I was part of the problem. And I'm watching
14 family go through it. I've watched friends of mine
15 go through it. I even went through it. And from
16 that time I was like, I got to give back. I love
17 Camden. I'm going to leave with nothing. Like my
18 grandmom. You know what I mean? And she talked
19 about order but what's the order that you take when
20 you try to save lives. What's the order? That was
21 her main priority. It wasn't, oh, we're trying to
22 intrude on Parkside. It was, we got to save these
23 brothers. We're in a situation now. They need our
24 help now. It was no order cause our main priority,
25 there ain't no alternative motive or intention. Our

1 intention was to try to save people. You know what I
2 mean? Cause in saving them I'm saving myself. And
3 that's the part that I teach each one of them.

4 We do outreach twice a week to serve
5 people. Cause I try to introduce them to something
6 that's greater inside of them then where people judge
7 them as. All these preexisting notions of who we are
8 and what we're doing. And that's all they had to do
9 was come ask us. Like I'm a baby in this. I don't
10 know the logistics of anything. I just know I love
11 my people in Camden and I'd do anything to try to
12 help save souls. I wish somebody was there for my
13 cousin. I wish somebody was there for my dad and my
14 uncle. I wish there was programs like this a long
15 time ago then maybe I wouldn't want them to have the
16 trauma I went through.

17 But see as men, we don't do trauma and
18 it's ignored. We had nobody looking at us saying, yo
19 brothers, are you all right? Do you need a helping
20 hand? You get ignored. Just because you ignored a
21 problem doesn't mean the problem don't exist. You
22 can take us away from Parkside or wherever. That
23 problem was preexisting since then. And I guarantee
24 you, any one of my men or any one of my brothers from
25 the house, they would help you. They'd jump over ten

1 people to help you before they take a step to harm
2 you. Because that's the love we instill in them.
3 That's the love we put back into the community.

4 Because you got to understand like what
5 we going through at the meeting last week. We was
6 called rapists; we was called thieves; scared to walk
7 up the street. We're not responsible for none of
8 that. Because I guarantee you, it was none of them.
9 It's like we get pre-judged. And that sends us
10 further into the streets. It makes us harder to
11 save. Our intention wasn't nothing but okay, let's
12 grab these brothers and save them. That's all we
13 came here with. And it made me proud because we're
14 back in Camden where I'm from. And now the people
15 that look at me like, yo, you was part of the
16 problem. And then you out here.

17 I've never been so proud or more proud of
18 myself then working with Pastor Khan. Like before
19 all this, the grants and all this, I was out there
20 volunteering for seven years feeding the homeless;
21 doing anything I can to try to be a benefit to my
22 city. That's it. And all the opposition, we ain't
23 doing it the right way. What was the right way to
24 try to save a life? But that's all we was concerned.
25 That's all I'm concerned about. These brothers need

1 help. When I needed help, everybody turned their
2 back on me. And I was on the street. Like nobody no
3 care and that put me in the worse space. Like
4 sometimes we just need to be seen. Sometimes we need
5 to be cared for. Sometimes we need, yo bro, I'm
6 here; I love you; what can I help you with? A lot of
7 these brothers are real resilient.

8 If you look at most addicts, they'd do
9 anything they can to get the drug. What if you just
10 reverse that mindset to something positive, they had
11 that same resilience and I see it. These brothers
12 work hard; Bible study three times a week; outreach
13 two times a week; computer literacy program. Because
14 they want to better their lives. Because it's just
15 not about them. Like you said -- like they said,
16 each one of them, their addiction affected ten people
17 that they love. And they family and they want to
18 make that better. And that's the greatest strength
19 you can have when you have a purpose outside yourself
20 greater than yourself. And that's my purpose. This
21 ain't for me. This is for them, because by helping
22 them. I'm creating a better me. And I'm being a
23 better dad to my children. I'm being a better
24 husband to my girl. I'm being a better citizen to
25 Camden because I'm learning what love is; when people

1 pay you attention and act like they care.

2 What are you going to get when people
3 turn their backs and act like they don't care and
4 like you're a problem because you didn't follow a
5 certain rule that we didn't know about? I didn't
6 know about. My intention was, let me help this
7 brother. And I do it. If I see a person crying up
8 the street, I would stop and say, hey, are you all
9 right? Do you need some help? Are you hungry or
10 something? And so will my brothers because that's
11 the heart they got. That's why they do it. There's
12 no other intention or no, no money. It has nothing
13 to do with that.

14 It's about love and sharing the love for
15 our brothers. We ain't need to cause no disruption
16 in your organization or the Parkside Coalition or
17 whatever it's called. That's the building that was
18 available. And no brothers need saving like that so
19 we took advantage of it. Just know we try to keep
20 the place clean. Like I said, if anybody need any
21 help in the community doing, anything, knock on the
22 door. We got prejudged before anybody even spoke
23 with us. It's all these scenarios and ideas of why
24 we here. But that's all fear-based in your mind. You
25 can't make a assumption unless somebody realized the

1 facts.

2 And it's kind of disheartening to them
3 and I'm glad they strong enough where it don't set
4 them back when you're trying your best to do the best
5 you can to better your life would be the best version
6 of yourself. And you still got people that don't
7 even know you shunning you like, you're the cause,
8 you're the reason. That's hard to get over with.
9 You know what I mean? Just show each other love,
10 man. We all love Camden. Let's build it together.
11 But regardless of anything, problems still exists
12 whether we're on Princess Avenue or not. It's still
13 people on the corner; it's still people need help;
14 it's still men and women still need help. And it's
15 going to be people that's still going to be hungry.
16 That's not going away whether we need it or not.

17 And I love my city and I love my city
18 because when I was growing up, my whole block looked
19 out for each other. It ain't you don't belong here.
20 Are you hungry? Are you all right? That's how I
21 grew up. It was no separation whether you're from
22 Parkside, Fairview, Downtown, North Camden. We
23 Camdenites. We look out for each other. And that's
24 what we're suppose to do. That's what God wants us
25 to do. What would God do? Worrying about an order?

1 All right. We messed up. Okay. Now we're trying to
2 correct it. Now how long are you going to punish us
3 for that? You don't know. We try to move on.

4 We kind of show you that we got proof
5 that this working. We're saving lives. By saving
6 lives, we're becoming better people. They become a
7 better people. And I tell them to be a king, you got
8 to be a better servant and what's what we do. We
9 serve the community. They're out there every week
10 with me serving the community. Whether they from
11 Camden or not, they're serving the community helping
12 people.

13 And when they get done with us, guess
14 what, they go around still serving the community.
15 Hopefully, they can get other people to serve the
16 community and bring more abroad. That's how you
17 start one person at a time. But how much can we take
18 when every time we try to rise a little bit thinking
19 we're doing something right, we get punched in the
20 back of our head like, oh, you all are doing it
21 wrong. I've done it the wrong way. This ain't the
22 wrong way. We're out here saving lives.

23 So I just want to say, see it past all
24 the logistics. We're going to get back in order.
25 But look at the work we're doing. Judge us for that.

1 Not by hearsay or something theory-based idea in your
2 head. Cause that's not who we are. You want the
3 facts? You can come to the house any day. I'm there
4 every day; ask us; take a tour. I'll cook you
5 breakfast cause I'm a good cook. You know what I
6 mean? We can talk. We're friendly people. We show
7 love. I love Camden and I love the Camdenites.
8 That's the one that's with us and ones that's against
9 us. They're still part of the community.

10 So whether we're messin' with your idea
11 what your block is suppose to be or not, we're still
12 the community. Just because you choose to ignore
13 us, that don't mean that we're not there. These
14 elements are still part of the community that needs
15 to be fixed and we out there snatching up men. I'll
16 teach you something. We can't save everybody but we
17 can save some of you. And that some people can save
18 more people. And that's how -- it's like a fact.
19 And that's how our progress starts.

20 Now, I see Brother Nate still out there
21 doing stuff. You inspire me to go out there and
22 help. And that's all we really want. We just want
23 to help people. We want to better their lives to
24 bring it to the version of themselves. Our position,
25 it makes you kind wondering the humanity of people.

1 How can you be against this when it's obvious it's a
2 good thing. It benefits a lot of people and it
3 benefits your community whether you want to see it or
4 not. That's all I got to say.

5 MR. EINGORN: Thank you.

6 I hate to do this to you. I know you're
7 the next speaker up and there's only three left. But
8 the Board has got to take a break. We've been at it
9 for three hours. So we got to take a bathroom break.
10 The Board should not conduct any discussions that are
11 not on the record related to the application, whether
12 with each other or with the people in this room of
13 the public or the applicant. Okay? It's a bathroom
14 break. That's it. That's for the record. Be back
15 at about five of.

16 - - -

17 (Off the record at 8:47 p.m.)

18 (Back on the record at 9:03 p.m.)

19 - - -

20 CHAIRMAN HANCE: We can only take two
21 more people because we have about ten more cases to
22 go and this case has taken almost three hours. When
23 we took the break it was three people here.

24 UNIDENTIFIED SPEAKER: But I was sitting
25 down cause of my back. I've been standing all night

1 now and I was behind this line.

2 MR. LARIO: Mr. Chairman, if I could. I
3 think one way. I hate for the people here that want
4 to talk wouldn't be given the ability. Maybe an
5 instruction such as any repetitious comments that are
6 going over the same things that were said or just try
7 to be brief. I hate for the people that want to
8 speak wouldn't be given the opportunity. So that's
9 my only concern. I think an instruction, again, to
10 maybe just not repeat some of the same concerns,
11 potentially could address that problem.

12 REVEREND MARTINEZ: I don't feel good so
13 hate to go.

14 MR. EINGORN: Next please. Try to keep
15 it brief. Would you raise your right hand, please.

16 CHAIRMAN HANCE: We appreciate it.

17 - - -

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

21 - - -

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

24 MS. BAKER: Baleeia Baker, 1535 Greenwood
25 Avenue, Camden. I've been a resident of Camden for

1 34 years. My husband was born and raised here and
2 I chose to stay because I love my community. My
3 husband supported men in every way. He ran a food
4 program; served the community to the point that he
5 got men's clothing and things. He made sure that the
6 men directly got them; that the women didn't pick
7 them up. He was about helping men. And having
8 lived, he always said, if we ever got a large sum of
9 money, he would start a men's shelter.

10 So there is support for a men's shelter.
11 However, as I have -- I was at the meeting on Monday
12 when I heard about it. And I've known Pastor Khan
13 since my 20's, his family. And what he does, he does
14 great things in the community. We should be giving
15 to our community. We should be helping our fellow
16 man. That's what we are birthed to do. It has been
17 mentioned about faith here. And in faith it also
18 says, when you know what is right to do and don't do
19 it, it's a sin. And there are things that weren't
20 done right so, of course, it is a sin.

21 When I received a copy of the report of
22 Maurice River, I was shocked, disappointed and hurt
23 with all of it because it was represented in a
24 different way. If things were presented as it was
25 given on Saturday that it was a shelter for these men

1 and everything was cut and dry, I'd be the first one
2 willing to help support, cook, whatever they needed.
3 But now I do have more questions than answers. There
4 were 20 men and in this report that were in Maurice
5 River. Now there's eight here. My question is, what
6 happened to the other 12? Why didn't all 20 of them
7 go together when they are there to support one
8 another?

9 Also at the meeting it was presented that
10 it would be for maybe six months; maybe a year; a
11 temporary situation to the issue in Maurice Village.
12 But since we've been here tonight, it went from
13 six months to 18 months. And when is the 18 months
14 beginning? From what I have also heard is, they have
15 been in the house since February. So does that 18
16 months begin from this February of the February they
17 started on which means it would be six months from
18 this February?

19 It also said that this is a volunteer
20 program. They're not in prison. They can come and
21 go if they choose to. When I left the meeting that
22 Saturday, really wanting to support this, I had a
23 concern for also for the men. If they had been
24 rehabilitated from a drug habit, we still have some
25 issues in Parkside that I wouldn't want them to be

1 leaned back to going into that crawling down
2 backwards.

3 So those are, you know, just some of my
4 concerns. Not against them as far as helping them.
5 I'm for helping and doing good will wherever good
6 will can be done. But there are some really serious
7 concerns that need to be hashed out. So I can't
8 support it tonight. As much as, you know, I love
9 Amir Khan, I think he does great work. I volunteer
10 all over. I don't tell anybody things I do because
11 our left hand is not suppose to tell a right hand
12 what's going on. The easiest thing to do is do what
13 is right. But we have to do it as Ms. Greene said in
14 decency and order. So that's where I stand.

15 CHAIRMAN HANCE: Thank you.

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

18 - - -

19 ANGELA RANDALL, having first been duly
20 sworn/affirmed, was examined and testified as
21 follows:

22 - - -

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

25 MS. RANDALL: Angela Randall, 16 Turn

1 About Lane, Sicklerville, New Jersey.

2 Although I do not live in Camden City but
3 born and raised. I remember my address until this
4 day, 1607 Park Blvd. Forest Hill. Went to Hatch
5 literally. None of that is really questionable or
6 anything else. I will tell you in regards to my
7 position of the work that I do states that I help
8 individuals with an Emergency Savings Match Program
9 because I want to encourage them to actually start a
10 bank account. I will tell you that I'm a housing
11 counselor because I get numerous calls. And I would
12 actually state that I'm not only getting Camden City,
13 Camden County residents who are standing in need of
14 eviction prevention who are also standing in need of
15 imminent of homelessness who are already homeless.

16 I would also tell you that I have
17 families who are actually homeless. I would also
18 tell you that I'm a pick coordinator. And what that
19 is, it's a homeless network, homeless planning
20 network coordinator who goes out annually on the
21 coldest night in January to assess individuals who
22 are unsheltered from homelessness. I would tell you
23 that on my committee meetings that I host monthly,
24 I have stakeholders who are represented who come to
25 me and ask for support letters from DCA, Department

1 of Community of Affairs, Department of Human
2 Services, Department of Child and Family Services, as
3 well as Department of Corrections.

4 I would tell you that those support
5 letters are asked because it's a way of decency and
6 order of representing the same. Like we stand behind
7 you in support of actually helping vulnerable
8 populations. I would definitely stand here to tell
9 you that if I turned around and offered the eight
10 gentlemen or six that are here present, if I could
11 offer you a single-family home in renting in saying
12 like this would be something beneficial to you
13 because six months, 12 months post-graduating,
14 (inaudible) speaks to institutionalizing you again.
15 I would offer and say like, hey, if I had somewhere
16 to place you independently for housing, would you
17 take it or would you consistently want to stay with
18 seven other males in a small square footage?

19 I would also tell you that -- I would
20 like to tell you that Pastor Amir Khan does a
21 wonderful job in regards to all the work that he's
22 been doing within the community that has been
23 recorded. He has come and sat in on my committee
24 meetings. We didn't offer a support letter. One
25 wasn't asked. I would state to you that there are

1 some questions unanswered. What determines when a
2 person is ready for independent housing? If housing
3 was available for them within other programs with
4 options for New Beginnings to continue to provide
5 services, is that an issue or not?

6 I would ask you, if one or two residents
7 moved on or graduate out of the program, will new
8 graduates be accepted cause the quorum is eight?

9 I would also ask, what are the statistics for men
10 living within the square footage that provides or
11 shows a success rate? I would also ask you that upon
12 discharge, what are the provided aftercare services
13 that are provided? I would ask that, is there any
14 family reunification provided because we actually
15 understand that, yes, broken homes was done, correct?

16 I would ask, is there any proposed plan
17 to actually reunite the family? Because I could tell
18 you in a test that I came here and actually asked for
19 a letter of support from the City Council by way of
20 being a director of homeless services helping youth
21 and young adults who are actually in homelessness.

22 I will tell you that some of those children may have
23 not been children of these individuals but they were
24 children of incarcerated families.

25 I would tell you that they are children

1 of those who were addicted. I would tell you that
2 there were children who were in a foster homes. I
3 would tell you that they are in need of housing just
4 as deserving as anyone else. I would stand here and
5 actually ask you some questions like, okay, so if
6 we're not suppose to be talking about structure of
7 land taxes and so on and so forth, I would then ask
8 you then, why are you paying these taxes? Why does
9 that value matter? If decency and order is to be
10 pushed to the side then I would ask you, then why are
11 we here?

12 I would also ask you several questions
13 again. I'm not posing questions to anyone else. I'm
14 just asking you in regards to your position and your
15 rule. There are residents who not only actually have
16 some challenges and some circumstances that they went
17 through, but they overcome those certain
18 circumstances to be able to actually rent a home,
19 purchase a home, develop a business. For some odd
20 reason, the government, the law says that we have to
21 do things. And, I guess, in your position, you have
22 to actually vote on some of these things. And I know
23 it's an uncomfortable position for you. However, I
24 don't want you to think that we're actually voting on
25 the whole concept of, do we care for a person or do

1 we not care for a person? I don't get the right to
2 actually say what is and what's not.

3 I'm just asking you, are there questions
4 that are not answered and is that support to align
5 with what you've already stated that one would need
6 to do? If I had a house -- If I purchased a house,
7 do I have to come to you and to say that I would like
8 to actually, I don't know, just turn it into a strip
9 joint; have a strip bar; have a Speakeasy? There's
10 some rules and there's some decency in order I do
11 not know the rights or wrongs of it. And I do not
12 live here now in the City of Camden. However, again,
13 with my work space, I do a lot of city residents. I
14 do a lot of work with the City of Camden, the Mayor's
15 Office. I do a lot of work with the county.

16 I do a lot of work that speaks to, it's
17 not just eight individuals whose lives are impacted
18 here today. There's numerous individuals who stand
19 in need, not only from Camden City but Cumberland
20 County, Philadelphia as well. I'm not sure who gets
21 the right to actually decide and say who is right or
22 who is wrong. You guys have a lot on your plate.

23 The only thing I'm asking you is, please
24 make certain that you're making the right decision as
25 it relates to decency, order, land uses, communities,

1 and whatever your role is. If there's some questions
2 in here; if it helps you, I have more. But I don't
3 want to be in a time constraint because there's been
4 100 people already speaking. So that's it. That's
5 all. I thank you for your time. I ask you to think
6 in regards to what you're doing.

7 MR. EINGORN: Thank you.

8 Would you raise your right hand, please.

9 - - -

10 CASSANDRA GRAVES, having first been duly
11 sworn/affirmed, was examined and testified as
12 follows:

13 - - -

14 MR. EINGORN: Please state your full name
15 and address for the record, please.

16 MS. GRAVES: My name is Cassandra Graves.
17 I live at 221 N. 37th Street, Camden, New Jersey.

18 As I listened to this whole group of
19 people speaking today, I noted a couple of things.
20 One, Parkside said they had 900 families. Nine
21 hundred against eight. Think about that. Nine
22 hundred against eight people who want to renew their
23 lives. Then I also listened and I heard that there
24 were ordinances that were made. But one thing I
25 asked is that when people do not do exactly what the

1 ordinance says adverse, should we forgive? How many
2 mistakes have you made that people hadn't forgiven
3 you for?

4 How many times are we suppose to forgive?
5 Seventy-seven times seven. The people in the
6 Parkside community say they are a family. How many
7 times do they not forgive people that come in their
8 community? How many times? Think about it. Your
9 job is to decide whether or not eight people get to a
10 chance to do it over again. Would one of those
11 people one day be your child? Would you want
12 forgiveness? You would want that for your child.
13 You would want someone to say, I love you enough and
14 I am going to say, we're going bypass this because
15 you made a mistake. And certainly that may be a big
16 mistake.

17 But how many of your children have made
18 big mistakes? And you welcome them back into your
19 homes. So I'm saying to Parkside, forgive. That's
20 what God would want you to do. Start all over
21 again. That's what he tells people to do. If you
22 are Christians and you all I believe were saying, you
23 are Christians, then you feel that God made
24 provisions for those who made mistakes. If murderers
25 he made provisions for. He gave them a place of

1 refuge to hide from so that the peoples that were
2 after them could not murder them. Would we be
3 murdering these eight men out of 900 so that they
4 could not start their lives again? We all live in
5 comfortable homes.

6 You asked the question. Why were they
7 not in Millville? Well, I'm going to tell you my
8 opinion. I'm black. I live in Camden. Millville is
9 white. Not only are they white, they're rich. They
10 don't want no black people that are poor to come into
11 their community. Why in Camden when our economy is
12 low that we can't accept eight people? Eight people
13 that will go out, get a job, and bring Camden up, and
14 perhaps buy a house next to you. Why? I leave it up
15 to y'all to decide because I don't have the right.
16 God didn't give me the privilege to sit on your
17 Board. But I'm telling you, what we ought to do is
18 come together. We are suppose to be family. A
19 shelter is a place where people come to recover.
20 Help people recover. Camden has grown since I've
21 been here. I see it developing all over. And
22 they're making provisions. Even Parkside is making
23 provisions for those people that need help. Don't
24 deny these eight out of 900.

25 MR. EINGORN: Thank you.

1 Would you raise your right hand, please.

2 - - -

3 TIARE JUNE CORSEY BURT, having first been
4 duly sworn/affirmed, was examined and testified as
5 follows:

6 - - -

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

9 MS. BURT: My name is Tiare June Corsey
10 Burt. I live at 1423 Kaighn Avenue.

11 I have 19 years of service working with
12 children every day here in the City of Camden. Poppy
13 Sharp was my first boss. I lost a son in 2008 in
14 East Camden. I'm a William; I'm a Carpenter; I'm an
15 Ingram; I'm a Primose; I'm Bennett. That's my
16 family. Now, I just took in a Vietnam Marine because
17 he got washed down on Admiral Wilson Blvd. I feed
18 the homeless. We have a food ministry at 1435 Kaighn
19 Avenue. We feed and pass out food on Saturdays at
20 1:30 and Sundays at 11:30.

21 Now, I was at the meeting Monday. And
22 these are some strong, young black men. Because they
23 was looked at and ridiculed, I couldn't believe it.
24 My son got shot 16 times in the back. Just like
25 Malcolm X. So I said, it wasn't a murder. It was an

1 assignment. And in this City, I've worked the
2 election; I've worked for unemployment. And when
3 they moved us to Woodcrest, they had to get a shuttle
4 bus because the caucasian people were scared because
5 all the black people was coming into Cherry Hill for
6 probation. Scared.

7 My thing is this. We have to help each
8 other. If we're going to hurt then we can't help
9 you. I've worked with Pastor Khan. When his father
10 died, it was a whole block, the City of Camden owed
11 his father for being a doctor and Dr. Henderson;
12 Dr. Wrent(phonetic spelling) We as a people, we
13 don't have and I'm telling you this black people, we
14 don't have no country to go back to. I don't
15 celebrate Thanksgiving because they slaughtered the
16 Indians and then they worked the slaves. So we have
17 to pay attention to what's going on.

18 When they shot my son 16 times, I didn't
19 have no reverend speaking at my son's funeral.
20 I spoke. I'm a black panther. I'm an Ingraham; a
21 Primose. I work for PBUM with 19 years of service.
22 I fed people. I had a Speakeasy and fed people in
23 Centerville so women wouldn't have to do a blow job.
24 I gave them one. You ain't got to do that. We don't
25 help each other. And you all got all these forms.

1 Where was they at when the people was sleeping on
2 Camden Trust and Camden Free Library? I have a park
3 named after my uncle, Ralph Williams. People were
4 sleeping there. People were sleeping in the
5 transportation center. You shouldn't have to step
6 over nobody. I'm a queen. First of all, I don't
7 need no man doin' nothin' for me or showing me where
8 your daddy is, okay, cause I can take care of myself.

9 I'm a survivor of breast cancer right
10 now. And the thing that makes me mad is, we sit up
11 here and say this. And we can't even come out and
12 vote. You can't even get out here and do anything
13 for your kids. My husband just passed, Thursday the
14 30th, 3 years. I sleep by myself; eat by myself; get
15 up by myself with the grace of God. But I'm going to
16 say this, we as a people, we vote you in. Think
17 about it. You said these schools, these buildings, I
18 wanted to get PBUM. I wanted to get homes and land.
19 You know what, can't do it. You all make up all
20 these rules but where is the rule when this says,
21 take care of your brothers. That's all I'm saying.
22 I'm tired. Pastor Khan, I wish you all the luck in
23 the world.

24 MR. EINGORN: Would you raise your right
25 hand, please.

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ALEXIS ANDERSON, having first been duly affirmed, was examined and testified as follows:

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

MS. ANDERSON: Alexis Anderson, 1546 Greenwood Avenue, Camden.

So first of all, I want to thank you all for hearing me today. I want to thank everybody here. To the gentleman that's part of this program, you guys are doing a commendable thing, let me tell you that. Because guess what, we are all ministers to God. We all have a ministry. What I'm about to say is nothing personal because guess what, God handpicked every last one of us to do a certain job to his and his alone, his glory.

This is not about -- I've heard people get up here and say that you're saving lives. No, you save nothing. God and God alone saves lives. He saves whom he wants to save. And make no mistake when you talk about God, I am talking about the same God that Abraham, Issac and Jacob served. The same God that stood in that fire with three Hebrew boys and he saved them. That same God that shut the mouth

1 of that lion when Daniel was in that lion's den.

2 Make no mistake, that's the God I serve.

3 So I have been in service to this
4 community for years, well over 20 years. Make no
5 mistake about that. I have counseled kids here.
6 I have offered help. I have done some of these kids'
7 hair in my home and I probably shouldn't have because
8 in the times that we're living, that's not a good
9 idea. But you know what, God put it on my heart to
10 do that. I've paid money out of my own pocket and
11 went without so the kids here can get the things that
12 they want and need. So I'm going to tell you this.
13 I am a public servant, a paid public servant.

14 And based on the definition that Pastor
15 Khan and his attorney gave about being homeless, I'm
16 a paid public servant who is homeless. But I get up
17 every day. I do my job. And I come home and do the
18 best that I can. I sit in the library sometimes over
19 there in Camden to do my work. So I'm telling you
20 gentlemen back here, no one is knocking you. The
21 issue is, and I'll say this to you, Pastor Khan, you
22 say you're a man of faith, you a man of God. First
23 Corinthians 14:40 says, "But let all things be done
24 decently and in order."

25 Now, I just heard the gentleman back here

1 and I love your passion for it. We're talking about
2 decency and orderly --

3 MR. EINGORN: Ma'am, I'm sorry. We can't
4 be addressing other people in the public. You're
5 suppose to address the Board.

6 MS. ANDERSON: I'm sorry. No. Because
7 I saw other people do it. I apologize. So the
8 gentleman back here did say that, what about decency
9 and order. Everything has a place. God sent it
10 forth for that reason. And I'll give you an
11 example. When the Apostle Peter cut off the Roman's
12 ear, what he was trying to do was prevent Jesus from
13 going to a death that he was suppose to go to so that
14 he could save all of us. So although Peter was
15 passionate, he was wrong. And Jesus made that known.
16 Same thing when they tried to get him to go down in
17 Jerusalem too early, because they wanted him to be
18 seen, he shut them down again.

19 So I get your passion but I have a
20 problem with the way this gentleman conducted himself
21 in my community. He said he went to the neighbors.
22 I have never met this man before in my life. I
23 haven't gotten a note from him; not a letter;
24 nothing. I find his behavior to be atrocious and
25 inconsiderate. I know nothing about the people and

1 he was going do it anyway without permission which,
2 again, it's just inappropriate.

3 The resolution for that is from Maurice
4 Township, that had nothing to do with -- this is not
5 a black or white issue. It's not that they didn't
6 want black people in that community. And I am
7 requesting that you all read the entire resolution.
8 It is almost 41 pages. It's not a big read. So I'll
9 give you some notes on numbers. Number 16:
10 Approximately 30 percent of the applicant do not
11 finish the program. So when he's saying that has a
12 90 percent success rate, a 90 percent success rate of
13 what? This is under oath he testified. It's 30
14 percent or 30 percent of applicants only finished
15 the program.

16 He did the same thing down in Maurice
17 Township. He started this program without their
18 permission. And when they found out -- what he's not
19 telling you is that on April 27 of 2023, they filed
20 an order to show cause. That is Number 32 in the
21 resolution. And, therefore, that's when he made the
22 decision to move those applicants. There was 20
23 there. He supposedly moved eight here. Where's the
24 other 12 at? He had also made, he said, Number 48,
25 \$400,000 in improvements at that property and he

1 admitted on record he did it without seeking the
2 required permits, which it appears that he's done the
3 same thing at the property that his father owned.
4 Again, without, seeking permits.

5 He also stated in Number 51 that he
6 thought he could piggyback on to the operations
7 of Bethany Church. Someone once told me that the
8 road to hell is paved on good intentions. Item
9 Number 54 in the resolution, he agreed to relocate
10 said persons from Maurice Township. Make no mistake
11 it has Millville address, but it's Maurice Township.
12 And he only did so is because, again, they filed an
13 Order to Show Cause. He had no intentions of doing
14 the right thing until he got caught. I had an old
15 boss tell me one time, that it's easier to ask for
16 forgiveness than permission.

17 Pastor Khan has proven that he lives by
18 that motto. That's not okay. It's not acceptable.
19 We live in a society that has rules and regulations
20 they are there in place for a reason. And he
21 apparently feels that he can usurp those rules and
22 regulations when he feels like it.

23 Item Number 56 in the resolution from
24 Maurice Township. There have been a number of 911
25 calls that was exhausting their resources. Now,

1 unfortunately, I was not able to get all the CAD
2 reports. This city is already down so many police
3 officers. We don't have those type of resources.
4 And it appears that the staff that he does have are
5 not trained to know when to call -- when to use
6 emergency services and when not to use them. That is
7 concerning in an already fragile area in Parkside.

8 This past summer there had been a number
9 shootings. I'm going to tell you that my car was
10 stolen. One of the reasons for my homelessness in
11 regards to how he defines it because I am
12 couch-surfing. Now it has cost me upwards of \$50,000
13 and counting because I still don't have my car Aback.
14 And that's because somebody selfishly stole my car so
15 when I went to get up to go to work, it was not
16 there. And, unfortunately, I did not have enough
17 time to go get affidavits from the residents that
18 testified against Pastor Khan and his church for
19 having the program that they had there that they
20 should not have had there.

21 Item Number 95, he talks about they don't
22 have to make payments. They make financial
23 arrangements.

24 MR. LARIO: Mr. Chairman, and I hate to
25 do this because I know it has been a very long night

1 here. I think we're getting a little off from the
2 testimony --

3 MS. ANDERSON: Excuse me, sir. This is
4 the thing. You don't live in Camden. I do. And
5 this my right. I pay my taxes and I can pay the
6 bill. So you had your moment. You're not going to
7 steal my time. Because what's going to happen is,
8 I'm going to tell you this. If you can take --

9 CHAIRMAN HANCE: You have to address us.

10 MS. ANDERSON: Thank you.

11 MR. EINGORN: Ma'am, the issue we're
12 running into is, we have seven other applicants.

13 MS. ANDERSON: I understand that, sir.
14 But this is the thing. Had Pastor Khan done this
15 correctly --

16 MR. EINGORN: We agree.

17 MS. ANDERSON: -- this could have been a
18 whole day set to this. Because, again, he did not do
19 that. So this is why we're here right now.

20 MR. EINGORN: I know why we're here,
21 Ma'am. And I agree that Pastor Khan should have gone
22 to the planning office first. I think that's a known
23 fact and the Board will acknowledge it; that the
24 general consensus and rule of law is, you're suppose
25 to go get your approvals first. Right?

1 MS. ANDERSON: Correct.

2 MR. EINGORN: We know that. And that's
3 been established and testified to by the public.
4 And I think has taken quote unquote judicial notice
5 because we're a quasi judicial Board.

6 MS. ANDERSON: And understand that, sir.
7 But this is the thing, I'm almost done. If you can
8 just bear with me.

9 MR. EINGORN: Can you cut it down to like
10 a minute, minute and a half?

11 MS. ANDERSON: Give me -- let's try five
12 minutes. If you can negotiate it.

13 CHAIRMAN HANCE: We can't. Get to your
14 point because we've been here for three hours or more
15 and we have another seven cases to hear.

16 MS. ANDERSON: And understand that.

17 CHAIRMAN HANCE: You'll be out of here
18 and we'll still be here.

19 MR. EINGORN: Give me one second.
20 Counsel, do you want to make an evidentiary
21 objection.

22 MR. LARIO: So it's just -- with
23 reference to this prior resolution, obviously this is
24 not the matter before the Board. It was a type of
25 use; there were different experts; there was

1 different testimony. I'm concerned that by bringing
2 this and trying to paint this applicant by what was
3 done in Maurice River, Millville, it's a different
4 application. Obviously, --

5 MS. ANDERSON: It's a different
6 application but the same attitude with the same
7 ubiquitous attitude.

8 MR. EINGORN: Our court reporter can't
9 take you both down at the same time. Please let
10 counsel finish and you'll get your time to finish.

11 MR. LARIO: So public comment, it should
12 be limited to the information and testimony that was
13 provided to this Board at this meeting. And we're
14 happy to answer or try to address any of those
15 questions or concerns. But to use another
16 application in another municipality and try to bring
17 that up now when it's clear, not applicable to the
18 testimony that was provided, that's where we draw the
19 objection to.

20 MR. EINGORN: Your objection is noted. I
21 do have read through a good portion of this
22 resolution. And I do think that the need for tonight
23 does arise from the denial of this, so it is somewhat
24 relevant to Alexis's point. Alexis, we hear you loud
25 and clear, but just running out of time.

1 MS. ANDERSON: So this is the thing.
2 Past history teaches that past behavior is a
3 predictor of the future. So he's done this before.
4 He's going to continue to do this until somebody
5 stops him. Again, to the young men in the back, the
6 eight, I'm going to call you guys the Camden Eight.
7 This is not against you. I support you getting the
8 help that you need. But the way it's done, no, I do
9 not support this house here.

10 So these are the questions before you the
11 Board makes their decision, that I would like you to
12 all to ask. Ask yourselves and ask him. Did he
13 upgrade the septic tank? Is it good enough for eight
14 people? What other property? He said he's looked at
15 other properties for this program. Where is he
16 looked at? Can that be verified that he's done these
17 things? What's the floor plan? What's the policy?
18 He told us who the staff were but what are their
19 credentials? Are they offered mental health
20 counseling?

21 What happens when the sun sets when this
22 18-months and Maurice River denies their
23 application? Because if you read their final
24 descent, it appears that that's not going to get
25 approved but I'm not God so I can't tell the future.

1 What happens with that? He says he has security
2 cameras and that's nice. Who monitors those security
3 cameras because they would have to be monitored
4 24-hours a day. What credentials do they have to
5 monitor those security cameras? Also, all his
6 supporters, none of them reside in Camden. What's
7 the curriculum that these gentlemen have? What's
8 their daily plan everyday? He said, they have
9 financial planning and they're saving up for housing.
10 Can he provide statements that show that they have
11 been successfully saving their money so they can move
12 forward?

13 I've heard people get up here and say
14 he's a humble man. The definition of humility is
15 defined as modest or a low view of one's importance.
16 But it seems like he has exhalted himself by doing
17 what he did. Because actions does not align with
18 humility. Again, his actions align with the fact
19 that it's easier to ask for forgiveness than
20 permission. So I say to you gentlemen and ladies, I
21 leave you with this. Character is what you say and
22 do when nobody is looking.

23 UNIDENTIFIED SPEAKER: I'll be very
24 brief.

25 MR. EINGORN: Do you work -- are you part

1 of the --

2 UNIDENTIFIED SPEAKER: I promise you,
3 I'll be very brief.

4 MR. EINGORN: If counsel wants to call
5 you as a witness, that's one thing but you're really
6 not a member of the public. You work for the
7 applicant.

8 CHAIRMAN HANCE: It's open to the
9 public. If you work for him that kind of excludes
10 you. And like I told her, we have seven more cases
11 to go through.

12 UNIDENTIFIED SPEAKER: Someone else was
13 here that spoke that --

14 CHAIRMAN HANCE: Let us get through this
15 case. Let me close it to the public.

16 MR. EINGORN: Yes. Closed to the
17 public. The application is closed to the public.

18 Counsel, do you want to give you closing
19 remarks?

20 MR. LARIO: Yes, very briefly and, again,
21 I thank everyone for your patience here tonight. I
22 now this has been a very long night. Just a few
23 items that I wanted to address based upon the public
24 comment. And, obviously, there was a lot of public
25 comment so I have strong feelings about this.

1 The first item is, is this question as to
2 a shelter license. And that shelter license, that
3 term shelter is really being necessitated by the
4 state licensing for this site. The actual day-to-day
5 operation, how this site will be used, will match the
6 testimony you heard tonight. There will be eight men
7 as part of this program. They will be there until
8 they are able to get their own independent housing.
9 There will be a member of the staff on-site at all
10 times. Again, that's how it is functionally going to
11 be used. And we don't have a choice in changing
12 that. Because in your resolution of approval, what's
13 going to dictate how we utilize this site is going to
14 contain that exact type of language and we're going
15 to be bound by that.

16 There's a question as to what this
17 changes in the future. What if what we are proposing
18 here tonight, down the road we want to change, we
19 want to go over the 18 months? Again, we're simply
20 without the ability to do that. If the resolution,
21 the state regulations, they're going to dictate
22 exactly how this type of facility is going to have to
23 be operated. And that resolution can be used by both
24 the municipality and neighbors. I mean, if they were
25 to see something that is inconsistent with that

1 resolution, it's a zoning violation and we're
2 well-aware of that. But we are bound under the
3 zoning laws to adhere to that.

4 I know there's a lot comments as to the
5 Redevelopment Plan. I would note that the
6 Redevelopment Plan does not supersede the MLUL,
7 Municipal Land Use Law, and your Master Plan. And
8 both of those talk about the types of inherently
9 beneficial use, this type of beneficial use and why
10 this is so important to promote and the good that
11 this does. Now, there's analysis that this Board has
12 to do as part of that. And, again, our planner
13 provided that testimony that we'll be able to have
14 this inherently beneficial use without causing any
15 substantial detriment to the Neighborhood Plan.

16 And, I think, what's worth noting here
17 is, obviously, this is a situation where Pastor Khan
18 is intimately involved in this. And I think there
19 was a lot of comments about management. And I think
20 that was a very good comment by a member of the
21 public who spoke about management. Because these
22 different facilities are obviously managed
23 differently. I think there is a unique circumstance
24 here where you have a member of this community who
25 has been involved in this community for so long.

1 I don't want to speak for Pastor Khan but
2 I have a feeling he would agree that if there was any
3 issue with any of these neighbors as to the site, if
4 a call was made to him, he'd be the first one to answer
5 it, and I'm confident in that. Obviously, we're
6 looking at a 18-month window here. It's what we need
7 in order to provide for these men. Again, I thank
8 you very much for your time. If there's any
9 additional questions for me or any member of the
10 applicant's team, Mr. Landgraf, Pastor Khan, we're
11 happy to answer them. Thank you.

12 MR. EINGORN: Thank you, Counsel.

13 Now is the Board's time to ask any
14 further questions, wrap up the last bit of
15 information you may need to make a decision and to
16 articulate that decision on the record. And then
17 propose a motion whether or not to grant the
18 application which is for a use variance and a site
19 plan waiver related to the use of the property.

20 As you've heard, the testimony from --
21 sorry -- legal argument from counsel and testimony
22 from the planner, the professional planner, this is
23 an inherently beneficial use as defined by state
24 law. Whether or not you personally agree with the
25 definition is not really relevant to the analysis.

1 It's a term of art which the Board is familiar with,
2 and which controls this application as it relates to
3 the standard as articulated by Mr. Landgraf. Last
4 questions; discussion; motion.

5 CHAIRMAN HANCE: When is the 18-month
6 starting? What's the initial date?

7 MR. LARIO: We're proposing the 18 months
8 from the adoption of the resolution next month.

9 VICE-CHAIRMAN COOPER: So that's
10 January.

11 MR. EINGORN: Now, the Board has the
12 right to condition it as it sees fit. There is an
13 agreement of 18 months so that's something you can
14 obviously articulate as a condition of approval that
15 they have agreed to.

16 VICE-CHAIRMAN COOPER: Mr. Khan, I
17 commend you for the work that you're doing in our
18 community here. You're out there on the front line.
19 I know family members who have been there with you
20 during Code Blue and all that stuff. Again, when you
21 come to us for this ordinance here, you know, we have
22 things -- safeguards in place here like 870-54. It
23 says, lodging houses, boarding houses and rooming
24 houses, multi-family dwellings are or any combination
25 therefore, it's not permitted. And this is -- I know

1 you're coming up.

2 MR. LANDGRAF: If I may. That's your
3 role here. Your role is a Zoning Board of
4 Adjustment. You are here to adjust that, your
5 ordinances when you see fit. That's your role. Is
6 to look at these applications and review them for
7 variances. You don't see By-right applications. You
8 see things for variances, mostly use variances. You
9 have a separate planning board here. So that is your
10 role. That is your role as a zoning board member, is
11 to look at these applications. Yes, it's not a
12 permitted use. That's why we're here. If it was
13 permitted, we wouldn't have been here.

14 VICE-CHAIRMAN COOPER: But the Planning
15 Board should be --

16 MR. EINGORN: They don't go to the
17 Planning Board because they're requesting a
18 variance -- a use variance.

19 MR. LANDGRAF: A use variance is solely
20 the Zoning Board's responsibility.

21 MR. LARIO: If we were a permitted use,
22 we wouldn't be before this Board. It's only
23 because --

24 MR. LANDGRAF: I'm not saying it's an
25 easy role. That's what your guys' role is is to

1 review cases and look at the justification on both
2 sides of it. Thank you.

3 CHAIRMAN HANCE: We heard 21 witnesses,
4 right, about 21. And out of the 21, I heard one
5 young lady, one person, that feels unsafe. No one
6 else felt unsafe. I can also say, me, my nephew
7 lives on Princess Avenue, right across from the New
8 Beginnings. I have been there numerous times. I
9 thought they closed down. That's how quiet it was.
10 There was no movement. No one there that I saw night
11 and day. And he lives directly across the street on
12 Princess Avenue. Not down the block; not around the
13 corner but right across.

14 To put it this way, if he would have
15 never came up here, this place would be empty. He
16 came up here to say, hey, I'm doing this wrong,
17 I need help. Okay? But if he didn't do that -- you
18 know how are beings are, a few people out here,
19 that's what would have been out here. I'm saying
20 this, I don't see anything wrong with helping eight
21 guys, ten guys, one guy. Because this is what -- we
22 are here for that. That's being human. I heard
23 about property; I heard about money; I heard about
24 everything but helping these guys.

25 And it's easy to tear something down, but

1 hard to get something positive and keep it running.
2 And, yes, we all make mistakes. And I'm not on his
3 side; I'm not on their side. I'm just saying what I
4 feel. We've been here over three hours and 21
5 people. So I'm about making a difference. I've been
6 doing it all my life. I work for Camden County OEO.
7 We help people. And, yes, we don't get it right all
8 the time either but we still hang in there. We do
9 what we have to do. I mean, I wrote a book here.

10 REVEREND MARTINEZ: Can I make a
11 motion?

12 MR. EINGORN: Wait. Wait.

13 MS. ATWOOD: I've known them since I was
14 a teenager. But my problem is the pattern of
15 deception. That's my problem, the pattern of
16 deception. And you need to be able to follow the
17 rules but it's a classic case of Pastor Khan not
18 being able to follow the rules.

19 MS. ALSTON: And, you know, I, too, have
20 listened to the public and what they've been
21 saying. And everyone has been saying that they are
22 for them being there. No one has -- I think maybe
23 one or two people are against it but for the wrong
24 reasons. Like they're against what the path he has
25 taken to get here. And I don't think -- I don't

1 believe that's something that we are going to -- in
2 my opinion, that's not going to play a factor in
3 determining on whether we approve this or not.

4 He's doing a lot of good things. We can,
5 in the Resolution, ensure that what we want to happen
6 happens. And we do that by saying, we're going to do
7 it; we're going to allow a temporary 18 months. Or
8 if it's the septic system that one person mentioned.
9 Whatever the case may be, we can add this into the
10 Resolution to make sure that it is being adhered to
11 what he needs or he's doing what he's suppose to be
12 doing in terms of that regard.

13 I don't think the program is the
14 problem. It is a good business model in place that's
15 structured. It has a curfew. It's short-term. So
16 there's a lot of positive here. And I think if the
17 concern is following the rules or choosing the path
18 that we need to include that in the Resolution.

19 MR. LARIO: If I may briefly. I don't
20 want anyone on this Board to think there was a model
21 of deception here. When Pastor Khan realized he
22 needed specific documentation for this type of use
23 from the state for his license, this application was
24 made. And it has been -- the date of submission,
25 Pastor Khan, do you know off the top of your head?

1 Some time over the summer approximately?

2 MR. EINGORN: Are you talking about the
3 appeal or the application?

4 MR. KHAN: Some time in May.

5 MR. LARIO: May?

6 MR. KHAN: No, no. Once we found out.

7 MR. LARIO: So this has been a process.
8 And I know it has been process that -- and I
9 understand there's members of the community that are
10 hoping or asking that it went a different way, but I
11 can tell you that the Municipal Land Use Law lays out
12 a way to do this. And I know it doesn't require
13 meetings with the community. It doesn't require
14 personal letters that Pastor Khan has done. He's met
15 with the community. He sent out personal letters.

16 This is certainly not something where
17 he's trying to fast-track. That's because, again,
18 this has been over six months we've been waiting to
19 get this application before this Board. The word
20 deceptive, that's one thing where I don't think he's
21 been deceptive. Tonight has not been an easy night.
22 I know all things being equal, we wish we didn't have
23 to do this, but obviously this is the way to do it.
24 And this gives an avenue and a vehicle to all these
25 members of the public to talk.

1 MS. ATWOOD: When I'm saying a pattern of
2 deception, when Pastor Khan ran for mayor of the City
3 of Camden, he said he lived there. I'm just saying.
4 Okay. I wouldn't use the word deception if it were
5 not applicable.

6 MR. LARIO: All I can speak about is this
7 application.

8 MS. ATWOOD: I understand.

9 MR. EINGORN: So Reverend Martinez is
10 feeling a little ill so we need to get moving.

11 So is there any further discussion on the
12 record?

13 MS. ATWOOD: No.

14 MS. MERRICKS: I just wanted to ask, do
15 they have a license at the other facility; was that
16 licensed? Or were you trying to get a license at the
17 other facility?

18 MR. LARIO: We were trying to get the
19 approvals to get the license.

20 MS. MERRICKS: To get the license, okay.

21 Then another concern. How many people in
22 Camden is in the house? I'm for everybody getting
23 cured. But how many people live in Camden that's in
24 that house?

25 PASTOR KHAN: Technically, there was of

1 the seven, there was only one or two that are
2 original. They're all residents now. But there's
3 only one or two originally from Camden.

4 MS. MERRICKS: Because my concern is, I
5 remember like a couple of years ago, they was
6 flooding people into our City at the bus
7 transportation center, loads of them and let them off
8 the bus, dropping them off and in our community. And
9 I just want to make sure that this is another
10 drop-off station.

11 MR. KHAN: No. It's absolutely not a
12 drop-off station. And, again, I want to
13 re-emphasize, and I heard a lot of people talk and I
14 didn't want to interrupt, and they talked about doing
15 things not correct and not decent in order.
16 Everything was done in decent order here. We filled
17 out the application. You guys understand there was a
18 backlog. It was difficult to get before you. There
19 was a problem with the Courier Post and post dates
20 had to be put us on another month. Last month, the
21 two months ago, I guess it was, you didn't have
22 quorum. So we're doing everything correct.

23 I don't want to bring up Millville,
24 Sister Atwood. But I can tell you there are
25 circumstances that we can't get into now. It's

1 totally different. But I can tell everybody in this
2 room, anybody that doesn't understand, just drive
3 down Millville and you know why, and what we got
4 into. But I can tell you this without getting myself
5 in trouble, they've already come back and their
6 attorney said that they were wrong and they're trying
7 to settle out of court. Okay? I'll you right now.
8 So that's why we know we'd be down here soon. Okay?

9 Just so that everybody is aware.

10 Millville is the post office box. Maurice River
11 Township is the actual city. That's how it is now in
12 that area with small little towns. Okay? So there
13 is a Federal lawsuit and we can't talk about that
14 now. But that's what's going on there. We'll be
15 back there real soon. I had no problem putting out
16 \$450,000 into that place for renovations. And we
17 still continue to fix up the place because we know
18 we'll be back there real soon.

19 There wasn't deception. There wasn't
20 dishonesty. If I had to do it all over again -- when
21 I did call Parkside and I talked to Roger Dickerson
22 and there was a time already scheduled for the
23 meeting that month. The month before, Brother
24 Dickerson just passed. What we said, we'll come to
25 the next cause we're already scheduled for January.

1 We couldn't go to this last one because they had Lady
2 of Lourdes there. They said we couldn't go. So
3 people are getting half-truths and half-stories.
4 That's not the truth. We tried doing everything the
5 right way, filing the paperwork so forth and so on.
6 And by the way, Sister Theresa, I did live there when
7 we did run. Okay? I'm not there now but during that
8 time period, I did. Thank you. Any other questions
9 for me?

10 CHAIRMAN HANCE: Yes. If we pass you for
11 18 months, 12 months or whatever the case may be,
12 what happens if you don't find a place?

13 MR. KHAN: I can't -- if the attorneys --
14 if you guys agree on this, I will agree not even to
15 come back and ask for an extension. I know that's
16 strange. I don't have a problem with that. I know
17 for fact where they're going. I know for a fact
18 we're not going to stay there. I will say to you
19 right now, we won't even come back for an extension
20 if that can be worked out. And I know you probably
21 don't like that. I don't have a problem with that.
22 I know where we're going.

23 MR. LARIO: You won't want to see us just
24 as much as we won't have to come back for an
25 extension of it. I'm sure.

1 VICE-CHAIRMAN COOPER: And if Millville
2 opens up before --

3 CHAIRMAN HANCE: -- the 18 months -

4 VICE-CHAIRMAN COOPER: -- we get --

5 MR. KHAN: Correct. We might be opening
6 up real soon.

7 VICE-CHAIRMAN COOPER: Right exactly.

8 MR. KHAN: We have to check so that we're
9 legal and honest with the state.

10 VICE-CHAIRMAN COOPER: I got you.

11 MR. KHAN: Thank you.

12 MS. ALSTON: I want to make a motion to
13 go ahead and pass it with the stipulation that we do
14 the 18 months.

15 CHAIRMAN HANCE: So say it little bit
16 louder.

17 MS. ALSTON: I thought I was talking
18 loud. Making a motion to pass. I want to make sure
19 we want to add to the Resolution the 18 months.

20 VICE-CHAIRMAN COOPER: If their other
21 facility opens --

22 MS. ALSTON: I'm not even concerned about
23 all that. I'm thinking 18 months and if it happens
24 earlier, then it happens. Whatever else needs to
25 happen.

1 REVEREND MARTINEZ: And I second it.

2 CHAIRMAN HANCE: Wait, wait.

3 MR. EINGORN: There was an offer not to
4 come back. Are you going to add that as a condition?

5 MS. ALSTON: I'm not even concerned about
6 the offer.

7 CHAIRMAN HANCE: We were going to add
8 that in there.

9 MS. ALSTON: Advise --

10 CHAIRMAN HANCE: Yes, the offer we're
11 going to add that in there. Now, Reverend.

12 REVEREND MARTINEZ: I second.

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

15 MS. ATWOOD: I didn't hear the motion.

16 MR. EINGORN: There's a motion to pass
17 with a condition of 18 months with the agreement not
18 to come back for an extension.

19 MR. LARIO: Obviously the Board -- you
20 can institute that condition.

21 MR. EINGORN: Your client just agreed to
22 it on the record. Chairman Hance.

23 CHAIRMAN HANCE: Yes.

24 MR. EINGORN: Vice-Chairman Cooper.

25 VICE-CHAIRMAN COOPER: Yes.

1 MR. EINGORN: Reverend Martinez.

2 REVEREND MARTINEZ: Yes.

3 MR. EINGORN: Ms. Atwood.

4 MS. ATWOOD: No.

5 MR. EINGORN: Ms. Merricks.

6 MS. MERRICKS: No.

7 MR. EINGORN: Ms. Alston.

8 MS. ALSTON: Yes.

9 MR. LARIO: Members of the Board, thank
10 you for your time and attention tonight.

11 MR. EINGORN: We have four in favor and
12 two against. The motion did not pass which equates
13 to a denial. The applicant had to obtain five
14 affirmative votes. They only obtained four. It did
15 not pass.

16 MR. KHAN: Thank you very much, guys. I
17 appreciate it.

18 MR. EINGORN: We appreciate your time.

19 - - -

20 (At which time, Ms. Alston and Reverend
21 Martinez leave the meeting.)

22 - - -

23 MR. EINGORN: For the record, the
24 application 3250 to 3252 River Road, LLC. The
25 applicant was tired of waiting and has requested an

1 adjournment to February. That matter will be
2 adjourned. If you're here for that matter, come back
3 in February. This is the last notice that will be
4 provided for the February meeting.

5 In addition, due to the lateness of the
6 meeting, two of our Board members are departing, not
7 in life but just the meeting. So we will only have
8 four members and we'll be unable to handle to
9 anything that requires a use variance. I apologize
10 for anybody who requires a use variance to that
11 extent.

12 UNIDENTIFIED SPEAKER: That's not fair
13 cause he took up all the time. So we got to stand
14 here and wait another month.

15 CHAIRMAN HANCE: Some of our Board is
16 sick. That's why they're leaving.

17 UNIDENTIFIED SPEAKER: I understand that.
18 Are you doing this tonight?

19 MR. EINGORN: If you require a use
20 variance then we cannot continue to hear you. We
21 don't have enough Board members to vote in favor of
22 it. There's a meeting in January.

23 MS. MUHAMMAD: Everyone calm down. We're
24 trying to schedule a Special Meeting. We need all
25 them all up here. So when we get them in the room,

1 if we have to continue, we're going establish a
2 Special Meeting right now. You all got to calm down.
3 We already know how January is so I don't know if --
4 January is just as full as this. So we can't take
5 this overload in January.

6 UNIDENTIFIED SPEAKER: I can come in
7 February.

8 MS. MUHAMMAD: Give us a second.

9 MR. EINGORN: Off the record.

10 - - -

11 (Off the record at 10:00 p.m.)

12 (Back on the record at 10:06 p.m.)

13 - - -

14 MR. EINGORN: Back on the record now so
15 everyone can hear what I have to say. So we're going
16 to try to set up a Special Meeting. For the Special
17 Meeting we'll have everybody appear. We usually do
18 them via electronic platform so you can show up from
19 your computer at home, if possible. I can't
20 guarantee it but that's how we've done it in the
21 past. We'll try to accommodate everybody. We know
22 this process can be long and frustrating and we're
23 not trying to hold you up. We get it. But the Board
24 is a bunch of volunteers and everybody is tired and
25 we've had a lot of very big agendas the last four or

1 five months.

2 So we're going to do our best to schedule
3 a meeting. It'll be a Special Meeting. You'll get
4 notice from Evita of the date and hopefully we can do
5 it via electronic so you can show up from your
6 computer.

7 UNIDENTIFIED SPEAKER: Try. Try is not a
8 guarantee so you're going to try your best. The bad
9 part is you're doing your best and we don't know what
10 your best is. The bad part is, some of us work and
11 some of us bought property that we're losing money.
12 So this is not fair that we have to wait and believe
13 in y'all and trust y'all --

14 MR. EINGORN: One second.

15 UNIDENTIFIED SPEAKER: -- to make y'all
16 that y'all are coming in.

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

19 - - -

20 BILAL DIXON, having first been duly
21 sworn/affirmed, was examined and testified as
22 follows:

23 - - -

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

1 MR. DIXON: My name is Bilal Dixon, 12
2 Roosevelt Avenue, Jersey City, New Jersey.

3 MR. EINGORN: What application are you
4 here for?

5 MR. DIXON: I'm here for 218 Morse
6 Street.

7 MR. EINGORN: You don't need a use
8 variance.

9 MR. DIXON: I don't need a use variance?

10 MR. EINGORN: No. You need a
11 nonconforming use, a Certificate of Nonconforming
12 Use.

13 MR. DIXON: Yes.

14 MR. EINGORN: We'll hear you.

15 MR. DIXON: That's what I wanted to know
16 All right. Very good.

17 MR. EINGORN: Mr. Gabay, are you here?

18 MR. GABAY: Yes. Did I hear that you're
19 willing to go to February for both?

20 MR. GABAY: Unless you do a Special
21 Meeting, I'd rather have it electronically.

22 MR. EINGORN: So how about this. We're
23 going to --

24 MR. GABAY: If you can do a Special
25 Meeting electronically, that would be good. Whatever

1 you decide.

2 MR. EINGORN: Give me a second.

3 So we can take Respond. I think Victoria
4 Realty is a use variance. Mr. Machigal, 2500 Baird
5 Boulevard, that's a use. So I have to put you off.
6 Ms. Garcia, is a use. This is a cert of
7 nonconforming use.

8 Stevens Housing proposes a duplex.
9 Variances are needed for lot area, lot width. Those
10 are bulk variances. We can hear that.

11 UNIDENTIFIED SPEAKER: I am here to make
12 sure that the public is aware for the 2500 Baird
13 Blvd., Lot 1177, Lot 133. How would I be notified if
14 you decide to have this Special Meeting because, you
15 know, I'm not a participate. I'm from the public.

16 MR. EINGORN: So notice of a Special
17 Meeting is published 48 hours in advance. It will be
18 on the City's website.

19 So here is what's going to happen. Since
20 Mr. Gabay has already got one on in February and he
21 so graciously volunteered, we're going to hold both
22 of his meetings -- hear the applications in February
23 to be heard at the same time so he doesn't have to
24 come back twice.

25 The three other applications that require

1 a use variance, Victoria Realty; Roger Machigal which
2 is 2500 Baird Blvd.; and Melany Garcia, NS Sherman
3 60 E. 28th Street, those use variances will be heard
4 in January. And this is notice of those
5 adjournments. Mr. Gabay, I appreciate your
6 understanding.

7 MR. GABAY: Okay.

8 MS. ABED: Is this notice?

9 MR. EINGORN: This is notice. No further
10 publication; none of that. Your case is January 8,
11 2024 at 5:30 p.m.

12 Can we get Respond, Inc., 3001 Fenwick?
13 That's the next matter.

14 MR. OTTO: My apologies. I didn't lose
15 my guy but he's on his way back. If you could go to
16 the next one and I'll get him here.

17 MR. EINGORN: Okay. That's fine.

18 MR. OTTO: Thank you very much.

19 MR. EINGORN: Mr. Dixon, it's your time
20 to shine. Mr. Dixon, you need a Certificate of
21 Nonconforming Use for a duplex. I've already sworn
22 you in so you can put your hand down. I'm going to
23 read your appeal for zoning.

24 The name and address of the applicant is
25 Bilal Dixon, 218 Morse Street, Camden, New Jersey.

1 He's the owner of the property. He's the applicant
2 and that's the location of the property in an
3 R-2 Zone. The lot has a frontage of something I
4 can't read: Feet on front yard and a depth of 8
5 feet. There's a 3 scribbled out and a 1 building on
6 the lot. It's a two-family house. It's presently a
7 duplex. So you're here because you want a Cert of
8 Nonconforming Use. And you got a duplex; is that
9 correct?

10 MR. DIXON: Yes.

11 MR. EINGORN: How long has it been a
12 duplex?

13 MR. DIXON: I bought it as a previous
14 duplex. As you can see it's two heaters and it's two
15 boilers. So when I bought the complex, it was
16 already two in and I provided documentation from City
17 Hall with the residents that lived there before I
18 obtained the property.

19 MR. EINGORN: And attached to your
20 application are these Certificates of Rental approval
21 from 2022?

22 MR. DIXON: Those applicants that moved
23 out and those that rented for 2022, yes. Both of
24 them lived there for ten years with the previous
25 owner.

1 MR. EINGORN: And Felix Roman, he's the
2 prior owner?

3 MR. DIXON: Yes.

4 MR. EINGORN: And you bought the
5 property from him?

6 MR. DIXON: Yes.

7 MR. EINGORN: Are you doing work to the
8 property?

9 MR. DIXON: No.

10 MR. EINGORN: And is there people
11 currently living there?

12 MR. DIXON: No.

13 MR. EINGORN: It's currently vacant in
14 both units?

15 MR. DIXON: Yes.

16 MR. EINGORN: Other than the rental
17 approvals, do you have any other documentation which
18 would tend to show that this was a preexisting --

19 MR. DIXON: All the pictures that I
20 provided is evidence that I have to prove that.

21 VICE-CHAIRMAN COOPER: So you have two
22 meters; two hot water heaters; two heaters?

23 MR. DIXON: Yes.

24 VICE-CHAIRMAN: And when you bought this
25 property, it was already a duplex?

1 MR. DIXON: Yes.

2 VICE-CHAIRMAN COOPER: So you just need
3 the CO for them?

4 MR. DIXON: I just need a CO for them,
5 that's correct.

6 MR. EINGORN: Any other questions?

7 VICE-CHAIRMAN COOPER: No.

8 MR. EINGORN: We got an application for a
9 Cert of Nonconforming Use for a duplex. Anybody in
10 the public here tonight to be heard on Bilal Dixon,
11 218 Morse Street? Hearing none, we'll close the
12 public portion.

13 The applicant has appeared tonight
14 seeking N.J.S.A. 40:55D-68 relief, a Cert of
15 Nonconforming Use for a preexisting duplex. The
16 applicant has provided documentation including
17 photographs and rental approvals from the prior owner
18 that demonstrate or intend to demonstrate a
19 preexisting nonconforming use. Now it's time for the
20 Board do a discussion and make a motion whether or
21 not to grant the requested relief.

22 VICE-CHAIRMAN COOPER: I make a motion to
23 accept.

24 MS. ATWOOD: Second.

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

1 Chairman Hance.

2 CHAIRMAN HANCE: Yes.

3 MR. EINGORN: Vice-Chairman Cooper.

4 VICE-CHAIRMAN COOPER: Yes.

5 MR. EINGORN: Ms. Atwood.

6 MS. ATWOOD: Yes.

7 MR. EINGORN: Ms. Merricks.

8 MS. MERRICKS: Yes.

9 MR. EINGORN: All in favor.

10 Congratulations. Have a great night.

11 MR. DIXON: Thank you. I appreciate it.

12 MR. EINGORN: Do we have Respond?

13 MR. OTTO: Yes.

14 Good evening. In light of the hour, I'm
15 going to try to expediate and dispense with what
16 would normally be an opening. My name Mark Otto.
17 I'm a partner with the firm of DuBois Sheehan here in
18 Camden. We are appearing this evening on behalf of
19 Respond, Inc. I believe my client did appear
20 previously but was unaware that counsel was required.

21 So we're here this evening in support of
22 that application. And it's with regard to 3001
23 Fenwick Road, Block 625, Lot 43 for the purpose of a
24 c(1) bulk variance for a 6-foot high fence where, I
25 believe, the allowable is 4 foot. It's my

1 understanding that we did not do this ourselves, that
2 is, my law firm, because we came in after the fact.
3 But it's my understanding that everything has been
4 provided to the Board. So rather than, again, making
5 a presentation in that way, I could call my client to
6 testify. Is that Okay?

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

9 - - -

10 DION WILES, having first been duly
11 sworn/affirmed, was examined and testified as
12 follows:

13 - - -

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

16 MR. WILES: My name Dion Wiles. I live
17 at 562 State Street here in Camden, New Jersey.

18 MR. EINGORN: Can you tell us your
19 relationship to Respond, Inc.?

20 MR. WILES: As it pertains to this
21 matter, construction official.

22 MR. EINGORN: Construction official,
23 great. And were you in charge of installing the
24 fence?

25 MR. WILES: Overseeing, yes, sir.

1 MR. EINGORN: But you're not the
2 contractor that installed the fence?

3 MR. WILES: That is correct.

4 MR. EINGORN: And the photographs that
5 apply here, show a black chain link fence; is that
6 the fence in question, sir?

7 MR. WILES: It is.

8 MR. EINGORN: Is that a gate?

9 MR. WILES: It is.

10 MR. EINGORN: And the gate is 6 feet
11 high?

12 MR. WILES: It is.

13 MR. EINGORN: And it goes all the way
14 across the frontage?

15 MR. WILES: It does.

16 MR. EINGORN: Does it go anywhere else
17 besides the frontage?

18 MR. WILES: No, sir.

19 MR. EINGORN: I'm looking at this
20 photograph here, sir, and this photograph at the rear
21 that shows the black fence meeting up with a
22 metal-colored fence?

23 MR. WILES: That is correct.

24 MR. EINGORN: The metal-colored fence is
25 not part of that applicant's property?

1 MR. WILES: It is, yes, sir. It is the
2 applicant's property.

3 MR. EINGORN: No, no. Not the black
4 fence part but the metal fence part?

5 MR. WILES: Oh, no. That is not our
6 property.

7 MR. EINGORN: So this is your neighbor's
8 property or the neighbor's property?

9 MR. WILES: That's correct, sir.

10 MR. EINGORN: Anything else you want to
11 tell us? Is there a reason why the applicant needs a
12 6-foot fence as opposed to a 4-foot fence?

13 MR. WILES: Several reasons.

14 MR. EINGORN: Let's hear it.

15 MR. WILES: Several reasons. One, first
16 and foremost, we have been dealing for years and have
17 police reports to support and back up what I'm
18 stating. For years we have dealt with abandoned cars
19 and if you know anything about the City of Camden
20 now, it's on the owner now to get rid of the cars.
21 We have also dealt with years of illegal dumping on
22 our property. We also had an influx about several
23 years ago of people breaking into our property
24 causing damage. And this was the reason why we
25 selected a 6-foot high fence. Again, not as a

1 permanent deterrence but as some level of deterrent
2 because of the 6-foot high fence.

3 MR. OTTO: Also, if I may.

4 MR. EINGORN: Yes, please.

5 MR. OTTO: Also, what other reason or
6 reasons are there unrelated to the security issue
7 with regard to vandalism and so forth? What reasons
8 do you have why this is really required in terms of
9 the type of function that is on this property, that
10 is, the school, the little childrens' school?

11 MR. WILES: Well, another reason is that
12 many of us know when you talk about school, safety is
13 a priority when we're talking about our children and
14 everything. Parents like to feel safe to know that
15 their children are actually inside of a perimeter
16 that is actually safe. We do allow those two doors
17 of gates now to be open during the daytime but the
18 rest of it is all boxed in by a fence. It adds
19 another level of security for those that are seeking
20 to possibly send their kids to our school that we
21 have a fence up where before you had all access and
22 you could just walk up on to it or walk up on the
23 property.

24 MR. OTTO: What are the ages of the
25 children at the school?

1 MR. WILES: From three months to five
2 years old.

3 MR. OTTO: How long has that school been
4 there at that location?

5 MR. WILES: I'm aware of at least 20
6 years. It may be more.

7 MR. EINGORN: Any further testimony you
8 would like to proffer?

9 MR. OTTO: Not at this time. If there
10 are questions, we certainly would want --

11 MR. EINGORN: Certainly. Questions for
12 the applicant? Applicant seeks a 6-foot high fence.

13 CHAIRMAN HANCE: I'll just say that 4
14 foot is not high enough. It's a different time now;
15 different area. You got dogs; you got people going
16 to schools shooting up the place. Even the dumping,
17 that's a big issue in Camden. So, yes, I'm 100
18 percent for that because I believe a life can be
19 saved. You can't get that back.

20 MR. EINGORN: Should we open to the
21 public?

22 VICE-CHAIRMAN COOPER: Yes.

23 MR. EINGORN: Anybody in the public like
24 to weigh in on this application. Please come
25 forward.

1 MR. EINGORN: Would you raise your right
2 hand, please.

3 - - -

4 GREGORY SHAEFFER, having first been duly
5 sworn/affirmed, was examined and testified as
6 follows:

7 - - -

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

10 MR. SHAEFFER: Gregory Shaffer, 915
11 Dallas Road, Camden.

12 MR. EINGORN: Thank you, Mr. Shaffer.
13 What would like to say?

14 MR. SHAEFFER: My concerns are, number
15 one, the type of fence that they put up and the fact
16 that they attached it to my fence with no liability
17 or liability waiver or anything of that nature. So
18 if something happens theirs or mine gets damaged, who
19 is responsible?

20 MR. EINGORN: That's why we have
21 insurance. No?

22 MR. SHAEFFER: Hopefully. Do we know
23 that?

24 VICE-CHAIRMAN COOPER: Wait a minute
25 This 4-foot fence is your fence and they put a

1 6-foot fence up? So if they put that 6-foot fence
2 up and this --

3 MR. SHAEFFER: No. That's the other
4 side.

5 MR. EINGORN: The metal fence is
6 Mr. Schaeffer's, right?

7 MR. SHAEFFER: Yes. That's mine. That's
8 where they attached to my fence.

9 VICE-CHAIRMAN COOPER: Okay.

10 MR. SHAEFFER: This is a 16-foot roll
11 gate here.

12 VICE-CHAIRMAN COOPER: Right.

13 CHAIRMAN HANCE: So what they can do is
14 they put their own pole here and take it off of his
15 fence.

16 VICE-CHAIRMAN COOPER: Yeah, pretty much.

17 MR. SHAEFFER: They could. Originally,
18 that's what the contractor that was there said he was
19 going to do. And now I came home about two weeks
20 later and found it attached like that. So that's a
21 problem.

22 CHAIRMAN HANCE: I'm quite sure you guys
23 you have insurance.

24 MR. WILES: We do.

25 CHAIRMAN HANCE: But what I would do, I

1 would put my own pole besides his and attach that
2 fence to that pole.

3 MR. WILES: Absolutely, sir.

4 CHAIRMAN HANCE: That way, you're not
5 liable for anything.

6 MR. SCHAEFFER: And I'm not liable either
7 for anything.

8 CHAIRMAN HANCE: I'm just getting there.

9 MR. SCHAEFFER: I'm trying to make sure
10 that we're all on the same page.

11 CHAIRMAN HANCE: Is this a business right
12 here?

13 MR. SCHAEFFER: No, that's my private
14 residence. That's where I live.

15 CHAIRMAN HANCE: Because I'm saying, you
16 should be coming here for a 6-foot fence too.

17 MR. SCHAEFFER: I do have a 6-foot
18 fence.

19 CHAIRMAN HANCE: But did you come to us
20 to get the 6-foot fence?

21 MR. SCHAEFFER: Absolutely.

22 CHAIRMAN HANCE: When was that?

23 MR. SCHAEFFER: Dani Anise.

24 CHAIRMAN HANCE: Oh, Dani.

25 MR. SCHAEFFER: So I know what I'm doing.

1 CHAIRMAN HANCE: So I would definitely
2 put another pole there; have them come back and put a
3 pole there that way, if anything happens, it would
4 just damage your property and not his and vice-versa.

5 MR. EINGORN: So would you agree to that
6 as a condition of approval to install your own pole
7 and have it attached to that in that respect?

8 MR. WILES: Absolutely. I have counsel
9 here but it's something that I want to say because I
10 heard a lot today here and I think he actually said
11 it out of his own mouth. We were putting our own
12 post up. He insisted because I was there, but he
13 ain't say that today. He insisted that we attach it
14 because he said we would spend more money for
15 concrete. We told him we already have a saw and we
16 was cutting it. He insisted and I was there and the
17 contractor. I just want to go on the record that we
18 don't attach stuff to it. He insisted that we that
19 and he knew I was there that day when we was out
20 there with the guys, although my attorney told me not
21 to mention that. That is the truth.

22 MR. SCHAEFER: Did he tell you also
23 that --

24 MR. EINGORN: Let's not engage in a
25 back-and-forth. It sounds like we have an agreement.

1 MR. SCHAEFFER: It's already getting
2 there so...

3 MR. EINGORN: I get it.

4 CHAIRMAN HANCE: No, it's not. We're
5 going to stop it there. You're going to put your own
6 pole in.

7 MR. WILES: Yes, sir.

8 CHAIRMAN HANCE: You're going to be
9 happy --

10 MR. SCHAEFFER: So far. We're not done.
11 I'm sorry. No disrespect.

12 CHAIRMAN HANCE: Go ahead.

13 MR. SCHAEFFER: They put the fence up
14 across the front. Are they putting the fence up
15 across the side as well where this gentleman was just
16 pointing out with the 4 foot?

17 CHAIRMAN HANCE: That would be up to
18 them.

19 MR. SCHAEFFER: The reason I'm saying
20 that is, everybody so far has said, we're doing this
21 for safety and security. Okay? Approximately 14 or
22 15 days after they put this fence up, nobody's
23 notification or knowledge, I had to call 911 because
24 there were children, teenagers on his roof
25 vandalizing his equipment. And before the police

1 could arrive, they broke into his building causing
2 more damage. So putting a fence up across the front
3 is not totally the answer and to use security as an
4 issue or a reason for doing that is wrong. If you're
5 only doing half the job, you're only being half
6 right.

7 MR. EINGORN: So we're only here tonight
8 for variance for a 6-foot fence. We're not here
9 tonight for a full-out security system. The request
10 is, hey, we want to put in a fence. We agree -- this
11 Board has seen on multiple occasions fences of all
12 sorts. We've even had requests for barbed wire which
13 don't even think about it. But that said, the Board
14 will acknowledge, it is just one sort of safety
15 measure. We get that. But that is what it is.
16 We're only here for that. That's what the
17 application is for.

18 MR. SCHAEFFER: So even though their
19 application is to put up a 6-foot fence for security
20 purposes and they're not securing the rest of their
21 property, it doesn't matter?

22 CHAIRMAN HANCE: That's their property.

23 MR. SCHAEFFER: I understand.

24 CHAIRMAN HANCE: So down the road if they
25 want to put up a fence at all, they got the

1 permission from the Board to put the 6-foot fence up.

2 MR. SCHAEFFER: So it's on the record
3 that they're only doing the front, not the side?

4 CHAIRMAN HANCE: No. It's on the record
5 that they can put up a 6-foot fence.

6 MR. SCHAEFFER: Across the front?

7 CHAIRMAN HANCE: And you being a good
8 neighbor is great. I'm glad you did call 911.

9 MR. SCHAEFFER: Many times.

10 CHAIRMAN HANCE: All right. Then that's
11 a blessing. I would like to have you for my neighbor
12 too. I live right on Broadway.

13 MR. SCHAEFFER: I wish they would do the
14 rest of the security issues so I wouldn't have to.

15 CHAIRMAN HANCE: So sometimes you don't
16 have all that money to do it so when you do get it,
17 you put it up there. But now it's on record that
18 eventually I guess you will furnish the fence if
19 needed?

20 MR. WILES: We definitely will take care
21 of the pole, sir.

22 CHAIRMAN HANCE: Okay. We appreciate
23 that. So you're going to get your pole separated off
24 your fence; you're happy; now you're happy. It's on
25 the record.

1 MR. SCHAEFFER: Not necessarily but it is
2 what it is.

3 MR. EINGORN: It's not our job to make
4 them happy.

5 VICE-CHAIRMAN COOPER: It's a start.

6 MR. EINGORN: Anybody else in the public
7 like to be heard on this application? Hearing none,
8 we'll close the public portion. Counsel, do you have
9 any closing remarks?

10 MR. OTTO: Yes. Just for the record and
11 for clarity. Thank you by the way for your comments
12 and your thoughts. We had already come in here with
13 the idea that we would do the separate post and
14 frankly we think that's better. There was, whether
15 that was a misunderstanding or not, it's of no moment
16 at this point. We're all moving forward. We're
17 going to do the post. And it's my understanding
18 then if the Board considered approval that that would
19 be the only condition, if it is even a condition. I
20 don't know. But we are going to do it. So either
21 way, it doesn't matter.

22 CHAIRMAN HANCE: That would be our only
23 condition.

24 MR. OTTO: Then I will rest and thank you
25 for your time.

1 MR. EINGORN: Thank you, Counsel.

2 VICE-CHAIRMAN COOPER: I move.

3 MR. EINGORN: You move with the
4 condition?

5 VICE-CHAIRMAN COOPER: That they put
6 another post in.

7 MR. EINGORN: All right. So we have a
8 motion to approve the 6-foot high fence with the
9 condition that they install their own post. Do we
10 have a second?

11 MS. ATWOOD: Second.

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

14 CHAIRMAN HANCE: Yes.

15 MR. EINGORN: Vice-Chairman Cooper.

16 VICE-CHAIRMAN COOPER: Yes.

17 MR. EINGORN: Ms. Atwood.

18 MS. ATWOOD: Yes.

19 MR. EINGORN: Ms. Merricks.

20 MS. MERRICKS: Yes.

21 MR. EINGORN: Four in favor and none
22 opposed, the motion carries. Thank you, gentlemen.
23 I appreciate your time tonight.

24 MR. OTTO: Thank you very much.

25 MR. EINGORN: The last matter for tonight

1 is the nice gentleman from Stevens Housing, LLC, 1600
2 Haddon Avenue.

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

5 - - -

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

9 - - -

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

12 MR. STEVENS: Andrew Stevens, 2151 NJ 38,
13 Cherry Hill.

14 MR. EINGORN: Mr. Stevens, can you state
15 first name.

16 MR. STEVENS: Andrew.

17 MR. EINGORN: Andrew. I'm sorry. I'm
18 getting tired. I'm looking for your application
19 here. Mr. Stevens, let me ask you a question. Are
20 the sole owner of Stevens Housing, LLC?

21 MR. STEVENS: Yes, sir.

22 MR. EINGORN: Very good.

23 You're here tonight for variances related
24 to a duplex, lot width, building coverage and
25 off-street parking?

1 MR. STEVENS: Yes.

2 MR. EINGORN: Very good. I'm holding up
3 a packet which was submitted with your application.
4 Is this part of your application?

5 MR. STEVENS: Yes.

6 MR. EINGORN: This is the front of the
7 house?

8 MR. STEVENS: Yes.

9 MR. EINGORN: Very good. How many
10 bedrooms are in each unit?

11 MR. STEVENS: Five.

12 MR. EINGORN: Five bedrooms total?

13 MR. STEVENS: You're talking about the
14 rooms?

15 MR. EINGORN: Yes. How many bedrooms?

16 MR. STEVENS: There's five bedrooms.

17 MR. EINGORN: Total or in each thing,
18 each unit?

19 MR. STEVENS: Oh, in each unit is --

20 UNIDENTIFIED SPEAKER: It's --

21 MR. EINGORN: Would you raise your right
22 hand, please.

23 - - -

24 JEANETTE STEVENS, having first been duly
25 sworn/affirmed, was examined and testified as

1 follows:

2 - - -

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

5 MS. STEVENS: My name is Jeanette
6 Stevens. My address is 2151 Route 38, Unit 705,
7 Cherry Hill, New Jersey.

8 MR. EINGORN: Are you Mr. Stevens' mom?

9 MS. STEVENS: Yes.

10 MR. EINGORN: Nice to meet you. Thank
11 you for coming tonight. Sorry we took so long.

12 So we have five total units. How many
13 are on the --

14 MS. STEVENS: No, we got this --

15 MR. EINGORN: Five total bedrooms. I'm
16 sorry.

17 MS. STEVENS: But we trying to make it
18 two bedrooms downstairs, a living room, dining room,
19 kitchen and washer and dryer. Then they got a yard
20 in the back and a gate in the back. Then on the
21 other side if you see the other side where the gate
22 is at --

23 MR. EINGORN: Here ma'am?

24 MS. STEVENS: Yeah. It's a gate there.
25 I took a picture of the gate. So that's what the

1 person upstairs is going to have their entry in that
2 gate here. That's going to be their yard. That's
3 what we gave you all.

4 MR. EINGORN: So there's a side entrance?

5 MS. STEVENS: Yes. So we're going to
6 have the steps and stuff. We can't do that until we
7 get approval for the stairs. Can't do that til you
8 get approval. So there was a stair to go up. Then
9 going to have two bedrooms upstairs and living and
10 dining room and kitchen.

11 MR. EINGORN: Did you guys get Stop Work
12 Order?

13 MR. STEVENS: Yes.

14 MR. EINGORN: So you want two bedrooms on
15 the first floor and two upstairs?

16 MR. STEVENS: Yes.

17 MR. EINGORN: So it would four total
18 bedrooms.

19 MS. STEVENS: Yeah.

20 VICE-CHAIRMAN COOPER: Don't they need
21 off-street parking or something here?

22 MR. EINGORN: That's the next question.

23 MR. STEVENS: They have off-street right
24 there. It's a lot of parking.

25 VICE-CHAIRMAN COOPER: You got to get us

1 pictures to show something. You got to show
2 something here.

3 CHAIRMAN HANCE: You got to take pictures
4 of where the off-street parking is located.

5 MS. STEVENS: Oh, they park in front of
6 the house. Didn't I give you a picture of --

7 CHAIRMAN HANCE: You gave me a picture of
8 the front of the house but I don't see a street
9 there.

10 VICE-CHAIRMAN COOPER: Yeah. You got to
11 take pictures of up and down the street.

12 MR. EINGORN: We have a thousand things
13 going to come up before the Board.

14 MR. EINGORN: Can you describe what the
15 on-street parking is like around that neighborhood?

16 MR. STEVENS: Pretty much. We got
17 multiple businesses on the side so it's a lot of
18 parking that you have. You should be good without
19 parking at all.

20 MS. STEVENS: You would park on Haddon
21 Avenue going down and Park Avenue going back. Or you
22 park on Sycamore on this side or that side.

23 VICE-CHAIRMAN COOPER: And they start
24 that parking.

25 MR. EINGORN: PBICP comes in here all the

1 time with no parking on Haddon Avenue.

2 VICE-CHAIRMAN COOPER: Yeah.

3 MR. EINGORN: Ms. Atwood has a question.

4 MS. ATWOOD: So I'm guessing that this is
5 upstairs, right, that you're going to convert this
6 into a kitchen?

7 MS. STEVENS: Yeah, that's where that
8 kitchen is going.

9 MS. ATWOOD: That's going to be a
10 kitchen?

11 MR. STEVENS: Yeah.

12 MS. STEVENS: It's going to be like the
13 one that's downstairs. Do you see the one that's
14 downstairs? It's the same thing. We got the
15 cabinets and refrigerator.

16 MR. EINGORN: While we're going through
17 the pictures, this house was purchased as a
18 single-family house?

19 MR. STEVENS: Yeah, it was. It was
20 gifted from my aunt and from my grandmom.

21 MS. ATWOOD: That says upstairs.

22 MR. EINGORN: It's a wonderful gift How
23 many bedrooms are there now, five?

24 MR. STEVENS: It's five bedrooms.

25 MR. EINGORN: And you're going to make it

1 four?

2 MR. STEVENS: Yes.

3 MR. EINGORN: So you're reducing the
4 number of bedrooms.

5 MR. STEVENS: Yeah.

6 MR. EINGORN: Which would obviously
7 reduce the parking so there they're mitigating the
8 parking issue. The use is allowed. It's a permitted
9 use in this zone. So they're mitigating the parking
10 issues by reducing the number of bedrooms.

11 MS. STEVENS: We're taking that one
12 bedroom and we're turning it into a kitchen.

13 MR. EINGORN: Right.

14 MS. STEVENS: I have pictures on my
15 phone.

16 MR. EINGORN: We can't accept phone
17 pictures anyway. Any questions for the applicant?

18 CHAIRMAN HANCE: So you guys are going to
19 live -- someone is going to live upstairs and someone
20 is going to live downstairs? Your mom will be
21 downstairs, I presume?

22 MS. STEVENS: Yes. I'm old.

23 CHAIRMAN HANCE: And you're going to be
24 upstairs?

25 MR. STEVENS: Yes.

1 MS. STEVENS: I'm Stevens' Soul Food
2 Kitchen. I'm right here on Spruce Street. So I'm on
3 8th & Spruce Street.

4 MR. EINGORN: Any questions down there?

5 MS. ATWOOD: Yes. Who is going to be
6 doing the work?

7 MS. STEVENS: My brother.

8 MR. STEVENS: He's a contractor.

9 MS. ATWOOD: Aren't they suppose to have
10 like a floor plan for them to show us an exact plan
11 of what they're going to do? Because I don't happen
12 to see the picture of kitchen downstairs. And they
13 said they're going to make that room to a --

14 VICE-CHAIRMAN COOPER: I asked for
15 pictures too.

16 MS. ATWOOD: The plans from whoever is
17 going to be doing the construction?

18 MR. STEVENS: I believe we had submitted
19 to the girl a part of the plan.

20 MS. ATWOOD: I'm sorry?

21 MR. STEVENS: When we first originally
22 Did it, we submitted a plan to it as well of what's
23 going to be put in there in the diagram. In order
24 for us to get in, we had submit it all. So that's
25 why I don't understand why you didn't receive that in

1 the actual plan too.

2 MS. MUHAMMAD: No, they wouldn't see it.
3 They didn't make it a part of the application. When
4 they make their application, I don't take them. They
5 have to provide that.

6 MS. STEVENS: Pretty much everything that
7 we explained, that's how it's going to be. We have a
8 licensed contractors.

9 VICE-CHAIRMAN COOPER: I understand you
10 explained it to us but we have nothing that we can
11 see.

12 MR. EINGORN: He's saying that the Board
13 doesn't have enough information that he can see to
14 make a decision.

15 MR. EINGORN: So here's what's going to
16 happen. We're going to continue this application to
17 January. We're sorry to have to delay you further.
18 Here's what we need. We need some kind of floor
19 plan. It sounds like you already have it.

20 MS. STEVENS: We gave it to you. You
21 don't got it?

22 MR. EINGORN: I'm sorry. So floor plans
23 and some pictures out in front of the street at
24 different times of the day so we can see what kind of
25 parking is going on. All right? Because you're Old

1 Business, Evita is going to put you on first.

2 MR. STEVENS: Okay.

3 MR. EINGORN: You'll go first in January
4 with the floor plan and the pictures of the street,
5 5:30 here on January 8th.

6 MR. STEVENS: Okay.

7 VICE-CHAIRMAN COOPER: Keep up the good
8 work.

9 MR. EINGORN: So let's adopt our
10 Resolutions. We have four and then the meeting
11 dates.

12 First Resolution, Granting Non-Conforming
13 Use, Rocky Lang, 1001-1005 Cambridge Street.

14 Bulk Variances for CSA, IV, LLC, 508 S.
15 Broadway.

16 Bulk Variance Approval for CSA, IV, LLC,
17 1823 River Avenue.

18 Then Granting Nonconforming Use for CSA,
19 IV, LLC, 1450 S. 9th Street.

20 Do we have a motion to adopt those
21 Resolutions?

22 CHAIRMAN HANCE: I make a motion to
23 adopt.

24 MR. EINGORN: Do we have a second?

25 VICE-CHAIRMAN COOPER: Second.

1 MR. EINGORN: Let me see who was here
2 last month. Roll-call vote. Chairman Hance.

3 CHAIRMAN HANCE: Yes.

4 MR. EINGORN: So moved. He was the only
5 one here.

6 MR. EINGORN: Now we need a motion to
7 adopt the meeting dates for 2024. I believe they're
8 part of the packet that you received tonight. Do we
9 have a motion to approve the meeting dates?

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

12 VICE-CHAIRMAN COOPER: Second.

13 MR. EINGORN: We have a motion to approve
14 the meeting dates. We'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. Atwood.

20 MS. ATWOOD: Yes.

21 MR. EINGORN: Ms. Merricks.

22 MS. MERRICKS: Yes.

23 MR. EINGORN: So moved. And a motion to
24 adopt the Resolution for the meeting dates.

25 CHAIRMAN HANCE: I make a motion to adopt

1 the Resolution.

2 MR. EINGORN: Do we have a second?

3 MS. MERRICKS: Second.

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

6 CHAIRMAN HANCE: Yes.

7 MR. EINGORN: Vice-Chairman Cooper.

8 VICE-CHAIRMAN COOPER: Yes.

9 MR. EINGORN: Ms. Atwood.

10 MS. ATWOOD: Yes.

11 MR. EINGORN: Ms. Merricks.

12 MS. MERRICKS: Yes.

13 MR. EINGORN: And we need a motion to
14 adjourn.

15 MS. MERRICKS: Motion.

16 MR. EINGORN: All in favor?

17 THE BOARD: Yays.

18 - - -

19 - - (*Meeting concluded at 10:47 p.m.*) - -

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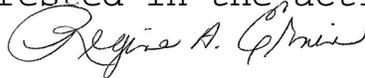
1 CERTIFICATION

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 

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