

In The Matter Of:
CITY OF CAMDEN
ZONING BOARD

Transcript of Meeting
February 5, 2024

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ZONING BOARD
CITY OF CAMDEN

- - - -

Monday, February 5, 2024

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

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

CHARLES COOPER, VICE-CHAIRMAN
ISASIA MARTINEZ
THERESA ATWOOD
KAREN MERRICKS
JOSE BRITO BUENO

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

KYLE F. EINGORN, ESQUIRE, ATTORNEY FOR THE BOARD
DEMBO, BROWN & BURNS, LLP
EVITA MUHAMMAD, ZONING BOARD SECRETARY
DENA MOORE JOHNSON, P.E., C.M.E., BOARD ENGINEER
REMINGTON & VERNICK ENGINEERS

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1 January 2024. So I have a motion?

2 REVEREND MARTINEZ: Motion.

3 MR. EINGORN: Do I have a second?

4 MS. ATWOOD: Yes.

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

6 Vice-Chairman Cooper.

7 VICE-CHAIRMAN COOPER: Yes.

8 MR. EINGORN: Reverend Martinez.

9 REVEREND MARTINEZ: Yes.

10 MR. EINGORN: Ms. Atwood.

11 MS. ATWOOD: Yes.

12 MR. EINGORN: Ms. Merricks.

13 MS. MERRICKS: Yes.

14 MR. EINGORN: Mr. Brito Bueno.

15 MR. BRITO BUENO: Yes.

16 MR. EINGORN: So moved.

17 Good evening, everyone. I'll read the
18 list. If you're here and present and ready to
19 proceed, let me know. There are a few items to note
20 for the record. First, 314 Marlton Pike. If you're
21 here about 314 Marlton Pike, there was a deficient
22 notice. They will not be heard tonight. They have
23 to renote. You're welcome to stay; you're welcome
24 to leave. It's up to you.

25 Same with 948 N. 26th Street. That also

1 had deficient notice. If you're here for that
2 matter, it will not be heard tonight.

3 400 Jackson Street also had deficient
4 notice.

5 MR. SHEEHAN: For 948 N. 26th Street, do
6 you know what the application is for?

7 MR. EINGORN: I don't have that
8 information on me. But that matter will not be heard
9 tonight. They will have to renotice and they will
10 come back on another night if they renotice and get
11 their stuff together.

12 MR. EINGORN: The first matter on the
13 agenda is 1435 River Owner, LLC. Mr. Sheehan is
14 present.

15 MR. SHEEHAN: Yes.

16 MR. EINGORN: The second matter, Holcomb
17 Bus Service, Incorporated, 1828-34 Federal Street.

18 MR. TAYLOR: Present.

19 MR. EINGORN: Good evening, Counsel.

20 Next matter, Cannabista, LLC, 2035
21 Admiral Wilson Boulevard. This matter is being
22 adjourned to March 4th. Anybody that is here for
23 that matter, that matter is being adjourned without
24 further notice. This is the notice of the
25 adjournment to March 4th.

1 The next matter is Jonathan Gabay,
2 436 S. 6th Street. That matter is being adjourned to
3 April 1st. If you're here for that matter, there
4 will be no further notice. That matter will be heard
5 on April 1, 2024.

6 The next matter is Jonathan Gabay, 421
7 Chambers Avenue. I see Mr. Gabay.

8 MR. GABAY: Present.

9 MR. EINGRON: 3250 to 3252 River Road,
10 LLC. That matter is adjourned to May 6, 2024. There
11 is no further notice of that adjournment. It will be
12 heard May 6th. If you're here tonight for that
13 matter, you're welcome to stay or leave.

14 The next matter, Camden County Growth,
15 LLC, 3300 Federal Street. That matter is adjourned
16 to April 1, 2024. No further notice will be
17 required. This is the notice of the adjournment.

18 The next matter, Gideon Nwachukwu, 1180
19 Bergen Avenue.

20 MR. NWACHUKWU: Present.

21 MR. EINGORN: Next is Alba Agilar, 1164
22 Everett Street.

23 MS. AGILAR: Present.

24 MR. EINGORN: Then we'll finish up
25 tonight with the Adoption of our Resolutions.

1 Since everything is accounted for, let's
2 bring up 1435 River Owner, LLC. That's Mr. Sheehan's
3 case.

4 MR. SHEEHAN: Good evening. My name is
5 Kevin Sheehan. I'm the attorney for the applicant
6 which is 1435 River Owner, LLC. The property is at
7 1435 River Road, Block 807, Lot 21. The Zoning Board
8 had previously granted use variances for this site
9 back in 2001 to permit trucks to be parked on the
10 site in the rear and buses to be parked on the site
11 in the front.

12 The applicant purchased the property in
13 2022. At that time before it closed on the property,
14 it came back to this Board to confirm that the
15 property could be used for the parking, staging,
16 storage to be able of buses, trucks, trailers and
17 machinery and equipment. The Board confirmed that
18 the property could be used for that purpose at that
19 time. The applicant has used the property for that
20 purpose since then. A new tenant is going to come in
21 the rear and perform the same parking of trucks, etc.

22 We filed an application tonight for site
23 plan approval to add lights to the back to the site
24 and to add a 60-foot-by-80-foot building for storage
25 of equipment and building materials on the property.

1 And the property is going to be used in conjunction
2 with that use. So it's just a site plan, not a
3 "D" Variance. So if we want to go to Dena's report,
4 we can do that if that's your preference.

5 MR. EINGORN: Yes.

6 MR. SHEEHAN: I have my professional
7 witness Kris Kluk to be sworn in.

8 MR. EINGORN: And Dena Moore Johnson.
9 Would you raise your right hand, please.

10 - - -

11 DENA MOORE JOHNSON, P.E., C.M.E.;
12 KRIS KLUK, P.E., having first been duly
13 sworn/affirmed, was examined and testified as
14 follows:

15 - - -

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

18 MR. KLUK: Kris Kluk, professional
19 engineer. My address is 2 Eastwick Drive, Gibbsboro,
20 New Jersey.

21 MS. MOORE: Mr. Vice-Chair, I'm referring
22 to Remington & Vernick's letter dated January 9,
23 2024. Starting on page 2, The site is located in
24 the LI-2, Light Industrial Zone within the Cramer
25 Hill Redevelopment Plan. The zoning schedule on the

1 coversheet should be revised accordingly.

2 MR. KLUK: Yes.

3 MS. MOORE: Architectural elevations
4 should be provided to verify the building height
5 conformance. You'll provide those?

6 MR. KLUK: Yes.

7 MR. SHEEHAN: We'll submit those.
8 They're just over 25 feet.

9 MS. MOORE: Parking, Loading & Pedestrian
10 Circulation: Per Section 870-230.F, 0.66 parking
11 spaces per 1,000 square feet of gross floor area for
12 warehouse use are required. Thus, 4 parking spaces
13 are required. The applicant proposes 6 parking
14 spaces of which 1 parking is an ADA parking space.
15 Per the ADA requirements, the ADA parking space must
16 be van-accessible. The plans should be revised to
17 indicate a van-accessible ADA parking space.

18 MR. KLUK: Yes, we comply.

19 MS. MOORE: Testimony should be provided
20 regarding the type, frequency and location of any
21 deliveries.

22 MR. SHEEHAN: So it would be -- do you
23 want to put the site plan up, Kris?

24 So that's the proposed building there.
25 There will be only be about 4 to 6 employees. It's

1 truck parking for the proposed use. There may be
2 occasional deliveries in box trucks but nothing more
3 significant.

4 MS. MOORE: Okay. So like FedEx trucks,
5 box trucks?

6 MR. SHEEHAN: Yes.

7 MS. MOORE: You would you say one per
8 day?

9 MR. SHEEHAN: Yes. And there's parking;
10 plenty of parking on-site.

11 MS. MOORE: The City Engineer's office
12 will confirm if the sidewalk, driveway or curb will
13 require replacement along the property frontage on
14 River Avenue. Additional details may be required for
15 the plans.

16 MR. SHEEHAN: Yes.

17 MR. KLUK: Yes.

18 MS. MOORE: Do you have any issues with
19 the Stormwater Collection & Management System
20 comments, you know, that a stormwater fee may be
21 applicable for the site?

22 MR. KLUK: We already calculated this so,
23 yes, we are aware of it and we will comply.

24 MR. SHEEHAN: The Waterfront Development
25 Permit as you and I talked about, we don't need a

1 Waterfront Development Permit. We are exempt. We'll
2 submit a supplemental letter that says -- we still
3 don't need a Waterfront Development Permit. We
4 previously had one.

5 MS. MOORE: Just provide the
6 correspondence to me for our file.

7 Grading. Do you have any issues with the
8 grading comments that I have?

9 MR. SHEEHAN: No.

10 MR. KLUK: No.

11 MS. MOORE: Utilities?

12 MR. KLUK: No.

13 MS. MOORE: You know the project must be
14 approved by the City Engineer and the City Fire Chief
15 with written verification provided to our office?

16 MR. KLUK: Yes.

17 MS. MOORE: Construction Details. You're
18 fine with that comment?

19 MR. KLUK: Yes.

20 MS. MOORE: Planting Design. A landscape
21 plan is required for the site plan application Per
22 Section 870-244.B. The applicant requests a waiver
23 from submitting a landscape plan.

24 MR. SHEEHAN: Kris, can you explain why
25 we need the waiver and why they can't plant

1 landscaping?

2 MR. KLUK: Yes. This entire tract has
3 capping, environmental capping so we simply cannot
4 punch holes through it and try to put trees or
5 shrubs. That's why the surface has to remain as-is.

6 MR. SHEEHAN: We're asking for waivers
7 for one and two of the Planting Design for that --

8 MS. MOORE: Right. Because the other one
9 is the year-round buffer for the trash enclosure or a
10 dumpster?

11 MR. SHEEHAN: Right.

12 MR. EINGORN: Does the Board understand
13 what they're saying?

14 VICE-CHAIRMAN COOPER: He can elaborate
15 more on that waiver.

16 MR. SHEEHAN: There's an environmental
17 cap. They had to cap the site in order to remediate
18 the environmental condition of the property. So they
19 had to put a cap of gravel throughout the site. So
20 they can't penetrate that cap to plant plants because
21 it would violate the terms of the DEP approval.

22 MR. EINGORN: They don't want disturb the
23 sediment which is contained in the maybe underneath.

24 MR. SHEEHAN: Right.

25 MS. MOORE: Right.

1 Lighting: It would appear that a
2 variance is necessary from the average and maximum
3 footcandles as it exceeds the permitted maximum level
4 of 3 footcandles, an average of 0.5 to 2 footcandles.
5 Is that correct?

6 MR. KLUK: Yes. We will request a
7 waiver.

8 MS. MOORE: A variance for that?

9 MR. KLUK: A variance, yes.

10 MR. SHEEHAN: Yes.

11 MS. MOORE: And why would you exceed it?
12 It's necessary for?

13 MR SHEEHAN: It's necessary for safety on
14 the site.

15 MS. MOORE: Okay. Site safety.

16 Full cut-off fixtures should be proposed
17 for the light poles.

18 MR. KLUK: Yes.

19 MS. MOORE: The maximum mounting height of
20 16 feet is permitted for buildings up to 24 feet in
21 height as permitted under Section 870-243.A(15)(b).
22 The mounting height for wall-mounted lights should be
23 provided to verify conformance.

24 MR. KLUK: We will supply attention for
25 your records and review.

1 MR. SHEEHAN: And it will be 16 feet,
2 Kris, for the wall-mount?

3 MR. KLUK: Yes.

4 MS. MOORE: A variance is necessary for
5 the mounting height of the light pole as it exceeds
6 16 feet. So are you going to come back down to 16
7 feet or you need the variance?

8 MR. SHEEHAN: No. We're going to request
9 that variance. So the site is rather large and it
10 has parking of trucks. In order to get lower, you
11 would need a lot more in the center of the site which
12 would prevent the parking of the trucks. So all the
13 light poles are going to be, for the most part, on
14 the exterior. And for that reason, we need them a
15 little bit higher so we can have light. The site has
16 the river on the one side and woods on the other
17 side.

18 MS. MOORE: Poles in the parking area
19 should have a aluminum with brushed finish as
20 required under Section 870-243.D(4).

21 MR. KLUK: Yes, we will comply.

22 MS. MOORE: Per Section 870-243.H, all
23 outdoor lighting not essential for safety and
24 security purposes shall be activated by automatic
25 control devices and turned off during non-operating

1 hours. Testimony should be provided as to the hours
2 of operation.

3 MR. SHEEHAN: The building would be about
4 6:00 a.m. to 8:00 p.m. but it is parking for trucks
5 and there may be trucks coming back at later times.

6 MS. MOORE: So the building is 6:00 a.m.
7 to 8:00 p.m. Monday through Friday?

8 MR. SHEEHAN: Right.

9 MS. MOORE: And then the truck?

10 MR. SHEEHAN: The truck parking, the
11 light is going to have to stay on because the trucks
12 may come at later times.

13 MS. MOORE: And on weekends?

14 MR. SHEEHAN: Yes.

15 MS. MOORE: So it's 24 hours for the
16 trucks?

17 MR. SHEEHAN: Yes.

18 MS. MOORE: So then the lighting would
19 stay on?

20 MR. SHEEHAN: Yes.

21 MR. EINGORN: So is it a determination
22 that there's no nonessential lighting?

23 MR. SHEEHAN: Just around the building
24 after eight o'clock. But other than that, no.
25 That's correct.

1 MR. EINGORN: Okay.

2 MS. MOORE: Traffic Impacts: The
3 applicant is to provide Traffic Impact Statement
4 explaining the anticipated traffic changes from the
5 current site traffic for the proposed improvements.

6 MR. KLUK: Additional traffic is
7 negligible and I'm going to prepare a report for your
8 records.

9 MS. MOORE: All right.

10 MR. SHEEHAN: The proposed use is the
11 same as the existing use so there won't be any new
12 traffic.

13 MS. MOORE: Just then it's probably just
14 going to be a one-pager but we need something.

15 MR. KLUK: Exactly one page.

16 MS. MOORE: The applicant is to provide
17 testimony regarding any and all environmental
18 concerns, studies and remediation pertaining to the
19 site? So you said it's the cap?

20 MR. SHEEHAN: Yes, there's a cap.

21 MS. MOORE: So is there a closed -- I
22 mean, do you have a licensed site --

23 MR. SHEEHAN: RAO.

24 MS. MOORE: Yes. LSRP?

25 MR. SHEEHAN: We do have an RAO. We'll

1 send it.

2 MS. MOORE: Okay. You have one. All
3 right. If you can provide that to me, please. Is
4 there an LSRP also?

5 MR. SHEEHAN: Yes because they wouldn't
6 have to issue the RAO.

7 MS. MOORE: Miscellaneous: Testimony
8 should be provided regarding the operation of the
9 site, including the type of operation, number of
10 employees -- you mentioned four employees -- hours
11 of operation we got, parking and all of that.

12 MR. SHEEHAN: The use will be the same as
13 what we -- the current parking of trucks and buses,
14 et cetera.

15 MS. MOORE: That was through the
16 testimony.

17 Testimony is also to be provided
18 regarding the purpose and use of the proposed
19 warehouse.

20 MR. SHEEHAN: So the same -- there's some
21 storage of materials and equipment. There may be
22 some light maintenance for the trucks as well. But
23 for the most part, it's storage of materials.

24 MS. MOORE: Details for the trash
25 enclosure should be provided to verify compliance

1 with the required standards under Section
2 870-255.A(2).

3 MR. KLUK: Yes, we will provide it.

4 MS. MOORE: The applicant should confirm
5 that no signage is proposed with this application?

6 MR. SHEEHAN: Correct.

7 MS. MOORE: No signage?

8 MR. SHEEHAN: Correct.

9 MS. MOORE: And the signature block,
10 you'll revise that to have the Zoning Board Chairman,
11 Zoning Board Secretary, Zoning Board Engineer and
12 Zoning Officer/Administrative signatures?

13 MR. KLUK: Yes.

14 MS. MOORE: I have noted for the Summary
15 Variances and Waivers, I have two variances for the
16 minimum, maximum footcandle. And for fixture height,
17 both of those lighting. And Waivers, both regarding
18 landscaping for the landscape plan the solid waste
19 buffer.

20 MR. SHEEHAN: Yes.

21 MS. MOORE: You're aware of the approval
22 process as listed on page 6.

23 MR. SHEEHAN: Yes.

24 MS. MOORE: If you have any questions,
25 you can contact me.

1 The Outside Agency Approvals, I have
2 Camden County Planning Board, Camden County Soil
3 Conservation District, Camden County Municipal
4 Utilities Authority. Do you need anything from the
5 MUA?

6 MR. SHEEHAN: No, because we're using the
7 existing connections.

8 MS. MOORE: And you said you don't need
9 anything from DEP?

10 MR. SHEEHAN: Correct.

11 MS. MOORE: And you will provide
12 documentation.

13 MR. SHEEHAN: Yes.

14 MS. MOORE: Mr. Vice-Chair, that
15 concludes our review.

16 VICE-CHAIRMAN COOPER: Thank you.

17 MR. EINGORN: Does the Board have
18 questions for the applicant?

19 VICE-CHAIRMAN COOPER: What type of
20 material is going to be stored inside the warehouse?

21 MR. SHEEHAN: Just whatever might be in
22 the trucks. Not hazardous materials. But just
23 whatever might be -- that have to come off the trucks
24 for some reason.

25 VICE-CHAIRMAN COOPER: And the wall

1 lights, you're going to mount them on the building?

2 MR. SHEEHAN: Yes, on the building.

3 VICE-CHAIRMAN COOPER: If more than 16
4 feet high?

5 MR. SHEEHAN: So they can't be more than
6 16 feet on the building. So that one we're going to
7 comply with, the ones around the edges will be the
8 higher ones.

9 VICE-CHAIRMAN COOPER: Any questions down
10 there?

11 MS. MOORE: This is just the site plan
12 approval.

13 MR. EINGORN: Anybody in the public that
14 would like to be heard tonight on this application
15 regarding 1435 River Owner, LLC? Hearing none, we
16 will close the public portion.

17 The Board has heard an application
18 regarding site plan approval for this property. Our
19 engineer has gone through her report at length with
20 the applicant's engineer, it seems to me, to the
21 satisfaction of the Ms. Dena. So now is the time for
22 the Board to ask any last questions, discuss the
23 application for site plan and make a motion.

24 REVEREND MARTINEZ: I make a motion to
25 pass.

1 MS. ATWOOD: Second.

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

4 VICE-CHAIRMAN COOPER: Yes.

5 MR. EINGORN: Reverend Martinez.

6 REVEREND MARTINEZ: Yes.

7 MR. EINGORN: Ms. Atwood.

8 MS. ATWOOD: Yes.

9 MR. EINGORN: Ms. Merricks.

10 MS. MERRICKS: Yes.

11 MR. EINGORN: Mr. Brito Bueno.

12 MR. BRITO BUENO: Yes.

13 MR. EINGORN: Five in favor and none
14 opposed. Congratulations.

15 MR. SHEEHAN: Thank you.

16 MR. EINGORN: The next matter is Holcomb
17 Bus Service.

18 MR. TAYLOR: Good evening, Members of the
19 Board, my name is Dale Taylor. I'm a licensed
20 attorney in the State of New Jersey with offices in
21 Mickleton, New Jersey and I represent the applicant,
22 Holcomb Bus Service Company.

23 This is a two-application process
24 tonight. The first is a use variance and then the
25 second will be a site plan for properties already

1 granted use variances the last time we were here,
2 plus the new property. By way of background, Block
3 1199, Lot 8 and Block 1200, Lots 1 & 2 were granted
4 use variances back on June the 5th of last year, at
5 which time, a Resolution of Approval was also
6 adopted. The uses were for a school bus terminal and
7 related needs. Since then, the applicant has signed
8 a lease agreement with the owners of adjacent Block
9 1199 to use Lots 4 & 9 as part of the proposed bus
10 depot.

11 Like the prior lots, these lots were also
12 in the GI-2 Zone District. So they require a use
13 variance to be compatible with what is being proposed
14 for the entire project. The proposed use is
15 identical to the uses approved previously at the June
16 5th hearing. The applicant believes that the
17 proposed use is an inherently beneficial use because
18 under N.J.S.A. 4:55D-4, schools are inherently
19 beneficial and this is an accessory to the school.
20 However, as an abundance of caution, we are here to
21 address the Positive and the Negative Criteria with
22 regard to this particular application.

23 I have with me Mr. George Holcomb who
24 will be testifying as a fact witness for the
25 applicant. And then I have Mr. David Domen who is a

1 licensed professional engineering with Marathon
2 Engineering. He will give the engineering testimony
3 and a little bit about the Positive and Negative
4 Criteria. Our planner couldn't be here. And as the
5 Board knows, it's not required on the MLUL to have a
6 licensed professional planner to give that
7 information. That's always good. They could service
8 a purpose but it's not required. It's the quality of
9 the testimony. And I ask both of them to stand and
10 if you could swear them both in and then we'll get
11 him qualified.

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

14 - - -

15 DAVID DOMEN, P.E.; GEORGE HOLCOMB, having
16 first been duly sworn/affirmed, was examined and
17 testified as follows:

18 - - -

19 MR. EINGORN: Please state your names and
20 addresses for the record.

21 MR. DOMEN: My name is David Domen with
22 Marathon Engineering, 3 Killdeer Court, Suite 302,
23 Swedesboro, New Jersey

24 MR. HOLCOMB: George Holcomb, 840 Derius
25 Drive, Mickleton, New Jersey.

1 MR. TAYLOR: And then very briefly, Mr.
2 Domen, will you provide for the record your
3 curriculum vitae and experience as a licensed
4 professional engineer?

5 MR. DOMEN: I graduated from Rutgers
6 University College of Engineering and I've been a
7 civil engineer specializing in site development for
8 over 20 years.

9 MR. TAYLOR: Any questions of his
10 credentials whatsoever?

11 MR. EINGORN: No. We'll accept Mr. Domen
12 as a professional.

13 MS. MOORE: He's been presented at the
14 Board previously. We've seen Mr. Domen.

15 MR. TAYLOR: I want to make sure I cover
16 the basses. Mr. Holcomb, you can have a seat. Mr.
17 Domen, I'm going to begin by indicating the Positive
18 and Negative Criteria. You have reviewed this
19 application and you're familiar with the terms of the
20 Municipal Land Use Law and what qualifies as an
21 acceptable use for a use variance?

22 MR. DOMEN: Yes.

23 MR. TAYLOR: I will go to
24 N.J.S.A 40:55d-2, which is the Purpose of Zoning
25 which the courts have ruled that constitutes what the

1 Positive Criteria is and whether we meet those or
2 not. Just a couple of them. Under Subsection D: To
3 ensure that the development of individual
4 municipalities do not conflict with the development
5 and general welfare of neighboring municipalities,
6 the county and the state. So what is being proposed
7 here tonight, does that conflict with neighboring
8 municipalities or the county or the state at all?

9 MR. DOMEN: No, it does not.

10 MR. TAYLOR: And then, Subsection
11 "G," to provide sufficient spacing and appropriate
12 location for a variety of commercial uses. Is this
13 space that we're talking about, the subject
14 properties, sufficient space for what's being
15 proposed?

16 MR. DOMEN: Yes, it is.

17 MR. TAYLOR: And then to promote a
18 desirable visual environment, and we're going to have
19 a site plan to show here, but having done the site
20 plan, do you believe it'll be an appropriate visual
21 environment for that location in concert with the
22 other locations in that area?

23 MR. DOMEN: Yes, it will.

24 MR. TAYLOR: Just a couple of other
25 things for the record, there are about 65

1 buses, school buses, that will be parked here. And
2 80 percent of the employees for this facility, are
3 residents of the City of Camden. We wanted to put
4 that on the record.

5 Now we've testified as to the Positive
6 and the Negative Criteria. I mean, I could go on and
7 on in this but I think we've -- again, the adjacent
8 lots already were given this approval when we were
9 here in June. So this is just an add-on to that and
10 the basis is the same. I don't know whether -- it's
11 very critical. We had this -- the last time I was
12 here, there were only five members present. And, of
13 course, in the Municipal Land Use Law you need a
14 minimum of five. So I can't ask for a straw vote. I
15 know that. But I would ask what Mr. Eingorn said at
16 that time, is there any member of the Board that
17 feels that we haven't met the Positive or the
18 Negative Criteria or have questions about that?

19 VICE-CHAIRMAN COOPER: No.

20 MR. TAYLOR: Thank you so much. This is
21 what gives me heartburn when I come here, I need five
22 votes and there's only five people here, but you're a
23 good Board and you do a very good job.

24 MS. MOORE: Do we want to proceed with
25 the site plan portion?

1 MR. TAYLOR: This is a separate
2 application.

3 MS. MOORE: Okay. I didn't realize it
4 was bifurcated.

5 MR. TAYLOR: We have to open to the
6 public, get any questions from the Board, open to the
7 public and then get a vote. Because without this,
8 the site plan gets blown off.

9 VICE-CHAIRMAN COOPER: Right.

10 MR. EINGORN: Okay.

11 MR. TAYLOR: And then I'm going to have a
12 heart attack right here in front of you. But, yes --
13 unless the Board members have any questions, Mr.
14 Solicitor, we can open on the public.

15 MR. EINGORN: Yes. Does the Board have
16 questions? They're basically expanding what they
17 already have. I don't want to speak for counsel.
18 I think that's what he's already said. But they've
19 added lots and they want to continue the use on to
20 these contiguous lots. That's what they're here for
21 so they're asking to expand their use variance.

22 MS. MOORE: And the applicant's proposed
23 use as a bus depot is not a permitted use within the
24 C-1 for GI-2 Zones.

25 MR. EINGORN: Right. That's why they're

1 here.

2 MS. MOORE: That's why they're here for
3 the variance.

4 MR. EINGORN: Correct. Are there any
5 questions?

6 VICE-CHAIRMAN COOPER: They already had
7 the bus depot on the adjacent lots already, correct?

8 MR. TAYLOR: The use variance has been
9 approved for that. We had to get a use variance for
10 that. Now, we're getting a use variance for this.
11 And then the two will combine. That second
12 application is going to be the site plan for the
13 whole thing.

14 VICE-CHAIRMAN COOPER: Got you.

15 MR. TAYLOR: I think it's a good thing to
16 add those two lots too because it's going to develop
17 those two lots that we hadn't anticipated before.

18 MR. EINGORN: Are there questions
19 regarding that?

20 MS. MERRICKS: What's the percentage of
21 residents that you say are working down there? I
22 didn't catch the percent.

23 MR. TAYLOR: I'm sorry, ma'am?

24 MS. MERRICKS: You said you had how many
25 residents; what percentage of residents that will be

1 employed?

2 MR. TAYLOR: Eighty percent of the people
3 that are going to be employed there, are going to be
4 residents of the City of Camden which is a good
5 thing. And also, they just got the contract for the
6 Department of Education in the City of Camden for the
7 bus. To better accommodate this, if we can't do it
8 here where it's right in your own city, we're going
9 to have to have buses coming from outside
10 the city back and forth.

11 This is one of the most prominent school
12 bus companies in the State of New Jersey. I've dealt
13 with them before and they're top notch. And they
14 want to be right here. They want to be a part of
15 your community. They want to operate from the
16 outside and come in. They want to operate inside.
17 They're all going to be there for you whenever you
18 need anything. We feel that it's excellent.

19 MR. EINGORN: Are there any questions?
20 Anybody in the public here tonight that would like to
21 be heard on Holcomb Bus Service, Incorporated?
22 Hearing none, we'll close the public portion. The
23 applicant, the first part of their application
24 tonight is this use variance for the additional
25 lots. As discussed, they did previously receive use

1 variance approval for the other lots. Now is the
2 time for the Board to do a discussion of the Positive
3 and Negative Criteria, ask any last questions, and
4 make a motion.

5 REVEREND MARTINEZ: I make a motion to
6 pass.

7 VICE-CHAIRMAN COOPER: Second.

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

10 VICE-CHAIRMAN COOPER: Yes.

11 MR. EINGORN: Reverend Martinez.

12 REVEREND MARTINEZ: Yes.

13 MR. EINGORN: Ms. Atwood.

14 MS. ATWOOD: Yes.

15 MR. EINGORN: Ms. Merricks.

16 MS. MERRICKS: Yes.

17 MR. EINGORN: Mr. Brito Bueno.

18 MR. BRITO BUENO: Yes.

19 MR. EINGORN: Having five in favor and
20 none opposed, the use variance has been granted.

21 Let's move to site plan.

22 MR. TAYLOR: All right. Since this is a
23 separate application, I will again enter my
24 appearance for the record. If we could, we'll carry
25 on the swearing in or do you want or re-swear them?

1 MR. EINGORN: No. They've already been
2 sworn.

3 MR. TAYLOR: So this is an application
4 for a use variance -- I'm sorry -- a preliminary and
5 final major site plan now. This is for Block 1842,
6 1900 & 1978 Federal Street; Block 1199, Lots 4, 8, &
7 9; and Block 1200, Lots 1 & 2. This is going to
8 merge the whole thing in. At this point what I'm
9 going to do is ask Mr. Domen, do you have your --

10 MS. MOORE: Is there anything that you
11 want to put record? Then otherwise, we can just go
12 right to the letter, any comments in the letter.

13 MR. TAYLOR: How many exhibits do you
14 have?

15 MR. DOMEN: I just printed out the first
16 couple of pages of the site plan set that you already
17 have.

18 MR. EINGORN: Do you just want to give
19 the Board like a quick a run-through of what you're
20 proposing?

21 MS. MOORE: Just a general overview.

22 MR. DOMEN: The main bus parking will now
23 be on, I think, it's Block 1200. And on Block 1199,
24 that's where they'll have the maintenance building
25 and the offices. And this hatched area, that's the

1 two new lots that were just approved under the use
2 variance, those will be like employee parking.

3 MS. MOORE: Gravel lots?

4 MR. DOMEN: Essentially. It's an
5 existing gravel now which we want to use gravel for
6 the proposed use as well.

7 MR. TAYLOR: I just want to point out
8 again, this is what was approved for the use variance
9 and now we're adding these two. So it's going to be
10 more cohesive, more room, better opportunity to
11 develop the area instead of having everything that's
12 squeezed in. This road will remain and we can go
13 over your review letter and answer any questions that
14 you have. I'm very excited about this.

15 MS. MOORE: We'll go right to the letter.

16 Mr. Vice-Chair, I'm referring to
17 Remington and Vernick's letter dated January 31st,
18 2024. Under Area & Bulk requirements on page 3,
19 there are a couple of items that are To Be Determined
20 (TBD), the building coverage. So your proposed
21 building coverage for both lots, if you can provide
22 those.

23 MR. DOMEN: We'll update the chart.

24 MS. MOORE: I'm pretty sure you don't
25 need a variance for it just looking at it, but if you

1 can provide those numbers.

2 Moving on to Performance Standards on
3 page 5: If a street opening is necessary for 19th
4 Street or Carmen Street, this application would be
5 subject to the Street Opening Permit Ordinance of the
6 City. The City Engineer should be contacted
7 concerning the application and fees involved.

8 MR. DOMEN: We'll add a note to the plan
9 for the contractor.

10 MS. MOORE: A road opening permit from
11 the Camden County Highway Department would be
12 required for a road opening on Federal Street.

13 MR. DOMEN: We'll add a note to the plan.

14 MS. MOORE: Per Section 870-230.K, no
15 areas specifically intended for parking or loading
16 use may be located between the front building line
17 and the street line. The applicant has proposed
18 parking in the front yard on both Block 1199 and
19 1200. Plans should be revised or a variance is
20 required.

21 MR. DOMEN: We're asking for the
22 variance.

23 MS. MOORE: And the reasoning for the
24 variance?

25 MR. DOMEN: I think the parking stalls

1 that you're referring to are right here --

2 MS. MOORE: Right.

3 MR. DOMEN: -- because the building is
4 set back a little bit more. We're pretty much
5 matching with the existing impervious coverage limits
6 on site. I think the other one also is -- or the
7 other location is probably right here as well. And
8 we're pretty much matching the existing and
9 impervious coverage at that location as well.

10 MS. MOORE: Just going back to the Area
11 & Bulk Requirements, I didn't realize the variances.
12 You are requesting a variance for impervious
13 coverage, the minimum building height, the principal
14 building setback from the front yard 19th Street and
15 also the front yard of Federal Street, correct?

16 MR. DOMEN: The existing buildings are
17 situated where they are. They're doing an expansion
18 to the one building to remain. And it's just an
19 extension of the existing nonconforming setback.

20 MS. MOORE: And then on the other lot,
21 it's the lot coverage. You have more than 85
22 percent.

23 MR. DOMEN: Correct. I think overall,
24 it's almost like we are doing a slight reduction in
25 impervious coverage and vehicle service that's

1 existing.

2 MS. MOORE: I just wanted to note these
3 as I go through the variances.

4 MR. EINGORN: I'm sorry. Was it the
5 testimony that you're going to be reducing the
6 impervious coverage that's existing now?

7 MS. MOORE: Slightly.

8 MR. DOMEN: It's a very slight decrease
9 but it's documented in the stormwater --

10 MS. MOORE: It's less than 200 square
11 feet but it's a slight decrease.

12 MR. EINGORN: Okay. It works.

13 MS. MOORE: Per Section 870-231.A(3), all
14 parking areas shall be provided with permanent and
15 durable curbing or bumpers. Plans should be revised
16 or a variance requested.

17 MR. DOMEN: We're providing some bumpers
18 along the building frontage but, otherwise, we're
19 going to ask for the waiver. Mainly because the snow
20 plows would push them around.

21 MS. MOORE: That would be a variance.
22 Okay. From curbing or bumpers.

23 Per Section 870-231.B.(5), parking stalls
24 shall be clearly marked and delineated. The plans
25 propose a gravel parking area. The applicant should

1 indicate how the parking area will be delineated on a
2 gravel surface. Plans should be revised or a
3 variance requested.

4 MR. DOMEN: We're requesting a variance
5 on that. We have some grass islands in there which
6 would help provide a visual path for people when
7 they're going to park. They'll start at the end and
8 work their way through.

9 MS. MOORE: How are you going to
10 delineate the spaces? Because people won't know
11 where to park.

12 MR. HOLCOMB: Normally there's concrete
13 bumpers that are put behind the spots that will have
14 numbers on them. That's how we do it at our other
15 facilities.

16 MS. MOORE: So then that's going to be
17 added here?

18 MR. DOMEN: Yes.

19 MR. HOLCOMB: Yes.

20 MR. TAYLOR: We'll add that to the plan,
21 a note to the plan.

22 MS. MOORE: Okay. And what is that
23 exactly?

24 MR. TAYLOR: The concrete bumper stop;
25 the tire stops.

1 MS. MOORE: Yes. Oh, then you'll number
2 them?

3 MR. TAYLOR: Right.

4 MS. MOORE: Got it. So then you don't
5 need the variance from the item before because we're
6 asking for you to give bumpers?

7 MR. DOMEN: Correct.

8 MS. MOORE: So we'll take that variance
9 out.

10 MR. EINGORN: So we're eliminating both
11 of those variances?

12 MS. MOORE: So you'll provide bumpers
13 which are going to have the numbering which will help
14 delineate. Great. So then you won't need that
15 variance either. Sorry. Let me just get situated
16 with what's in the back. I didn't add it in the back
17 because I wasn't going to allow it.

18 Per Section 870-231.B(1)(c), handicapped
19 spaces shall be eight feet minimum width with a
20 5-foot minimum width access aisle by 20 feet in
21 length. The applicant has proposed spaces 18 feet in
22 length. Plans should be revised or a variance is
23 required.

24 MR. DOMEN: We're asking for the
25 variance for the length of the stall. Our other

1 stalls are 18 feet long. Just to have everything
2 match.

3 MS. MOORE: Okay.

4 MR. DOMEN: Just want to have everything
5 18.

6 MS. MOORE: Per Section 870-231.C(2),
7 each required loading berth shall be at least 12 feet
8 wide and 50 feet long. The applicant has proposed
9 spaces that are 40 feet in length. Plans should be
10 revised or a variance is required.

11 MR. DOMEN: We're requesting the
12 variance. What's shown on the plan is just sort of a
13 driveway into the building. And the 40 feet we'll be
14 able to fit a school bus.

15 MS. MOORE: So a variance for the loading
16 berth space and length. Got it.

17 Per Section 870-230.L, all required
18 parking spaces shall be on the same lot or tract of
19 land as the building or use to which they are
20 accessory unless the Planning Board or Zoning Board
21 of Adjustment, as part of the site plan review, shall
22 approve collective off-street parking facilities for
23 two or more buildings or uses on contiguous lots. A
24 variance may be required.

25 MR. DOMEN: We're requesting a variance

1 for that.

2 MS. MOORE: Per Section 870-230.X,
3 parking areas shall be smoothly paved with materials
4 which do not produce dust and debris. The vehicular
5 parking area is proposed with gravel. Plans should
6 be revised or a variance requested.

7 MR. DOMEN: Requesting a variance for the
8 new two lots.

9 MR. TAYLOR: It would only be those two
10 lots?

11 MR. DOMEN: Correct.

12 MS. MOORE: And gravel helps with
13 stormwater too.

14 VICE-CHAIRMAN COOPER: That's where the
15 employees are going to park at, right?

16 MR. DOMEN: Correct.

17 MS. MOORE: It appears that the
18 northeastern most parking space on Block 1199 will
19 conflict with the parking spaces proposed along the
20 building. Plans should be revised.

21 MR. DOMEN: We'll revise them.

22 MS. MOORE: A turning template should be
23 provided to ensure vehicles will have sufficient room
24 to safely maneuver the site.

25 MR. DOMEN: We'll revise the plan.

1 MS. MOORE: And I'm realizing I missed a
2 comment regarding EV parking spaces. Or maybe you
3 have it here and that's why. You have EV parking?

4 MR. DOMEN: Right there. One is ADA.
5 We have two make-ready spots.

6 MS. MOORE: Thank you.

7 MR. EINGORN: How many EV spots do you
8 have?

9 MR. DOMEN: Two. I think for the first
10 50 you need one. We need two.

11 MS. MOORE: Per Section 870-231.A(4),
12 where pedestrians must cross service roads or access
13 roads to reach parking areas, crosswalks should be
14 clearly designated by pavement markings and/or signs
15 and be in accordance with applicable provisions of
16 the American with Disabilities Act of 1990. No
17 crosswalk is specified on the plans between Block
18 1199, Lot 8 and Block 1200, Lot 2. Plans should be
19 revised or a variance is required.

20 MR. DOMEN: If there are existing
21 crosswalks that are there that need to be updated,
22 we'll provide a fresh coat of paint on to the
23 crosswalks. If there's something, I guess, along the
24 frontage of Federal Street or down by, I think, it's
25 Carmen Avenue.

1 MS. MOORE: I don't recall there be
2 any.

3 MR. DOMEN: If there isn't, we'll do
4 crosswalks.

5 MS. MOORE: You'll provide the
6 crosswalks? All right. So you don't need that
7 variance, correct?

8 MR. DOMEN: Correct.

9 MS. MOORE: And not mid-block?

10 MR. DOMEN: Correct.

11 MS. MOORE: You'll provide them?

12 MR. DOMEN: Yes.

13 MS. MOORE: Per Section 870-241.A,
14 sidewalks are required along all streets. Plans
15 should be revised or a variance requested.

16 MR. DOMEN: We're requesting the variance
17 for two frontages. There's existing sidewalk on the
18 southern portion of Carmen Street and also on the
19 eastern side of 19th. So we're requesting a variance
20 for those two frontages.

21 MS. MOORE: I probably should have
22 reviewed this with the City Engineer to make sure.
23 But you said along Carmen on the other side?

24 MR. DOMEN: Correct.

25 MS. MOORE: And then on this side.

1 MR. DOMEN: Actually, we probably need it
2 here to get --

3 MS. MOORE: Right.

4 MR. DOMEN: So on this frontage.

5 MS. MOORE: So all what you would be
6 missing is the Carmen?

7 MR. DOMEN: Just on this side, correct.

8 MS. MOORE: But you'll add the sidewalk
9 on 19th Street.

10 MR. DOMEN: Correct.

11 MS. MOORE: Let me just note that.
12 And you'll show that improvement on revised plans.

13 The applicant should replace all
14 concrete sidewalks and curbs along the property
15 frontages. The locations of all required ADA ramps
16 shall be confirmed with the City Engineer's office.

17 MR. DOMEN: In lieu of replacing all the
18 sidewalk and all the curb, could we coordinate with
19 the City Engineer at his field visit to only replace
20 certain portions that need to be replaced?

21 MS. MOORE: Well, we won't spot. We
22 won't do spot checks of the sidewalk. So if it needs
23 to be replaced then we'll replace the whole thing.
24 That's the thing. It needs to be replaced now.
25 Because no one is going to come back in in the next

1 40 years in this area.

2 MR. DOMEN: We agree.

3 MS. MOORE: So we can coordinate with the
4 City Engineer's office but I can pretty much
5 guarantee you, it'll be replaced.

6 MR. DOMEN: Okay.

7 MR. TAYLOR: Okay.

8 MR. EINGORN: How are we resolving that?
9 Just by replacing it?

10 MS. MOORE: Excuse me?

11 MR. TAYLOR: We'll first consult the City
12 Engineer which we expect he'll want to get that done.

13 MS. MOORE: Because I need to find out
14 from the location of the ADA ramps too.

15 MR. EINGORN: I understand.

16 MS. MOORE: We'll get that location from
17 him.

18 The applicant should provide testimony of
19 how the proposed building expansion will drain and
20 indicate if there are proposed roof drains to connect
21 into the proposed storm sewer system shown on the
22 plans.

23 MR. DOMEN: We'll provide architectural
24 plans showing how the other two buildings will
25 connect --

1 MS. MOORE: Okay.

2 MR. DOMEN: -- and any roof drain
3 connections will be shown.

4 MS. MOORE: The next two comments are
5 notes regarding the manholes and the inlet boxes.
6 You'll add those to the Utility Plan?

7 MR. DOMEN: Yes.

8 MS. MOORE: Regarding the runoff
9 quantity, an analysis is required since according to
10 Section 870-229.A.1 -- I'm sorry. So the project is
11 considered a major development for stormwater
12 management. So runoff quantity is required, that
13 analysis. Because all nonresidential lawn areas in
14 the post-development condition are to be assumed to
15 have grass cover in fair condition. So can you just
16 run that analysis with that?

17 MR. DOMEN: Yes. We'll update the
18 report.

19 MS. MOORE: Okay.

20 The applicant should be aware that the
21 post-development peak runoff cannot exceed the
22 predevelopment peak runoff for the 25-year storm
23 event. Confirming calculations should be provided
24 for review.

25 MR. DOMEN: We'll provide those.

1 MS. MOORE: The storm sewer pipe
2 calculation should be provided for review. And just
3 make sure that you use the "normal" Manning's
4 Coefficient.

5 A Stormwater Management Maintenance
6 Report should be provided for review; person's name,
7 title, address, phone number for the party
8 responsible for the maintenance after construction.
9 And the performance bond release should be provided.

10 MR. DOMEN: We'll provide that.

11 MS. MOORE: And that maintenance report
12 must be recorded at the County Clerk's Office prior
13 to receiving final signatures on the plans.

14 MR. DOMEN: We'll comply.

15 MS. MOORE: A stormwater fee is to be
16 calculated for the site as outlined in Appendix XVIII
17 of the City Ordinance. The calculations will be
18 reviewed by our office. And that fee must be paid by
19 the applicant prior to final signatures of the plan.

20 MR. DOMEN: We agree.

21 MS. MOORE: And on page 7 and the top of
22 8, we have -- that language must be added as notes on
23 the plans and included in the Stormwater Management
24 Agreement in its entirety, those four comments.

25 MR. DOMEN: We'll add those four

1 notes.

2 MS. MOORE: Grading. Do you have any
3 issues with the grading comments that we have here?

4 MR. DOMEN: No.

5 MS. MOORE: Permanent benchmarks,
6 horizontal datum?

7 MR. DOMEN: No, that's fine. And then
8 for your Comment #5, there's no basement or
9 crawlspaces.

10 MS. MOORE: No basement or crawlspaces.
11 Okay. How about the utility comments?

12 MR. DOMEN: For No. 1, we'll add the
13 note. Number 2, we're using existing water and sewer
14 services.

15 MS. MOORE: Existing laterals. Okay.

16 MR. DOMEN: For 3 and 4, we acknowledge
17 those comments. For No. 5, for the CCTV inspection,
18 we'll inspect the existing sanitary sewer lateral.
19 There's no other gravity means on-site.

20 MS. MOORE: Okay. Construction details?

21 MR. DOMEN: We'll update those
22 accordingly.

23 MS. MOORE: And you'll add the note that
24 the plans should note that all work construction, all
25 site work construction and details must conform to

1 the standards to the City of Camden.

2 MR. DOMEN: We'll provide that.

3 MS. MOORE: All right. On to the
4 Planting Design. It appears that no landscaping is
5 proposed. A landscape plan should be provided in
6 accordance with Section 870-244.A(3) or a waiver is
7 required.

8 MR. DOMEN: We're requesting a waiver for
9 the interior.

10 MS. MOORE: There's no landscaping
11 inside. Okay. There's no landscaping you're going
12 to put in the islands?

13 MR. HOLCOMB: It's just going to be
14 grass.

15 MS. MOORE: No landscaping? Okay, just
16 grass.

17 MR. HOLCOMB: Yes.

18 MS. MOORE: All right. The Board is okay
19 with just grass?

20 VICE-CHAIRMAN COOPER: That's on Federal
21 Street. We should have something when you're riding
22 down there to look at.

23 MR. DOMEN: Which street?

24 VICE-CHAIRMAN COOPER: On Federal Street.
25 That's the main corridor that --

1 MR. DOMEN: Federal Street right now, the
2 impervious comes right up to the right-of-way line,
3 and its existing fence right on the back of the
4 sidewalk as well. We're pretty much keeping those
5 limits.

6 MS. MOORE: So it's basically just going
7 to be grass? There's that grass strip?

8 MR. DOMEN: Yes.

9 MR. TAYLOR: There's not really enough --

10 MS. MOORE: Right. There's not enough
11 in the grass strip.

12 MR. TAYLOR: Not enough room to put trees
13 in there then the leaves will be blowing into the
14 road.

15 MR. DOMEN: And there's probably
16 utilities in the ground and sidewalk area also.

17 MR. TAYLOR: We'll take another look at
18 it.

19 VICE-CHAIRMAN COOPER: What type of fence
20 are you putting up on Federal Street?

21 MR. DOMEN: I think the existing is chain
22 link.

23 MR. TAYLOR: Existing chain link fence
24 which for security purposes because there's buses
25 there that we need to protect.

1 MS. MOORE: So are you fine with no
2 landscaping in the islands?

3 VICE-CHAIRMAN COOPER: No. You need
4 something in there.

5 MR. DOMEN: With the interior, we see the
6 trees above the fence. Trying to put something along
7 the inside?

8 MS. MOORE: At least in the island areas.

9 MR. DOMEN: So it looks like a street
10 tree?

11 MS. MOORE: Something.

12 MR. TAYLOR: As a condition of approval,
13 we'll put something together and work with your
14 office.

15 MS. MOORE: Yes, you'll work with our
16 office. So I just want to make sure that we're not
17 doing the waiver; that you will add a landscape plan.

18 MR. DOMEN: Correct.

19 VICE-CHAIRMAN COOPER: Thank you.

20 MS. MOORE: I'm just trying to get
21 through all the waivers and variances. So we're good
22 with --

23 MR. EINGORN: So we're getting rid of the
24 waiver then?

25 MS. MOORE: No waiver. And they'll add a

1 landscape plan.

2 MR. EINGORN: Okay.

3 MS. MOORE: Per Section 870-224.B(1)(e),
4 the visual impact of large surface parking lots
5 located along street frontages shall be minimized
6 with landscaping. No landscaping has been provided.
7 The plans should be revised or a waiver is required.
8 So we're going to revise and not have --

9 MR. TAYLOR: We'll provide given the
10 conditions that we have to work with and the
11 restrictions and so forth and we'll do the best we
12 can.

13 MS. MOORE: Okay. Just something.

14 MR. EINGORN: We're going to pull that
15 wavier also for B(1)(e)?

16 MS. MOORE: Right, so they won't have --
17 we'll eliminate the two landscape waivers.

18 MR. EINGORN: Thank you.

19 MR. TAYLOR: Yes. If we can't meet
20 everything as long as your engineer agrees with it as
21 an acceptable plan that's what we'll do.

22 MS. MOORE: Loading areas should be
23 screened Per Section 870-224.B(13). In addition,
24 testimony should be provided regarding hours of
25 delivery and operation to determine the impact on

1 adjacent residences. So what's the hours of
2 operation here?

3 MR. HOLCOMB: A full day is 6:00 a.m. to
4 5:00 p.m. Normally, the buses leave between 6:30 in
5 the morning and probably 8:00 a.m., 8:30.

6 MS. MOORE: That's Monday through Friday?

7 MR. HOLCOMB: Yes.

8 MS. MOORE: Everything is Monday through
9 Friday?

10 MR. HOLCOMB: No nights and weekends.
11 It's just school hours basically.

12 VICE-CHAIRMAN COOPER: You guys don't go
13 on like trip on the weekends or carry a football
14 team?

15 MR. HOLCOMB: Yes, it could be a football
16 team or a Saturday morning trip, but it's not
17 consistent.

18 MR. TAYLOR: And if it was a Saturday, it
19 would be the least traffic time any way.

20 MS. MOORE: And then the hours of
21 delivery? Are you getting any deliveries other than
22 it's FedEx, UPS, Amazon, box trucks?

23 MR. HOLCOMB: No, no. That's it.

24 MS. MOORE: Box trucks?

25 MR. HOLCOMB: Yes, FedEx, UPS.

1 MS. MOORE: And do you have a set loading
2 area location?

3 MR. DOMEN: Not really. There's the bay
4 area and the main two-way driveway coming into that
5 area which provides -- it should be sufficient.

6 MS. MOORE: All right. All electrical
7 and mechanical equipment shall be screened from view
8 Per Section 870-224.B(19). Is that on the roof or?

9 MR. HOLCOMB: It's located on the roof,
10 yes.

11 MS. MOORE: And so then you'll provide
12 the architectural for that to show a parapet or
13 something? It's not -- we won't be able to see it,
14 right?

15 MR. DOMEN: Correct.

16 MS. MOORE: So you'll provide the roof
17 plan?

18 MR. HOLCOMB: We do have it.

19 MS. MOORE: All right. So just provide
20 the roof plans so we can see that.

21 On to Lighting: Lighting levels shall
22 comply with Section 870-243.D.2 or a variance
23 requested. So the minimum lighting level is 0.25
24 footcandles. Average 0.5 to 2.0 footcandles. And
25 the maximum lighting level is 3.0 footcandles unless

1 it's directly under a fixture and then it's 5
2 footcandles.

3 MR. DOMEN: We believe it complies, but
4 we'll add the point numbers to the plan so you can
5 see the intensities throughout the site.

6 MS. MOORE: Okay. So you do comply with
7 that?

8 MR. DOMEN: Yes.

9 MS. MOORE: All right. So a variance is
10 not required.

11 Per Section 870-243.A.10, no more than
12 0.25 footcandles are permitted 10 feet from the
13 Property line. The plans should be revised or a
14 variance requested.

15 MR. DOMEN: We'll need a variance because
16 we have to provide lighting at the driveway
17 entrances. And just by having to provide sufficient
18 light at the entrance, some will spill into the
19 adjacent roadway.

20 MR. TAYLOR: It's also required for
21 security purposes.

22 MS. MOORE: Okay.

23 MR. DOMEN: So that variance is a
24 technicality.

25 MS. MOORE: So I'll add that. I didn't

1 have that in the back. And that will be lighting at
2 property line, a variance.

3 Per Section 870-243.H, all outdoor
4 lighting not essential for safety and security
5 purposes shall be activated by automatic control
6 devices and turned off during non-operating hours.
7 The plans should note this.

8 MR. DOMEN: We'll add the note.

9 MS. MOORE: Per Sections 870-224.B.9 and
10 870-243.A, lighting should minimize glare and
11 off-site spillage. So full cut-off fixtures should
12 be provided.

13 MR. DOMEN: I believe they are but we'll
14 note it on the plans.

15 MS. MOORE: Per Section 870-243.A(15),
16 building height determines pole height. For
17 buildings up to 24 feet in height, a maximum mounting
18 height of 16 feet is permitted. For taller
19 buildings, a maximum mounting height of 25 feet is
20 permitted.

21 MR. DOMEN: We are requesting a waiver.

22 MS. MOORE: That would be a variance for
23 lighting.

24 MR. DOMEN: A variance. Just because of
25 the parking areas, we'd have to put in more poles

1 just to get the lighting intensity to work.

2 MS. MOORE: So you need the variance for
3 the higher mounting light height?

4 MR. DOMEN: Right. We're proposing 25
5 feet.

6 MS. MOORE: I don't think I have that in
7 the back either. So that's Section 870-243.A.(15),
8 light mounting height.

9 MS. MOORE: The traffic review. The
10 applicant should clarify anticipated hours of
11 operation for the site and ensure that the
12 anticipated queuing during peak use will not impact
13 the surrounding roadways. So we know the anticipated
14 hours of operation. Can you confirm that the
15 anticipated queuing during peak use will not impact
16 the surrounding roadways?

17 MR. DOMEN: It shouldn't impact. The
18 queuing can occur in the parking area --

19 MS. MOORE: On-site?

20 MR. DOMEN: -- or they can wait in the
21 parking stalls until the traffic clears up at the
22 intersections.

23 MS. MOORE: So I'll just note the queuing
24 occurs on-site and not on surrounding roadways?

25 MR. DOMEN: Correct.

1 MS. MOORE: The applicant's traffic
2 engineer should provide testimony as to the trip
3 generation information provided in support of the
4 calculated numbers and verify if weekend peak-hour
5 traffic is not anticipated to be a substantial
6 contributor as projections for that time period were
7 not provided or analyzed. So you agree that the
8 weekend is insignificant here?

9 MR. TAYLOR: Weekends. Very rare. It
10 wouldn't be a flow of buses. It would be maybe one
11 or two buses for a special assignment.

12 MS. MOORE: So the trip generation
13 information provided is adequate?

14 MR. DOMEN: It's adequate. I talked to
15 Nathan Mosley today - he's a traffic engineer - and
16 he said that their assumptions were that every single
17 parking space and bus space would be used during the
18 peak-hour and it would be conservative. I believe
19 that statement is in the traffic report as well.
20 Just because I didn't have a trip generation, the ITE
21 code for this type of use.

22 MS. MOORE: So he just assumed full
23 capacity?

24 MR. DOMEN: Correct.

25 MS. MOORE: Got it.

1 The applicant's traffic engineer should
2 provide testimony that the on-site access and
3 internal circulation layouts are expected to safely
4 and efficiently accommodate the anticipated traffic
5 volumes.

6 MR. DOMEN: I talked to Nathan about that
7 also today. He agrees that the on-site traffic
8 circulation will be sufficient and we're also going
9 to provide the turning template on the plan as
10 well.

11 MS. MOORE: Yes. That's the next one.
12 The applicant's engineer should confirm that adequate
13 site distance, in accordance with AASHTO policies,
14 exists at all existing and proposed intersections.
15 So you will add that along 19th Street?

16 MR. DOMAN: Correct.

17 MS. MOORE: I'll note: Will add sight
18 triangles for site distance.

19 The applicant is to provide testimony
20 regarding any/all environmental concerns, studies and
21 remediation pertaining to the site. Are there any
22 known environmental issues at the site?

23 MR. TAYLOR: No.

24 MS. MOORE: None. Okay.

25 MR. TAYLOR: In fact, if anything, what's

1 proposed is going to actually improve the site.

2 MS. MOORE: No trash enclosure has been
3 proposed. Testimony should be provided.

4 MR. TAYLOR: Trash is now mainly indoors
5 or?

6 MS. MOORE: How is trash handled now?

7 MR. HOLCOMB: We are renting 2 dumpsters
8 now. There is a trash enclosure there.

9 MR. TAYLOR: It's not on the site but --

10 MR. HOLCOMB: It will be on the site.

11 MR. TAYLOR: It will be on the site?

12 MR. HOLCOMB: Yes, it will be on-site.

13 There will be a trash enclosure.

14 MR. DOMEN: Like a rolling type of
15 dumpster?

16 MR. HOLCOMB: Yes. It's small 2-yard
17 dumpsters that gets dumped weekly.

18 MS. MOORE: And that's adequate for what
19 you need it for?

20 MR. HOLCOMB: Yes.

21 MS. MOORE: So then you're going to add
22 that on the plans?

23 MR. DOMEN: Yes. I'll add it to the
24 plan.

25 MS. MOORE: And it needs to be in

1 accordance with the Ordinance for everything because
2 you don't want to have to come back for a waiver or
3 anything.

4 MR. DOMEN: Yes.

5 MS. MOORE: So I'll note that you will
6 add the trash enclosure. And the pick-up, is that
7 going to be private pick up?

8 MR. HOLCOMB: Yes.

9 VICE-CHAIRMAN COOPER: And you say once a
10 week.

11 MR. HOLCOMB: I think what we have now is
12 once a week.

13 MS. MOORE: Once a week. It's just
14 office trash?

15 VICE-CHAIRMAN COOPER: Nothing coming off
16 the buses with kids, you know, the trash?

17 MR. HOLCOMB: It's not much.

18 MR. TAYLOR: Sometimes it's trash created
19 by the kids that remain on the bus. It's just part
20 of when they clean up the bus for the next use.

21 MS. MOORE: No signage has been proposed.
22 Confirming testimony should be provided. So no
23 signage with this application?

24 MR. TAYLOR: There probably will be. And
25 at this point, we will conform to your Signage

1 Ordinances. If we need a variance or waiver,
2 we'll --

3 MS. MOORE: You would submit something.

4 MR. TAYLOR: -- notify you and submit.

5 MS. MOORE: So I'll just say: Not with
6 this application.

7 MR. DOMEN: If there is a sign it would
8 comply with the Ordinance. It would be just on the
9 fence; just for people are looking for the entrance
10 to the driveway.

11 MS. MOORE: Okay. Signage on fence to
12 conform with requirements regarding the number and
13 the size?

14 MR. DOMEN: Correct.

15 MS. MOORE: The applicant must obtain the
16 correct tax maps plates and block and lot numbers
17 from the Tax Assessor. Written verification must be
18 received by our office prior to final review and
19 signature of the deeds and/or plat.

20 So are you going to consolidate -- you're
21 going to consolidate each of them?

22 MR. TAYLOR: Are we going to leave the
23 lots the way they are or did you plan to consolidate?

24 MR. HOLCOMB: I'm not an engineer but I
25 would assume they're going to stay they way they are.

1 MS. MOORE: We would request that you
2 consolidate each one.

3 MR. HOLCOMB: That's fine.

4 MS. MOORE: I mean, we would ask that you
5 can. If they're all under one ownership, we would
6 ask that you would do that.

7 MR. EINGORN: I don't know that they can
8 consolidate the property. They already have a lease.

9 MR. TAYLOR: They're leasing.

10 MS. MOORE: Oh, they're leasing?

11 MR. EINGORN: Part of it is a lease.
12 It's a lease.

13 MS. MOORE: Oh, never mind.

14 MR. EINGORN: So I don't think they can
15 consolidate property that they don't own.

16 MR. TAYLOR: We'll merge the other two.
17 The two new ones are going to be leased. These are
18 owned. So I don't that we can consolidate because
19 they don't own --

20 MS. MOORE: No, no. I wasn't aware of
21 that.

22 MR. HOLCOMB: The ones we own we can put
23 as one.

24 VICE-CHAIRMAN COOPER: What?

25 MR. HOLCOMB: The ones we own --

1 MR. TAYLOR: Once they own it, then we
2 will consolidate them.

3 MS. MOORE: So that can be at a later
4 time with the Tax Assessor?

5 MR. TAYLOR: Right.

6 MR. EINGORN: At this point, I don't know
7 if it's really necessary for this project but..

8 MR. TAYLOR: You know, the --

9 MS. MOORE: If it's being leased, no. I
10 thought it was all owned. And then the Tax Assessor
11 has asked that if you did own it all, that it be
12 consolidated. That's just something that it makes it
13 cleaner for their books. So in the future. So
14 there's no consolidation with this.

15 Fences: Per Section 870-197.F, a fence
16 not more than four feet tall is permitted along the
17 side lot line from the front building line to the
18 front lot line and along the front lot line. The
19 applicant has proposed a 6-foot chain link fence in
20 the front yard of both lots. Plans should be revised
21 or a variance requested.

22 MR. TAYLOR: For security purposes we'd
23 like to keep it at 6-foot.

24 MS. MOORE: And I have noted fence height
25 already.

1 exactly? Are you doing oil changes there?

2 MR. HOLCOMB: All oil changes and bigger
3 work goes to our location in Bellmawr.

4 MS. MOORE: Oh, okay. So just like a
5 windshield wiper?

6 MR. TAYLOR: Minor things such as a broke
7 windshield wiper, that'll be fixed or anything that
8 can be done fairly quickly instead of taking it over
9 to their main location.

10 MS. MOORE: I just wanted to make sure
11 like no oil change.

12 MR. HOLCOMB: No.

13 MS. MOORE: The plans should note that
14 the applicant will comply with the City's Ordinance
15 establishing standards for the submission of maps and
16 other documents in a digital format. You'll add that
17 note?

18 MR. DOMEN: We will.

19 MS. MOORE: And a signature block should
20 be added to the Cover Sheet for the signatures of the
21 Planning -- I'm sorry -- Zoning Board Chairman,
22 Zoning Board Secretary, Zoning Board Engineer and the
23 Zoning Office/Administrative Officer.

24 MR. DOMEN: We will add that to the plan.

25 MS. MOORE: Summary of Variances and

1 Waivers. We've got Sections 870-62 and 870-97 for
2 Use. We have lot coverage, impervious lot coverage,
3 minimum building height, front yard setback, parking
4 in front yard, parking location, parking lot
5 material, crosswalk. I took out the
6 curbing/bumpers.

7 MR. EINGORN: I thought they were going
8 to comply with the crosswalk? Didn't we take out
9 crosswalk?

10 MR. DOMEN: For safety.

11 MS. MOORE: Yes, they are going to do
12 crosswalk. I'm sorry.

13 MR. EINGORN: Right. I thought we took
14 that one out.

15 MR. DOMEN: There's no crosswalk.

16 MS. MOORE: So we took out crosswalk. So
17 I'll go from parking lot material. We took out
18 crosswalk. We took out curbing and bumpers. We have
19 the handicap space length, loading berth space
20 length, sidewalks, fence height. I added lighting at
21 property line and light mounting height. Does that
22 sound like all the variances?

23 MR. DOMEN: Right. For just the sidewalk
24 it would just be along Carmen.

25 MS. MOORE: Yes. And I'll put in

1 parenthesis Carmen Street.

2 And the Waivers, we eliminated both of
3 the landscape waivers. So for waivers you have none.

4 MR. EINGORN: On the condition to provide
5 the landscape plan and to work with your office
6 regarding the landscape plan?

7 MS. MOORE: Yes.

8 And you're aware of the Approval Process
9 as listed on page 12 and 13. If you have any
10 questions, you can contact my office.

11 MR. TAYLOR: Not my first R & V review
12 letter 20 years ago.

13 MS. MOORE: Outside Agency Approvals, I
14 just have Camden County Planning Board and Camden
15 County Soil Conservation District. Is there anything
16 else?

17 MR. TAYLOR: No, I don't think.

18 MS. MOORE: Mr. Vice-Chair, that
19 concludes my review.

20 VICE-CHAIRMAN COOPER: Thank you.

21 MR. EINGORN: Questions?

22 VICE-CHAIRMAN COOPER: The fencing that's
23 going to be along Federal Street, you said chain
24 link. Just the regular chain link, that's easy to
25 climb and jump over.

1 the chain link? You're thinking slats?

2 VICE-CHAIRMAN COOPER: They have brown or
3 vinyl. It's not the solid. It's little slats which
4 make it look like something.

5 MR. HOLCOMB: I know what you're talking
6 about.

7 MR. EINGORN: My only concern is that,
8 isn't one of these a corner? Right? I'd be
9 concerned about the slats because you said fence was
10 up against the property line. I'd just be scared if
11 there's slats that there would be a sight triangle
12 issue.

13 MR. HOLCOMB: From the property line to
14 the street on Federal, there is a decent amount of
15 space between the grass and sidewalk. We can put
16 slats on the fence if that's requested.

17 VICE-CHAIRMAN COOPER: Not slats in it.
18 But it's like a metal fence almost.

19 MS. MOORE: Oh, you want the ornamental
20 fence?

21 VICE-CHAIRMAN COOPER: Yes, something
22 like that.

23 MR. BRITO BUENO: I want the slats so we
24 don't see the buses.

25 MR. TAYLOR: You're not talking about the

1 fence itself. You're talking about the slats?

2 MS. MOORE: No.

3 VICE-CHAIRMAN COOPER: No. The fence
4 itself.

5 MS. MOORE: No. They're talking about
6 the regular --

7 MR. DOMEN: A solid fence?

8 MS. MOORE: Right. Black ornamental
9 fence.

10 MR. TAYLOR: We'll take a look at it if
11 it meets the security standards. That's the only
12 thing we would be concerned about. We'll run --

13 MS. MOORE: It's the fancy fence.

14 VICE-CHAIRMAN COOPER: Like I said, we
15 want it to look nice.

16 MR. TAYLOR: To look nice.

17 VICE-CHAIRMAN COOPER: Yeah.

18 MS. MOORE: So are we doing the black
19 ornamental fence then?

20 MR. HOLCOMB: If that's what's required --

21 VICE-CHAIRMAN COOPER: Yes.

22 MR. TAYLOR: Again, we want to make sure
23 that it not only looks nice but meets security
24 standards.

25 MR. BRITO BUENO: You mean this?

1 VICE-CHAIRMAN COOPER: Yes.

2 MS. MOORE: Right. And that's along
3 Federal down by Resin Tech.

4 MR. EINGORN: How about I condition it
5 that applicant work with R & V on the fencing?

6 VICE-CHAIRMAN COOPER: Like Resin Tech,
7 the fence that they have.

8 MR. DOMEN: Let me take a picture.

9 MS. MOORE: The black ornamental. And
10 that's further down on Federal Street.

11 MR. BRITO BUENO: It's right there on
12 State Street and River Road.

13 MS. MOORE: It's the black ornamental.
14 So we'll note the height but I'll note black
15 ornamental.

16 MR. HOLCOMB: We know Jeff Gottlieb from
17 across the street at Resin Tech. We'll talk to him
18 and find out exactly who they used for their fence so
19 the fences match.

20 MS. MOORE: And that's what -- typically
21 the Planning Board does require that black ornamental
22 fence.

23 MR. HOLCOMB: Not a problem. I'll shoot
24 an email to Jeff and find out exactly what he used.

25 MR. EINGORN: Any other questions,

1 concerns? Hearing no future questions from the
2 Board, we will open it to the public on the site
3 plan. Anybody in the public like to be heard on the
4 site plan application currently before the Board?
5 Hearing none, we'll close the public portion.

6 Now is the time for the Board to do a
7 discussion and make a motion regarding the site plan
8 application. Any motion obviously should be with the
9 conditions we discussed, working with the fencing and
10 the landscaping. And subject to the Zoning Board
11 Engineer's review letter and the discussion set forth
12 on the record.

13 VICE-CHAIRMAN COOPER: I think it's a
14 positive. We have our kids getting to school more
15 efficiently on time as they're coming right out of
16 the City and not traveling into the City to pick our
17 kids here.

18 MR. TAYLOR: Where is the current bus
19 service from?

20 VICE-CHAIRMAN COOPER: I couldn't tell
21 you. I have no kids in school, sir. I'm at work and
22 they travel.

23 MR. TAYLOR: I was just curious. Because
24 they're going to be right --

25 VICE-CHAIRMAN COOPER: And you guys did

1 get the contract from the Camden Board of Education?

2 UNIDENTIFIED SPEAKER: I --

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

5 - - -

6 ADAM HOLCOMB, 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. ADAM HOLCOMB: My name is Adam
13 Holcomb, 312 Salarno, Mullica Hill, New Jersey.

14 So we have the contract that we bid on
15 this summer. We started in September. We do all of
16 the Special Education Transportation for the City of
17 Camden. We run some buses from Bellmawr. We run in
18 different places. We have some now that we're
19 renting actually on River Avenue. We do some of it
20 now. We do all the Special Education. There's other
21 bus service that do the corner stops and stuff. But
22 we do all the Special Education in the City. And,
23 hopefully, do it for the foreseeable future. That
24 would be nice.

25 MR. EINGORN: Thanks.

1 REVEREND MARTINEZ: Motion.

2 MR. EINGORN: Is that a question or a
3 motion?

4 REVEREND MARTINEZ: Motion.

5 MR. EINGORN: So we got a motion to
6 approve the site plan subject to the conditions and
7 the letter and the discussions on the record.

8 MR. REVEREND MARTINEZ: Yes, sir.

9 MR. EINGORN: Great. Do we have a
10 second?

11 MS. ATWOOD: Second.

12 MR. EINGORN: We'll take a roll-call
13 vote. Vice-Chairman Cooper.

14 VICE-CHAIRMAN COOPER: Yes.

15 MR. EINGORN: Reverend Martinez.

16 REVEREND MARTINEZ: Yes.

17 MR. EINGORN: Ms. Atwood.

18 MS. ATWOOD: Yes.

19 MR. EINGORN: Ms. Merricks.

20 MS. MERRICKS: Yes.

21 MR. EINGORN: Mr. Brito Bueno.

22 MR. BRITO BUENO: Yes.

23 MR. EINGORN: Five in favor and none
24 opposed, the application is granted. Thank you,
25 Gentlemen.

1 MR. EINGORN: Very good. Please proceed.

2 MR. GABAY: 421 Chambers Street is at the
3 corner of Chambers Avenue and Washington. As it sits
4 right now, it's an abandoned and vacant lot. It's
5 not abandoned. It's just a vacant lot that's been
6 abandoned for years and we recently took ownership of
7 it.

8 We went in 2022 in front of the Planning
9 Board and Historic Commission to get plans of a
10 period-correct unit similar to what is on the block
11 uniform. However, with parking that would be
12 accessible from Washington Street, the way it would
13 stand is, they had a couple of revisions from the
14 Planning Board, as well as Historic Preservation.
15 They wanted with windows; they wanted fish scale roof
16 and they also requested ornamental designs for the
17 porch and railings which we complied with.

18 This is the final plan that was approved
19 with the Planning Board as well as the Historic
20 Commission. So we're seeking to build a two-family
21 dwelling with all sufficient parking on-site that
22 would be accessible from Washington Street, so there
23 won't be a parking detriment to the surrounding
24 neighborhood. I did an OPRA Request. And through
25 the Tax Assessor I did find an original picture.

1 Evita, I don't remember which revision you have. Do
2 you have this picture in the presentation? Because
3 I've submitted so many.

4 MS. MUHAMMAD: Yes. it's here.

5 MR. GABAY: So, yes, that's it. Yours is
6 a little bigger than mine. So it would identical to
7 what was there before with the marble lintels as well
8 as the brick. We have done extensive work on this
9 block before so we understand Williamsburg Slate;
10 certain things that they requested to be uniform with
11 the block.

12 A further note to mention over here would
13 be, the setbacks would be exactly as they are with
14 the adjacent units. It would be a uniform block;
15 nothing would be sticking out; nothing will be
16 looking out of sorts when it comes to the setbacks.
17 So a lot of what I'm asking for today is a bulk
18 variance of a property that was torn down years ago,
19 which would pretty much match the existing footprint
20 of what was there previously.

21 Street conditions, there is no parking
22 along that side of Washington Street. There is
23 parking on the opposing side of Washington Street.
24 That being said, this does not pose a parking
25 detriment as we did provide off-street parking. It

1 would be a two-family dwelling of which one would be
2 accessible on Chambers Avenue through the double
3 doors that would be period-correct, as well as one on
4 7th Street -- I'm sorry -- Washington Street to the
5 rear of the property. I open it to the Board for any
6 questions.

7 VICE-CHAIRMAN COOPER: So you're going to
8 put a two-car garage?

9 MR. GABAY: Four-car garage.

10 VICE-CHAIRMAN COOPER: Four-car garage?

11 MR. GABAY: Four-car garage.

12 VICE-CHAIRMAN COOPER: I see.

13 MR. GABAY: So we're trying to blend --
14 so one of the mentions from the Historic Preservation
15 Commission was that they wanted not these bulky
16 garage doors. They wanted something that was more of
17 a carriage style as it is facing Sheila Roberts Park,
18 so we did make those revisions the asked. But it
19 will have the modern convenience of parking in a
20 usual situational block where there is no off-street
21 parking. So this is blending some modern with what
22 was there previously.

23 VICE-CHAIRMAN COOPER: And you're
24 sticking to the design of the area?

25 MR. GABAY: This was approved per the

1 Historic Preservation. We used a local architect,
2 El Donado Vid Al who, at some point, has extensive
3 experience with the Board, who did all the
4 period-correct ornamentals, design, window
5 specifications, even the siding down to the hardy
6 blank. Everything has been approved by the
7 Historical Commission that it is working with the
8 uniformity of the block.

9 VICE-CHAIRMAN COOPER: Does the Board
10 have any questions?

11 MR. EINGORN: It doesn't sound like it.

12 Anybody in the public here tonight that would like to
13 be heard on 421 Chambers Avenue? Hearing none, we'll
14 close the public portion.

15 The applicant has come before the Board
16 seeking bulk variances for lot area, lot depth, lot
17 width and impervious coverage. The testimony is that
18 the setbacks and other requested variances will be
19 mitigated by the fact that the house will match
20 the preexisting rowhomes on the block so that it will
21 look beautiful. Now is the time to do a discussion
22 of the Positive and Negative Criteria related to the
23 requested bulk variances and make a motion.

24 REVEREND MARTINEZ: Motion to pass.

25 VICE-CHAIRMAN COOPER: I have a question.

1 So this landscaping here that you suggest, this is
2 what it's going to look like, correct?

3 MR. GABAY: So if you're looking --
4 you're looking on the second page. That is the
5 current elevation of what would be there. The trees
6 are on the street. We wouldn't be touching that.
7 The little garden in the front, we will have some
8 shrubbery and some grass. That's to the -- where
9 your index finger was, yes.

10 VICE-CHAIRMAN COOPER: Right.

11 MR. GABAY: That would be just a standard
12 garden similar to the other properties that they had.

13 REVEREND MARTINEZ: Real quick. So
14 you stated that there's parking at Washington Street,
15 right?

16 MR. GABAY: The parking will be
17 accessible from Washington Street.

18 REVEREND MARTINEZ: From Washington
19 Street?

20 MR. GABAY: Correct. And seeing as
21 there's no obstruction of parking on that side of the
22 street, we're not removing any off-street parking to
23 make this parking accessible.

24 REVEREND MARTINEZ: Got you. A motion
25 to --

1 closets in this design.

2 MR. EINGORN: We had a motion from
3 Reverend Martinez. So do we have a second on the
4 motion?

5 VICE-CHAIRMAN COOPER: Second.

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

8 VICE-CHAIRMAN COOPER: Yes.

9 MR. EINGORN: Reverend Martinez.

10 REVEREND MARTINEZ: Yes.

11 MR. EINGORN: Ms. Atwood.

12 MS. ATWOOD: Yes.

13 MR. EINGORN: Ms. Merricks.

14 MS. MERRICKS: Yes.

15 MR. EINGORN: Mr. Brito Bueno.

16 MR. BRITO BUENO: Yes.

17 MR. EINGORN: Having five in favor and
18 none opposed, the motion passes.

19 MR. GABAY: Thank you all. I'll see you
20 in April.

21 MR. EINGORN: See you soon.

22 MR. GABAY: Have a great one.

23 MR. EINGORN: Thank you. You too.

24 The next matter, Mr. Gideon Nwachukwu,
25 1180 Bergen Avenue. Would you raise your right hand,

1 please.

2

- - -

3

4

5

GIDEON NWACHUKWU, having first been duly sworn/affirmed, was examined and testified as follows:

6

- - -

7

8

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

9

10

MR. NWACHUKWU: Gideon Nwachukwu, 1180 Bergen Avenue, Camden, New Jersey.

11

12

13

MR. EINGORN: You're here tonight for a Certificate of Nonconforming Use; is that correct, sir?

14

15

16

MR. NWACHUKWU: Yes.

MR. EINGORN: You have a preexisting duplex?

17

18

MR. NWACHUKWU: Yes. It's already a duplex.

19

20

MR. EINGORN: You have a nice packet that we've received. Good job.

21

22

23

24

MR. NWACHUKWU: Thank you.

VICE-CHAIRMAN COOPER: I see you got a circuit breaker box here and you got a circuit breaker box there.

25

MR. NWACHUKWU: Yes. That's for the

1 house meter.

2 VICE-CHAIRMAN COOPER: So you got
3 two boxes, two electrical meters here in the
4 basement.

5 MR. NWACHUKWU: Yes.

6 VICE-CHAIRMAN COOPER: They've been
7 there? Looks like this was construction that was
8 just done.

9 MR. NWACHUKWU: Yes, sir.

10 VICE-CHAIRMAN COOPER: You just did this
11 construction?

12 MR. NWACHUKWU: Yes.

13 VICE-CHAIRMAN COOPER: So when you bought
14 the houses, it wasn't a duplex?

15 MR. NWACHUKWU: No. It was a duplex.

16 MR. EINGORN: So you bought this with the
17 understanding that it was already a duplex?

18 MR. NWACHUKWU: Yes.

19 MR. EINGORN: Was it rented when you
20 bought it?

21 MR. NWACHUKWU: No. It was vacant.

22 MR. EINGORN: It was vacant?

23 MR. NWACHUKWU: Yes. And I still pay the
24 tax as a duplex.

25 MR. EINGORN: You paid taxes as a duplex.

1 VICE-CHAIRMAN COOPER: You do pay taxes?

2 MR. NWACHUKWU: Yes.

3 MR. EINGORN: You're trying to clean the
4 place up?

5 MR. NWACHUKWU: Yes, sir.

6 MR. EINGORN: And are you planning to
7 live there yourself?

8 MR. NWACHUKWU: Yes, I live there.

9 MR. EINGORN: When did you buy the
10 property?

11 MR. NWACHUKWU: August of last year. It
12 was a lot of work there.

13 VICE-CHAIRMAN COOPER: I see you got a
14 lot of work here.

15 MR. NWACHUKWU: One neighbor was living
16 there for 14 years and I never seen this property
17 look the way it is now.

18 REVEREND MARTINEZ: Why do you have
19 four meters but you're only using two, right?

20 MR. NWACHUKWU: I will use three.

21 REVEREND MARTINEZ: You use three?

22 MR. NWACHUKWU: Yes.

23 REVEREND MARTINEZ: So why was the other
24 one --

25 MR. NWACHUKWU: I was living with my kids

1 at the time while I was searching. So you can four
2 kinds of meters and you use what you need. In this
3 case I was using three. And the one will be blind.

4 VICE-CHAIRMAN COOPER: So when you bought
5 this property, this stuff was already in the
6 basement?

7 MR. NWACHUKWU: No. I installed it.

8 VICE-CHAIRMAN COOPER: You installed it?

9 MR. NWACHUKWU: Yes.

10 VICE-CHAIRMAN COOPER: Okay. You
11 installed it. Do you see anything? This was already
12 a duplex?

13 MR. EINGORN: Other than the testimony
14 that --

15 VICE-CHAIRMAN COOPER: I see nothing with
16 the taxes.

17 MR. NWACHUKWU: I just paid them. I
18 should have brought the receipt. It's charged as a
19 duplex.

20 MR. EINGORN: Here is the issue. Your
21 burden of proof is to show that before the Ordinance
22 changed, right -- well, this is an R-2 Zone so a
23 duplex is a legal use. So unless the duplex use was
24 abandoned, but you bought it as a duplex, correct?

25 MR. NWACHUKWU: Yes.

1 MR. EINGORN: How many meters did it have
2 when you bought it?

3 MR. NWACHUKWU: Two.

4 MR. EINGORN: It had two meters when you
5 bought it.

6 MR. NWACHUKWU: Yes.

7 MR. EINGORN: And it currently has
8 multiple kitchens?

9 MR. NWACHUKWU: Yes.

10 MR. EINGORN: Multiple entrances?

11 MR. NWACHUKWU: Yes.

12 MR. EINGORN: And they're separate
13 entrances?

14 MR. NWACHUKWU: Yes. You have one
15 entrance on Harrison Avenue. I have two entrances on
16 that end. And also one main entrance to the upstairs
17 of the front of the building.

18 VICE-CHAIRMAN COOPER: The upstairs, it
19 looks like it doesn't -- okay. I see it.

20 MR. EINGORN: I don't see any harm in
21 this one. A duplex is a permitted use in the R-2
22 Zone. Does the Board have questions? No. Anybody
23 in the public here would like to heard on this
24 application regarding 1180 Bergen Avenue? Hearing
25 none, we'll close the public portion.

1 The applicant is here tonight for a
2 Certificate of Nonconforming Use related to the
3 property for use as a duplex which is now a permitted
4 use in the R-2 Zone. Does the Board have questions?
5 Would the Board like to make a motion?

6 MR. BRITO BUENO: So where's the parking?

7 MR. NWACHUKWU: The parking, it has a
8 driveway which accommodates about three vehicles.

9 VICE-CHAIRMAN COOPER: Is that it there?

10 MR. NWACHUKWU: Yes.

11 MR. EINGORN: That's what's covered in
12 grass in that picture?

13 MR. NWACHUKWU: Yes. It has capacity for
14 three cars inside the property.

15 VICE-CHAIRMAN COOPER: You have a
16 curb cut there, correct?

17 MR. NWACHUKWU: Say that again.

18 VICE-CHAIRMAN COOPER: A curb cut where
19 you can go up into it or you got to jump the curb to
20 go in?

21 MR. NWACHUKWU: No. It's already
22 smooth. There's a curb on both sides which is about
23 maybe approximately 16 feet.

24 MR. EINGORN: Is this a garage back here
25 this little building?

1 MR. NWACHUKWU: Yes.

2 MR. EINGORN: And the driveway access is
3 the garage?

4 MR. NWACHUKWU: Yes. Also that garage I
5 have access to Harrison Avenue.

6 MR. EINGORN: Got it. Any other
7 questions? If there's no further questions, now is
8 the time to do a discussion and a motion.

9 REVEREND MARTINEZ: Motion to pass. Do
10 we have a second?

11 MS. ATWOOD: Second.

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

14 VICE-CHAIRMAN COOPER: Yes.

15 MR. EINGORN: Reverend Martinez.

16 REVEREND MARTINEZ: Yes.

17 MR. EINGORN: Ms. Atwood.

18 MS. ATWOOD: Yes.

19 MR. EINGORN: Ms. Merricks.

20 MS. MERRICKS: Yes.

21 MR. EINGORN: Mr. Brito Bueno.

22 MR. BRITO BUENO: Yes.

23 MR. EINGORN: Having five in favor and
24 none opposed, your application has been granted.
25 Have a great night. Thank you for coming in.

1 MR. NWACHUKWU: Thank you.

2 MR. EINGORN: Last but not least, we have
3 Alba Agilar, 1164 Everett Street.

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

6 - - -

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

10 - - -

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

13 - - -

14 MS. AGILAR: My name is Alba Agilar, 1807
15 Jackson Street, Cinnaminson, New Jersey 08057?

16 MR. EINGORN: So the applicant comes
17 before the Board tonight requesting four multiple
18 bulk variances for a duplex, minimum lot size,
19 minimum lot width, off-street parking, and
20 potentially lot depth and coverage. You're proposing
21 a duplex?

22 MS. AGILAR: Yes.

23 MR. EINGORN: Is it already a duplex,
24 the property?

25 MS. AGILAR: Yes.

1 MR. EINGORN: Did you buy it that way or
2 you did the work?

3 MS. AGILAR: No. I buy it that way.

4 MR. EINGORN: Bought as a duplex. Okay.
5 Is there parking?

6 MS. AGILAR: No. It's on the street.

7 MR. EINGORN: Just on the street?

8 MS. AGILAR: Yes.

9 MR. EINGORN: How many bedrooms? You
10 have two units. How many bedrooms are in the
11 downstairs unit?

12 MS. AGILAR: Two. And in the basement
13 are two.

14 VICE-CHAIRMAN COOPER: No basement. You
15 can't have no bedrooms in the basement. You got two
16 bedrooms.

17 UNIDENTIFIED SPEAKER: Can I speak?

18 VICE-CHAIRMAN COOPER: Can you bring him
19 up to be sworn in?

20 MR. EINGORN: Yes. Please come up.

21 MS. AGILAR: That's my husband.

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

24 - - -

25 GERMAN LUNA, having first been duly

1 sworn/affirmed, was examined and testified as
2 follows:

3 - - -

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

6 MR. LUNA: My name is German Luna. My
7 address is 1807 Jackson Street, Cinnaminson.

8 MR. EINGORN: You have a two-bedroom. So
9 there's two units, correct?

10 MR. LUNA: Yes.

11 MR. EINGORN: There's a unit in the
12 basement?

13 MS. AGILAR: It's just two rooms. We
14 bought it like that. It was like that already. So
15 we just left it like that.

16 MR. EINGORN: So in the basement there,
17 is there a kitchen in the basement?

18 MR. LUNA: No, there's no kitchen.

19 MR. EINGORN: It's just bedrooms and a
20 bathroom?

21 MR. LUNA: Yes.

22 MR. EINGORN: Is that connected to the
23 first floor?

24 MR. LUNA: Yes.

25 MR. EINGORN: So the first floor in the

1 basement are one unit?

2 MR. LUNA: Yes.

3 MR. EINGORN: Got it. And there's a
4 kitchen on the first floor?

5 MR. LUNA: Exactly.

6 MR. EINGORN: And then on the second
7 floor?

8 MR. LUNA: It's two rooms, kitchen and
9 bathroom.

10 MR. EINGORN: Two bedrooms, a kitchen and
11 a bathroom?

12 MR. LUNA: Yeah.

13 MR. EINGORN: Got it.

14 VICE-CHAIRMAN COOPER: Can you walk out
15 of that basement?

16 MR. LUNA: Yes. I mean, from inside.
17 Not from outside. So interior from to the first
18 floor.

19 MR. EINGORN: I think the issue is like,
20 I don't know if the Fire Inspector or anything has
21 inspected it. But if you have living space in the
22 basement, there has to be a way for them to get out
23 from the basement in case of a fire. Right? If
24 those bedrooms in the basement are going to be used
25 as living space whether it be a living room, somewhere

1 to watch TV or a bedroom, there's going to have to be
2 some sort of access from that basement to get out.

3 MR. LUNA: Okay.

4 MR. EINGORN: Have you had the fire
5 inspector through there to check it out?

6 MR. LUNA: No.

7 VICE-CHAIRMAN: At this height, this
8 first floor and second floor so I think would, we
9 need a kitchen, a bedroom on the first floor and then
10 on the second floor.

11 MR. EINGORN: Right. That's what they're
12 saying.

13 VICE-CHAIRMAN COOPER: But he's saying
14 this first floor, the basement, is part of it.

15 MR. EINGORN: Yes, that's what he said.

16 VICE-CHAIRMAN COOPER: If they eliminate
17 the room in the basement --

18 MR. EINGORN: I guess to your concern,
19 I mean, you could condition approval upon the Fire
20 Inspector, you know, going in there and making them
21 do whatever he's got to do to make the basement
22 legal.

23 VICE-CHAIRMAN COOPER: Okay.

24 MR. BRITO BUENO: I got a question.
25 So on the first floor there's no bedroom?

1 MR. EINGORN: Is there a bedroom on the
2 first floor?

3 MR. LUNA: Yes.

4 MR. EINGORN: I think the basement is
5 really just additional rooms and I guess they were
6 being used as bedrooms. Is that right?

7 MR. LUNA: Right.

8 VICE-CHAIRMAN COOPER: On the first floor
9 you have a kitchen --

10 MR. LUNA: Kitchen.

11 VICE-CHAIRMAN COOPER: -- a bathroom --

12 MR. LUNA: Yes.

13 VICE-CHAIRMAN COOPER: -- and a bedroom?

14 MR. LUNA: Two bedrooms.

15 VICE-CHAIRMAN COOPER: On the second
16 floor, you have the same?

17 MR. LUNA: Yes.

18 VICE-CHAIRMAN COOPER: So if they
19 eliminate the basement --

20 REVEREND MARTINEZ: So that's a basement,
21 right?

22 MR. EINGORN: So if you look at the
23 pictures, it says den/basement. It doesn't really
24 say bedroom. It says den. I'm assuming this came
25 from a listing, like a real estate listing, these

1 pictures, right?

2 MR. LUNA: Yes.

3 MS. AGILAR: Yes.

4 MR. BRITO BUENO: There's no layout of
5 the property.

6 MR. EINGORN: I don't see a floor plan.

7 VICE-CHAIRMAN COOPER: They need to do a
8 little better job on this here and take pictures
9 themselves and bring them in here.

10 MR. EINGORN: So here is what the Board
11 is asking. I need you to come back next month with
12 like pictures that you took of the basement area,
13 of the rooms and stuff just so we get an idea.

14 And then if you could do like a floor
15 plan like just draw what the rooms like, the
16 dimensions of the rooms by floor so that the Board
17 can see. And then -- it looks like there's already
18 pictures of the meters so they have that. Is there a
19 back door to this property?

20 MS. AGILAR: Yes.

21 MR. EINGORN: Take a picture of the back
22 door as well. And then pictures like of the street
23 parking just so we can get idea of what the parking
24 looks like on the street.

25 MR. BRITO BUENO: They said it was a

1 duplex before. How do we know it was a duplex before
2 they bought it? What kind of proof?

3 MR. EINGORN: Yes. If you can bring in
4 something, anything that you have that shows it was a
5 duplex when you bought it. Are you paying the real
6 estate taxes?

7 MR. LUNA: Yes.

8 MS. AGILAR: Yes.

9 MR. EINGORN: Does it say duplex on the
10 real estate taxes?

11 MR. LUNA: Yes.

12 MR. EINGORN: Bring a copy of your tax
13 bill.

14 MS. AGILAR: Yes.

15 MR. LUNA: Yes.

16 MR. EINGORN: And if you bring that stuff
17 next month, we'll hear you; we'll put you first on
18 the list; first thing of Old Business. Right now
19 you're New Business and now you'll be Old Business.
20 Does that work?

21 MS. ALIGAR: Yes.

22 MR. LUNA: Yes.

23 MR. EINGORN: I appreciate you coming in
24 tonight.

25 MS. ALIGAR: Thank you.

1 MR. EINGORN: For the record, this matter
2 is being adjourned to March 4, 2024. No further
3 notice required. We'll see you then.

4 MR. LUNA: Thank you.

5 MR. EINGORN: Make sure you submit all
6 your stuff to Evita in advance so she can give us all
7 copies.

8 MS. ALIGAR: Thank you again.

9 MR. EINGORN: Now we have Resolutions
10 from last month. There are ten of them.

11 Bulk Variance Approval for Stevens
12 Housing, LLC.

13 Nonconforming Use for Victoria Realty.

14 Bulk Variances and Site Plan Approval for
15 House of Restoration and Church Healing.

16 Granting Bulk Variance Approval for
17 Michael Cherfane.

18 Use Variance Approval and Site Plan
19 Waiver for 1426 Mt. Ephraim, LLC.

20 Granting Nonconforming Use for Baird
21 Properties, LLC. A second Cert for Nonconforming use
22 for Baird Properties.

23 Granting Bulk Variance Approval for
24 Eastern Sign Tech.

25 Granting Bulk Variance Approval for

1 Camden Aquarium.

2 Granting Bulk Variance Approval for Apple
3 Tree Homes, LLC.

4 Let me double check. I know people
5 weren't here last month. So everybody can vote on
6 these except for Vice-Chairman Cooper and
7 Ms. Merricks.

8 Do we have a motion to Adopt the
9 Resolutions?

10 REVEREND MARTINEZ: Motion to Adopt
11 Resolutions.

12 MR. EINGORN: Do we have a second?

13 MS. ATWOOD: Second.

14 MR. EINGORN: Very good. I'll take a
15 roll-call vote. Reverend Martinez.

16 REVEREND MARTINEZ: Yes.

17 MR. EINGORN: Ms. Atwood.

18 MS. ATWOOD: Yes.

19 MR. EINGORN: Mr. Brito Bueno.

20 MR. BRITO BUENO: Yes.

21 MR. EINGORN: Having three in favor and
22 none opposed, the motion is granted. Now I need a
23 motion to adjourn.

24 VICE-CHAIRMAN COOPER: Motion to adjourn.

25 MR. EINGORN: Do we have a second?

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REVEREND MARTINEZ: Second.

MR. EINGORN: All in favor.

THE Board: Yays.

- - -

(***Meeting concluded at 7:31 p.m.***)

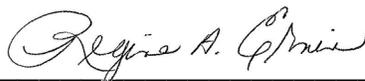
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2
3
4 I HEREBY CERTIFY that I am a Certified Court
5 Reporter and Notary Public.

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.

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