

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

Transcript of Meeting
January 15, 2025

Regine A. Ervin Reporting
609-280-2230
RegineCSR@gmail.com

1 ZONING BOARD OF ADJUSTMENT
2 CITY OF CAMDEN

3 - - - -

4 Wednesday, January 15, 2025

6 - - - -

7
8 Transcript of proceedings of the City of
9 Camden Zoning Board of Adjustment SPECIAL MEETING
10 taken in City Council Chambers, 2nd floor City Hall,
11 520 Market Street, Camden, New Jersey 08101,
12 commencing at 5:35 p.m.

13
14 B O A R D M E M B E R S P R E S E N T

15 DARNELL HANCE, CHAIRMAN
16 GUY STILL, VICE-CHAIRMAN
17 KAREN MERRICKS
18 YSABEL NUNEZ
19 ALICIA RIVERA

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

21 KYLE F. EINGORN, ESQUIRE, ATTORNEY FOR THE BOARD
22 DEMBO, BROWN & BURNS, LLP
23 EVITA MUHAMMAD, ZONING BOARD SECRETARY

24 Regine A. Ervin, CCR
25 Certified Court Reporter
 Email: RegineCSR@gmail.com
 (609-280-2230)

1	I N D E X	
2	CASES HEARD:	PAGE
3		
4	1) REORGANIZATION OF THE BOARD	4
5	2) 101 N. 21st Street	9
6	(Not Heard)	
7	3) 1309 Princess Avenue	9
8	(Not Heard)	
9	OLD BUSINESS:	
10	4) MACEDONIA BAPTIST CHURCH	10
11	812-814 Kaighn Avenue	
12	(Adjourned to February 3, 2025)	
13	NEW BUSINESS:	
14		
15	5) ABED S. ABED	19
16	525 Atlantic Avenue	
17	6) YEHUDA KANELSKY	27
18	2907 Cramer Street	
19	7) PARK NORRIS, LLC	33
20	1453 Park Blvd.	
21	8) PARK NORRIS, LLC	39
22	1455 Park Blvd.	
23	9) JOSE FLORES	41
24	373 Rand Street	
25	10) CHRISTIAN CASTILLO	26, 49
	2802-2832 Buren Avenue	
	(Adjourned to February 3, 2025)	
	CONTINUED ON PAGE 3	

1	INDEX	
2	CASES HEARD:	PAGE
3		
4	11) MEJIA ENTERPRISE, LLC	49
5	3720 Westfield Avenue	
6		
7	12) QUEEN STEWART	12
8	125 N. 28th Street	
9		
10	13) LIONELL JENKINS	71
11	755 Ramona Gonzalez Street	
12	(Adjourned to March 3, 2025)	
13		
14	14) LIONELL JENKINS	74, 82
15	801-803 Pine Street	
16	(Adjourned to March 3, 2025)	
17		
18	15) ADOPTION OF RESOLUTIONS AND	82
19	NEW ZONING BOARD OF ADJUSTMENT	
20	MEETING DATES	
21		
22		
23		
24		
25		

1 CHAIRMAN HANCE: Good evening. Welcome
2 to the City of Camden Zoning Board of Adjustment
3 SPECIAL MEETING of January 15, 2025. The reading of
4 the Sunshine Law: In conformance with the Sunshine
5 Law of New Jersey, notice of the meeting was posted
6 in the Municipal Clerk's office on Wednesday, January
7 8, 2025. Roll Call.

8 MR. EINGORN: Chairman Hance.

9 CHAIRMAN HANCE: Here.

10 MR. EINGORN: Vice-Chairman Cooper is
11 absent. Ms. Merricks is currently absent but I
12 understand that she will be here. Ms. Alston.
13 Absent. Ms. Nunez.

14 MS. NUNEZ: Here.

15 MR. EINGORN: Mr. Still.

16 MR. STILL: Here.

17 MR. EINGORN: Ms. Rivera.

18 MS. RIVERA: Here.

19 MR. EINGORN: Ms. Mason is absent.

20 The first order of business tonight will
21 be the Reorganization of the Board. As first matter
22 on Reorganization, I need a motion to appoint a
23 temporary chairman, Mr. Hance. Do we have a motion?

24 CHAIRMAN HANCE: Yes, I make a motion.

25 MR. EINGORN: Do we have a second?

1 MS. NUNEZ: Second.

2 MR. EINGORN: Very good. We'll take a
3 roll-call vote. I don't know if you can make a
4 motion to appoint yourself.

5 CHAIRMAN HANCE: I can't?

6 MR. EINGORN: I don't think you can do
7 that.

8 MS. NUNEZ: I make a motion.

9 MR. EINGORN: We go a motion by
10 Ms. Nunez. Do we have a second?

11 MR. STILL: Second.

12 MR. EINGORN: We'll take a vote.
13 Ms. Nunez.

14 MS. NUNEZ: Yes.

15 MR. EINGORN: Mr. Still.

16 MR. STILL: Yes.

17 MR. EINGORN: Ms. Rivera.

18 MS. RIVERA: Yes.

19 MR. EINGORN: So moved.

20 Now I need the nomination of the
21 Chairman.

22 MS. NUNEZ: I make a motion to nominate
23 the Chairman Hance.

24 MR. EINGORN: So you make a motion to
25 nominate Darnell Hance as the Chairman for 2025?

1 MS. NUNEZ: Yes.

2 MR. EINGORN: Great. Do we have a
3 second?

4 MR. STILL: Second.

5 MR. EINGORN: We have a motion and a
6 second. I'll take a roll-call vote. Ms. Nunez.

7 MS. NUNEZ: Yes.

8 MR. EINGORN: Mr. Still.

9 MR. STILL: Yes.

10 MR. EINGORN: Ms. Rivera.

11 MS. RIVERA: Yes.

12 MR. EINGORN: Good. Now we need a
13 nomination for vice-chairman.

14 CHAIRMAN HANCE: I make a motion that we
15 nominate Guy Still.

16 MR. EINGORN: We have a nomination. Do
17 we have a motion to elect Guy Still as a
18 Vice-Chairman?

19 CHAIRMAN HANCE: Yes.

20 MR. EINGORN: And a second?

21 MS. NUNEZ: Yes.

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

24 CHAIRMAN HANCE: Yes.

25 MR. EINGORN: Ms. Nunez.

1 MS. NUNEZ: Yes.

2 MR. EINGORN: And Ms. Rivera.

3 MS. RIVERA: Yes.

4 MR. EINGORN: So moved.

5 Next a need a motion to appoint Evita
6 Muhammad as the Board secretary?

7 CHAIRMAN HANCE: I make a motion that we
8 appoint.

9 MR. EINGORN: Do we have a second?

10 VICE-CHAIRMAN STILL: Second.

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

13 CHAIRMAN HANCE: Yes.

14 MR. EINGORN: Vice-Chairman Still.

15 VICE-CHAIRMAN STILL: Yes.

16 MR. EINGORN: Ms. Nunez.

17 MS. NUNEZ: Yes.

18 MR. EINGORN: And Ms. Rivera.

19 MS. RIVERA: Yes.

20 MR. EINGORN: Great. So moved.

21 I need appointment for Board attorney,
22 Dembo, Brown & Burns, LLP. That is my law firm. I
23 did get a scared question as to whether or not that
24 was me. It is. Do we have a motion to appoint
25 Dembo, Brown & Burns, LLP as the Board attorney?

1 CHAIRMAN HANCE: I make a motion.

2 VICE-CHAIRMAN STILL: Second.

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

4 Chairman Hance.

5 CHAIRMAN HANCE: Yes.

6 MR. EINGORN: Vice-Chairman Still.

7 VICE-CHAIRMAN SITLL: Yes.

8 MR. EINGORN: Ms. Nunez.

9 MS. NUNEZ: Yes.

10 MR. EINGORN: And Ms. Rivera.

11 MS. RIVERA: Yes.

12 MR. EINGORN: So moved.

13 And I need a motion to approve Conflict

14 Attorney, the Law Office of Eric M. Bernstein

15 & Associates. LLC. Do we have a motion?

16 VICE-CHAIRMAN STILL: I make a motion.

17 MR. EINGORN: And a second?

18 CHAIRMAN HANCE: Second.

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

20 Chairman Hance.

21 CHAIRMAN HANCE: Yes.

22 MR. EINGORN: Vice-Chairman Still.

23 VICE-CHAIRMAN STILL: Yes.

24 MR. EINGORN: Ms. Nunez.

25 MS. NUNEZ: Yes.

1 MR. EINGORN: And Ms. Rivera.

2 MS. RIVERA: Yes.

3 MR. EINGORN: So moved.

4 Now that we've completed that, we need a
5 motion to approve the minutes from December 2024?

6 CHAIRMAN HANCE: Motion.

7 MR. EINGORN: Do we have a second?

8 VICE-CHAIRMAN STILL: Second.

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

11 CHAIRMAN HANCE: Yes.

12 MR. EINGORN: Vice-Chairman Still.

13 VICE-CHAIRMAN STILL: Yes.

14 MR. EINGORN: Ms. Nunez.

15 MS. NUNEZ: Yes.

16 MR. EINGORN: And Ms. Rivera.

17 MS. RIVERA: Yes.

18 MR. EINGORN: So moved.

19 All right, let's get to the list. Two
20 items to add to the agenda, these applications are
21 deficient and will not be heard. If you're here
22 tonight for these applications, I'm sorry. These
23 people noticed but not correctly. Therefore, 101 N.
24 21st Street and 1309 Princess Avenue. If anybody is
25 here tonight for those applications, they will not be

1 heard. We do not have jurisdiction due to deficient
2 notice.

3 First Item of Old Business and the only
4 item for Old Business would be Macedonia Baptist
5 Church, 812 to 814 Kaighn Avenue. Is anybody here
6 for that tonight? Good. Because that's going to be
7 adjourned to February. This is the notice. There
8 will be no further public notice of that adjournment.
9 The matter will be heard at the February 3rd meeting.
10 Again, notice of that adjournment will be February
11 3rd. No further notice required by the applicant.

12 The first matter of New Business, is
13 anybody here tonight for Abed S. Abed, 525 Atlantic
14 Avenue?

15 MR. ABED: Here.

16 MR. EINGORN: I'll mark you present.

17 The next matter is Yehuda Kanelsky, 2907
18 Cramer Street. I did see him.

19 MR. KANELSKY: Here.

20 MR. EINGORN: The next two matters are
21 for Park Norris, LLC. They're 1453 Park Blvd. and
22 1455 Park Blvd.

23 MR. KANELSKY: Here.

24 MR. EINGORN: Good evening. Next is
25 Jose Flores, 373 Rand Street?

1 MR. IZZO: We're ready.

2 MR. EINGORN: Good evening, Counsel.

3 Christian Castillo, 2802 to 2832 Buren
4 Avenue.

5 MR. DEJESUS: He's not present here yet.
6 Most likely we're going to request a postponement to
7 next month.

8 MR. EINGORN: Okay. We'll second-call
9 it.

10 The next matter is Mejia Enterprise, LLC,
11 3720 Westfield?

12 MR. GRABIAK: We're here. I just had one
13 quick question. How many Board members are present
14 this evening?

15 MR. EINGORN: We're waiting for one more.

16 MR. GRABIAK: And how many are here now?
17 Are we doing to have seven total tonight?

18 MR. EINGORN: We're only going to have
19 five.

20 MR. GRABIAK: Five?

21 MR. EINGORN: Yes.

22 The next matter is Queen Stewart, 135 N.
23 28th Street?

24 MS. STEWART: Here.

25 MR. EINGORN: Good evening.

1 The next matter is Lionell Jenkins, 775
2 Ramona Gonzalez. And he's also the 801 to 803 Pine
3 Street. I did receive a call from counsel so we'll
4 see if they show up. We'll second-call those.

5 We're going to take the first matter and
6 jump out of order and I apologize for that, Queen
7 Stewart, 135 N. 28th Street. Ms. Stewart is here
8 tonight. Will you raise your right hand.

9 - - -

10 QUEEN STEWART, having first been duly
11 affirmed, was examined and testified as follows:

12 - - -

13 MR. EINGORN: You're here tonight for an
14 application for Certificate of Non-Conforming Use for
15 a duplex; is that correct?

16 MS. STEWART: Yes.

17 MR. EINGORN: Great. Do you have
18 anything you want to tell the Board before I ask you
19 a bunch of questions?

20 MS. STEWART: Yes. For our tax records
21 dating back to 1959, this property has been used as a
22 duplex. And currently being used as a duplex and
23 paid for as a duplex. The current owner of the
24 property received a CO when they purchased it as a
25 duplex.

1 MR. EINGORN: Are you going to purchase
2 this property; is that why you're here tonight?

3 MS. STEWART: Yes.

4 MR. EINGORN: And I'm looking at your
5 application. These photographs, did you submit these
6 photographs?

7 MS. STEWART: Yes.

8 MR. EINGORN: And they're photographs of
9 the property?

10 MS. STEWART: Yes. Current.

11 MR. EINGORN: And they show multiple
12 entrances as well as multiple meters?

13 MS. STEWART: Yes.

14 MR. EINGORN: Great. They also show
15 multiple bedrooms and bathrooms?

16 MS. STEWART: Yes.

17 MR. EINGORN: And I'm showing you this
18 document here which looks to be a tax card or a
19 property card; is that correct?

20 MS. STEWART: That's right.

21 MR. EINGORN: And you obtained this
22 information?

23 MS. STEWART: I did.

24 MR. EINGORN: And on the following three
25 pages, there are additional tax cards; is that

1 correct?

2 MS. STEWART: Yes. Multiple tax cards.

3 MR. EINGORN: I can never find the date
4 on these.

5 MS. STEWART: At the bottom. It's very
6 small. January 16, 1959.

7 MR. EINGORN: Great. Does everybody see
8 that? Does everybody see that?

9 THE BOARD: Yes.

10 MS. STEWART: Any questions for the
11 applicant regarding her request for a Cert of
12 Non-Conforming Use? It appears that this dates back
13 before the enactment of the Ordinance based upon the
14 tax card. Does anybody have any questions? Hearing
15 no questions, we'll open this application to the
16 public.

17 Anybody here tonight that like to be
18 heard on the application of Queen Stewart for the
19 property at 135 N. 28th Street requesting a
20 Certificate of Non-Conforming Use? Hearing none,
21 we'll close the public portion.

22 As the Board will recall, the applicant
23 has the burden of proof to demonstrate that this was
24 a preexisting and Non-Conforming Use. Certainly
25 appears to be that way. The Board should do a quick

1 discussion and a motion.

2 CHAIRMAN HANCE: I have a question. Do
3 you have people living there right now?

4 MS. STEWART: Yes, sir.

5 CHAIRMAN HANCE: You said since 1959?

6 MS. STEWART: They haven't been there
7 since 1959.

8 CHAIRMAN HANCE: No. But it has been a
9 duplex since 1959?

10 MS. STEWART: That's as far back as we
11 can tell from the tax records.

12 - - -

13 (At which time, Karen Merricks arrives to
14 the meeting at 5:46 p.m.)

15 - - -

16 MR. EINGORN: Let the record reflect that
17 Ms. Merricks is now in attendance.

18 Ms. Merricks, we are hearing the
19 application of Queen Stewart for a Certificate of
20 Non-Conforming Use for a duplex. The Tax Property
21 Card shows that this was a duplex dating back to
22 1959. We've closed to the public. So if you have
23 questions about that, the applicant is available.

24 CHAIRMAN HANCE: So it does show two
25 electric meters, two gas meters. Is it a single hot

1 water heater for both or a separate hot water
2 heater?

3 MS. STEWART: I'm sorry. This is
4 co-applicant, also the buyer, my husband, Richard
5 Stewart, Esquire.

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

8 RICHARD STEWART, having first been duly
9 sworn/affirmed, was examined and testified as
10 follows:

11 - - -

12 MR. EINGORN: Just state your name and
13 address quickly for the record.

14 MR. STEWART: Richard Stewart, 16 E. Red
15 Oak Drive, Voorhees, New Jersey.

16 MR. EINGORN: Do you have anything to
17 add?

18 MR. STEWART: Yes. You asked if there
19 was one water heater?

20 CHAIRMAN HANCE: Do you have one water
21 heater for both or you have two separate hot water
22 heaters?

23 MR. STEWART: Two separate water
24 heaters.

25 CHAIRMAN HANCE: Okay. And you guys are

1 going to be the new owners of the property?

2 MS. STEWART: Yes, sir.

3 CHAIRMAN HANCE: And you're not going to
4 make any changes whatsoever?

5 MS. STEWART: We'll they've renovated the
6 first unit downstairs. We will eventually renovate
7 the second.

8 MS. RIVERA: I have a question. When you
9 say they, it is you or somebody else?

10 MS. STEWART: The current owners
11 renovated the first unit but they didn't the second.

12 VICE-CHAIRMAN STILL: Does each unit have
13 a entrance and exit?

14 MR. STEWART: Yes.

15 VICE-CHAIRMAN STILL: I see the
16 entrance.

17 MR. EINGORN: I would note that duplexes
18 are permitted uses in the R-2 Zone. So if that helps
19 you make your decision.

20 MS. NUNEZ: So the pictures here are
21 depicting like just the first floor, basement and
22 then first floor?

23 MS. STEWART: They're pictures of both
24 units. You are seeing the basement.

25 MR. STEWART: That's the first unit.

1 That's the ground floor, first floor.

2 MS. STEWART: I think the second, you're
3 not seeing the second unit because the tenants
4 wouldn't let them go in to take these pictures.
5 Sorry about that.

6 CHAIRMAN HANCE: So it has been a duplex
7 since 1959. Separate hot water heaters; separate
8 electric; separate gas. Also it's occupied so that's
9 a plus.

10 VICE-CHAIRMAN STILL: I make a motion for
11 it to pass.

12 MR. EINGORN: We have a motion. Do we
13 have a second?

14 MS. NUNEZ: Second.

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

17 CHAIRMAN HANCE: Yes.

18 MR. EINGORN: Vice-Chairman Still.

19 VICE-CHAIRMAN STILL: Yes.

20 MR. EINGORN: Ms. Merricks.

21 MS. MERRICKS: Yes.

22 MR. EINGORN: Ms. Nunez.

23 MS. NUNEZ: Yes.

24 MR. EINGORN: And Ms. Rivera.

25 MS. RIVERA: Yes.

1 MR. EINGORN: Having five in favor and
2 none opposed, the motion passes. Congratulations,
3 guys. Have a nice night.

4 Let's get back to the order of business
5 here. We will call the next matter, Abed S. Abed,
6 525 Atlantic Avenue.

7 MR. WILSON: John Wilson appearing on
8 behalf of Mr. Abed. This is an application for a
9 continued use as a warehouse. It's my understanding
10 that the zoning permits the use as a warehouse in
11 this property. I didn't understand why Mr. Abed was
12 required to appear here but we'll put on the
13 information anyway.

14 Mr. Abed, do you own this property that's
15 the subject of this?

16 MR. EINGORN: Wait. Mr. Abed, can you
17 raise our right hand?

18 | — — —

19 ABED S. ABED, having first been duly
20 sworn/affirmed, was examined and testified as
21 follows:

22 | — — —

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

25 MR. ABED: Abed S. Abed. My address is

1 2029 Cedar Lane Extension in Bordentown 08505.

2 MR. WILSON: Do you own the property
3 that's the subject of this application?

4 MR. ABED: Yes.

5 MR. WILSON: And what do you use the
6 property for?

7 MR. ABED: I bring my building materials
8 into the warehouse.

9 MR. WILSON: You warehouse that material
10 in there?

11 MR. ABED: Yes.

12 MR. WILSON: Have you ever used it for
13 anything other than that?

14 MR. ABED: No.

15 MR. WILSON: I have nothing further.

16 CHAIRMAN HANCE: How long have you owned
17 the property there?

18 MR. ABED: A few years.

19 MR. WILSON: Approximately; ten years, 20
20 years?

21 MR. ABED: No. Maybe ten years.

22 CHAIRMAN HANCE: I'm familiar with the
23 property. It does need a facelift so I think a
24 mechanic shop -- he wants to do a mechanic shop
25 there; is that what he wants to do there?

1 MR. EINGORN: No. A warehouse.

2 CHAIRMAN HANCE: A warehouse. It has
3 6-foot fences. I think it's ideal. It's more in a
4 business-district area. So I think it would be a
5 great idea.

6 MR. EINGORN: Was he cited for
7 something?

8 MR. WILSON: We had got a Notice of
9 Zoning Violation.

10 MR. EINGORN: A zoning violation.

11 MR. WILSON: I think what happened was,
12 an inspector asked Mr. Abed, what do you use that
13 property for. And he said, I use it to store to my
14 materials. Well, they took that as being a violation
15 because he didn't say he warehoused. But a warehouse
16 is where you store things.

17 MR. EINGORN: I agree.

18 MS. MERRICKS: So what's he actually
19 storing in the building?

20 MR. WILSON: Pardon me?

21 MS. MERRICKS: Building materials?

22 MR. WILSON: It's building materials,
23 equipment.

24 CHAIRMAN HANCE: So I'm thinking, is it
25 like construction materials?

1 MR. ABED: Yes.

2 MR. WILSON: Construction materials.

3 CHAIRMAN HANCE: Because I see a lot of
4 trucks and construction-like trucks that's parked on
5 the side.

6 MR. WILSON: Whatever fits in there that
7 he needs --

8 CHAIRMAN HANCE: To work with?

9 MR. WILSON: Yes.

10 MR. EINGORN: The zoning denial letter
11 requires off-street parking. It looks like there may
12 be a lot. Is there a parking lot?

13 MR. ABED: There's plenty of parking.

14 MR. EINGORN: How many spaces do you
15 think?

16 MR. ABED: You can park over 100.

17 MR. EINGORN: You can put a 100 cars?

18 MR. ABED: Yes or more.

19 MR. EINGORN: Okay. It seems like it
20 satisfies the parking requirement.

21 MR. ABED: You can look at the lot size.
22 It's in there.

23 MS. NUNEZ: Is he fixing the property?
24 Is he in the process of fixing up like the outside?
25 It looks kind of abandoned.

1 MR. EINGORN: No. He said the building
2 inspector came by and asked him what he was doing
3 with the property. There's no intent to make any
4 changes, right?

5 MR. WILSON: Pardon me?

6 MR. EINGORN: No changes are proposed?

7 MR. WILSON: No. His intention is to use
8 it as he has since he owned the property.

9 MR. EINGORN: Got it. So it's about a
10 half an acre?

11 MR. ABED: More than that.

12 MR. EINGORN: So I'm showing you what it
13 looks to be like a survey?

14 MR. WILSON: It's a copy of the zoning
15 map, I believe.

16 MR. EINGORN: This was prepared by
17 WH Green Associates. So I'm showing you here. It
18 says, gate yard entry. Is there a curb-cut here to
19 drive cars?

20 MR. ABED: Yes, there is.

21 MR. EINGORN: And in this yard you can
22 park a lot of cars?

23 MR. ABED: Two of them. One curb-cut
24 here and one curb-cut here, and one curb-cut here.

25 MR. EINGORN: Two curb-cuts. And one in

1 the rear. Okay.

2 MR. ABED: On Mechanic Street.

3 MR. EINGORN: Got it. That makes
4 sense.

5 MS. NUNEZ: What is it exactly you're
6 there? What is this right here? What is this?

7 MR. ABED: Tools.

8 MS. NUNEZ: Tools?

9 MR. ABED: Yes.

10 CHAIRMAN HANCE: I think that used to be
11 an old PSE&G building. That building has been there
12 for a long time.

13 MR. WILSON: PSE&G used it. And when
14 they left it, the lady who owned it when Mr. Abed
15 purchased it, she just bought the building and did
16 nothing with it.

17 CHAIRMAN HANCE: Right. I know that
18 there's plenty of parking but there's no off-street
19 parking at all. It's a two-way street. And that's
20 why you got a curb-cut and parking inside. So I know
21 you have plenty of parking.

22 MR. ABED: No off-street parking. It's
23 inside.

24 CHAIRMAN HANCE: Right. Inside.

25 MR. EINGORN: Any other questions?

1 CHAIRMAN HANCE: Yes. If you're going to
2 store your tools and equipment in there, you're going
3 to put some lights out there or something like that
4 to light it up or?

5 MR. ABED: There is lights up there.

6 CHAIRMAN HANCE: There's a few. There's
7 lights and an alarm and there's a camera.

8 MR. EINGORN: Any other questions or we
9 can open to the public? Anybody in the public
10 tonight that like to be heard on the application of
11 Abed S. Abed for 525 Atlantic Avenue? Hearing none
12 and seeing no people in the public to weigh in on
13 this application, we will close the public portion.

14 The applicant has testified that this is
15 a warehouse. He's using it for warehousing; storing
16 his tools and equipment. He was denied for the use
17 and off-street parking, but it does appear that he's
18 demonstrated sufficient off-street parking. So I
19 would ask the Board now to do a quick discussion of
20 the Positive and Negative Criteria and to make a
21 motion.

22 CHAIRMAN HANCE: I think it's positive.
23 It has been a warehouse as long as I can remember.
24 He keeps it clean. I drive that area all the time.
25 And usually no one is there anyway. I never see

1 anyone go in and out. So I think it would make a
2 good warehouse in that area.

3 MS. NUNEZ: Motion to approve.

4 MR. EINGORN: Do we have a second?

5 CHAIRMAN HANCE: Second.

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

7 Chairman Hance.

8 CHAIRMAN HANCE: Yes.

9 MR. EINGORN: Vice-Chairman Still.

10 VICE-CHAIRMAN STILL: Yes.

11 MR. EINGORN: Ms. Merricks.

12 MS. MERRICKS: Yes.

13 MR. EINGORN: Ms. Nunez.

14 MS. NUNEZ: Yes.

15 MR. EINGORN: And Ms. Rivera.

16 MS. RIVERA: Yes.

17 MR. EINGORN: Having five in favor and
18 none opposed, the motion passes. Thank you,
19 gentlemen. Have a great night.

20 MR. WILSON: Thank you.

21 MR. ABED: Thank you.

22 MR. EINGORN: Have a great night.

23 The next matter, Yehuda Kanelsky, 2907
24 Cramer Street.

25 MR. DEJESUS: Excuse me, Mr. Chair. It

1 seems like the applicant, Christian Castillo, is not
2 showing up. We're just letting you know so that you
3 know how many you can take.

4 MR. EINGORN: Wait. So Christian
5 Castillo, 2802-2832 Buren Avenue, has requested an
6 adjournment to the February meeting.

7 MR. DEJESUS: Yes.

8 MR. EINGORN: And so the Board will
9 consider that adjournment. This will be notice of
10 the adjournment. There will be no further
11 publication or written notice required. That matter
12 will be heard in February.

13 MR. DEJESUS: Thank you.

14 MR. EINGORN: Please come forward. Would
15 you raise your right hand, please.

16 - - -

17 YEHUDA KANELSKY, having first been duly
18 sworn/affirmed, was examined and testified as
19 follows:

20 - - -

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

23 MR. KANELSKY: Yehuda Kanelsky, 814
24 Jerome Avenue, Hillside, New Jersey 07205.

25 MR. EINGORN: So you're here tonight for

1 a Cert of Non-Conforming Use for a duplex in the R-2
2 Zone?

3 MR. KANELSKY: Yes.

4 MR. EINGORN: When you purchased this
5 property, it was a preexisting duplex?

6 MR. KANELSKY: Yes.

7 MR. EINGORN: Is it currently rented by
8 anyone?

9 MR. KANELSKY: Yes.

10 MR. EINGORN: Both units?

11 MR. KANELSKY: Yes.

12 MR. EINGORN: Did you do any research
13 into the building itself?

14 MR. KANELSKY: What do you mean by that?

15 MR. EINGORN: Did you check with the
16 taxing authority about any tax cards to see how far
17 back the duplex use goes?

18 MR. KANELSKY: We didn't check that out
19 but we will next time. We purchased it as a duplex.
20 It was occupied as a duplex when I purchased it.
21 There was a tenant in one of the units. I don't
22 recall which one who has been there for like ten
23 years.

24 MR. EINGORN: Okay. I'm showing you
25 photographs that were attached to the application.

1 Are you familiar with these photographs?

2 MR. KANELSKY: Yes.

3 MR. EINGORN: And these photographs
4 demonstrate both multiple gas meters and electric
5 meters?

6 MR. KANELSKY: Yes.

7 MR. EINGORN: Thank you.

8 This bottom picture here shows the front
9 of the building?

10 MR. KANELSKY: Yes.

11 MR. EINGORN: And this would be the front
12 door?

13 MR. KANELSKY: Yes.

14 MR. EINGORN: Is this the single entrance
15 for both units?

16 MR. KANELSKY: Yes. So you walk in from
17 there and then there's a staircase. You turn to the
18 left and that's the apartment on the first floor.
19 And that is a staircase going up with a separate
20 entrance.

21 MR. EINGORN: So it's a top and bottom
22 duplex?

23 MR. KANELSKY: Yes.

24 CHAIRMAN HANCE: I'm going to ask you
25 like I asked the last person. The hot water heaters,

1 do you have separate hot water heaters?

2 MR. KANELSKY: Yes.

3 CHAIRMAN HANCE: I am familiar with the
4 area. I used to live right across the street in the
5 apartments --

6 MR. KANELSKY: Oh terrific.

7 CHAIRMAN HANCE: -- many moons ago.

8 MR. KANELSKY: So right next door we also
9 own 2905 Cramer, the one that's adjacent to that
10 property. I purchased them together I believe the
11 end of 2020 or 2021 -- 2021, yes.

12 CHAIRMAN HANCE: When did you purchase
13 the property; how long ago?

14 MR. KANELSKY: April of '21. One of my
15 first properties in my purchasing in the City of
16 Camden.

17 VICE-CHAIRMAN STILL: Separate entrance
18 and exit for each unit or no?

19 MR. KANELSKY: There is a back door for
20 the first unit. You'll see in the photos that
21 there's a staircase in the back of the property
22 outdoors.

23 MR. EINGORN: Ma'am, if you'd like to
24 testify, I can swear you in. Raise your right hand,
25 please.

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

- - -

MARIA MARTINEZ, having first been duly sworn/affirmed, was examined and testified as follows:

- - -

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

MS. MARTINEZ: Maria Martinez, 579 Chestnut Street, Orange, New Jersey.

MR. EINGORN: And what's your relationship to the applicant?

MS. MARTINEZ: I'm the property manager.

CHAIRMAN HANCE: Property manager. Thank you.

CHAIRMAN HANCE: So the back door, when you go upstairs, do you go downstairs and out the back door?

MS. MARTINEZ: Each one has its own entrance and exit from the back. If you're on the second floor, there's a back door and then there's stairs outside. There's also photos of that.

CHAIRMAN HANCE: And then downstairs?

MS. MARTINEZ: On the first floor they have a back door and they just open it up and walk straight out.

1 CHAIRMAN HANCE: Right. I used to live
2 on Boyd Street also and it was like a jack-and-jill,
3 the same back door.

4 MS. MARTINEZ: Yes.

5 CHAIRMAN HANCE: Upstairs came down and
6 went out; the bottom just went right out.

7 MR. KANELSKY: And our property is like
8 that on Rand Street.

9 MR. EINGORN: Any other questions for the
10 applicant? I've seen a lot of these properties in
11 this area. Anybody in the public here tonight that
12 would like to be heard on this application related to
13 2907 Cramer Street? No public comment has been
14 received so we'll close the public portion.

15 This is a Cert of Non-Conforming Use so a
16 quick discussion and a motion.

17 VICE-CHAIRMAN STILL: As long as they
18 continue to keep it clean and upkeep like they
19 always do because I drive past there all the time. I
20 definitely approve of the area and the house and the
21 way they keep it.

22 MR. KANELSKY: Thank you.

23 CHAIRMAN HANCE: I'll also say that you
24 look at the gas meters, the gas meters are pretty old
25 so it has been a duplex for a long time.

1 MS. NUNEZ: Motion to approve.

2 MR. EINGORN: We have a motion to

3 approve. Do we have a second?

4 VICE-CHAIRMAN STILL: Second.

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

6 Chairman Hance.

7 CHAIRMAN HANCE: Yes.

8 MR. EINGORN: Vice-Chairman Still.

9 VICE-CHAIRMAN STILL: Yes.

10 MR. EINGORN: Ms. Merricks.

11 MS. MERRICKS: Yes.

12 MR. EINGORN: Ms. Nunez.

13 MS. NUNEZ: Yes.

14 MR. EINGORN: And Ms. Rivera.

15 MS. RIVERA: Yes.

16 MR. EINGORN: Five in favor and none
17 opposed, the motion passes.

18 The next matter is Park Norris, LLC, 1453
19 Park Blvd. Good evening.

20 MR. KANELSKY: Good evening.

21 MR. EINGORN: You guys have both been
22 sworn already so you don't have to be re-sworn. This
23 is a matter for a Cert of Non-Conforming use for a
24 duplex also in the R-2 Zone. The applicant has
25 submitted photographs in front of the property. Can

1 you tell us a little bit about this one?

2 MS. MARTINEZ: This property was a
3 property that was purchased, I believe it was June of
4 2022. We purchased 1453 and 1455 which are adjacent
5 to each other. Both have a entrance similar to
6 Cramer where you have the main door and then to the
7 left, you have the first floor and then you have the
8 second floor as you go up the stairs. This one does
9 have the common hallway that it actually goes down.
10 As you go up it does go down into the back yard as
11 well.

12 MR. EINGORN: I'm sorry. Just for the
13 record, Mr. Kanelsky, you are the sole owner of Park
14 Norris, LLC?

15 MR. KANELSKY: Yes.

16 MR. EINGORN: All right, thank you.
17 This one looks very similar to the last one we just
18 heard. Are these properties far apart?

19 MR. KANELSKY: From Cramer?

20 MR. EINGORN: Yes.

21 MR. KANELSKY: A couple-minute drive.

22 MR. EINGORN: I didn't know if they
23 were --

24 MS. MARTINEZ: One is over in the Park
25 Ridge area and then Cramer.

1 MR. KANELSKY: Parkside. This is in
2 Parkside and Cramer, I believe, is in East Camden.

3 MR. EINGORN: This has multiple meters;
4 each unit separately metered.

5 MR. KANELSKY: Yes. The gas meters are
6 in the front and then there's some -- the electrical
7 meters are in the rear.

8 MR. EINGORN: My photograph is rather
9 dark so I couldn't --

10 MS. MARTINEZ: Oh here, would you like a
11 copy?

12 MR. EINGORN: No, that's all right. As
13 long as the Board members can see it.

14 VICE-CHAIRMAN STILL: Separate water
15 heater?

16 MS. MARTINEZ: Yes, separate water
17 heaters. I have some photos. Those are electrical
18 boxes. On the first page, it's kind of faded. Here
19 we see them. You have the meters like right there.
20 It's kind of small but they're here. And then there
21 are two electrical boxes as well that are labeled.

22 MR. KANELSKY: And you can see as well
23 that there are two furnaces, one for each apartment.

24 MR. EINGORN: Is there any chance I can
25 get copy of what you're looking at? I don't think we

1 have that.

2 MS. MARTINEZ: Okay. Do you want one?

3 MR. EINGORN: Let the record reflect that
4 the applicant has provided the Board with a colored
5 photo packet for both this application and the next
6 application for 1455 containing multiple colored
7 photos which I will share with the Board now. Let's
8 start with this one.

9 VICE-CHAIRMAN STILL: You redid the
10 steps?

11 MR. KANELSKY: We fixed the cement that
12 was broken.

13 MS. MARTINEZ: Correct.

14 CHAIRMAN HANCE: Thank you.

15 MR. KANELSKY: And you'll see throughout
16 the apartment some rooms where the floor was redone
17 and other things like that.

18 MR. EINGORN: Questions for the applicant
19 based on the photographs? They appear helpful.

20 CHAIRMAN HANCE: So you have one on top
21 here. Is this one being repaired?

22 MS. MARTINEZ: The tenant was painting.
23 They're having a baby. They're fixing the room but
24 we figured --

25 MR. KANELSKY: We have a doorbell in

1 front of the apartments so that way the upstairs
2 tenant can hear as well when someone is knocking.

3 CHAIRMAN HANCE: Okay?

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

6 CHAIRMAN HANCE: Do they have separate
7 heaters, correct, both of them?

8 MR. KANELSKY: Yes.

9 MS. MARTINEZ: Yes.

10 MR. KANELSKY: You will see that on page
11 3.

12 VICE-CHAIRMAN STILL: Since you own
13 several properties in the area, how are you with the
14 neighbors?

15 MR. KANELSKY: I believe we are good. I
16 mean, on Park Blvd. we only have two but we don't --
17 I mean, I never really -- I saw one lady but they
18 seem to be okay.

19 MR. EINGORN: Anybody here tonight in the
20 public that like to be heard on 1453 Park Blvd.?
21 Hearing and seen none, we'll close the public
22 portion.

23 The applicant is here tonight seeking a
24 Cert of Non-Conforming Use for a duplex in the R-2
25 Zone. Photographs and everything seem to appear to

1 show that this is a duplex. So a quick discussion
2 and a motion.

3 CHAIRMAN HANCE: This is deja vu of the
4 first one. It seemed to be a duplex for a long time.
5 It's kept up well. It's clean. And I do drive past
6 there often in that area. It shows separate hot
7 water heaters; separate heaters, gas and electric.

8 VICE-CHAIRMAN STILL: I second the
9 Chairman. As far as the upkeep, I do appreciate they
10 didn't leave the stairs, the exterior stairs how they
11 were and they redid the cement that was chipped and
12 broken. Looks like they're well-taken care of or
13 being well-taken care of interior. So I make a
14 motion to pass.

15 MR. EINGORN: Do we have a second?

16 MS. MERRICKS: Second.

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

19 CHAIRMAN HANCE: Yes.

20 MR. EINGORN: Vice-Chairman Still.

21 VICE-CHAIRMAN STILL: Yes.

22 MR. EINGORN: Ms. Merricks.

23 MS. MERRICKS: Yes.

24 MR. EINGORN: Ms. Nunez.

25 MS. NUNEZ: Yes.

1 MR. EINGORN: Ms. Rivera.

2 MS. RIVERA: Yes.

3 MR. EINGORN: Five in favor and none
4 opposed, the motion passes.

5 The applicant also has the next matter
6 for 1455 Park Blvd. Both the applicant and
7 Ms. Martinez have already been sworn. The applicant
8 is here tonight requesting a Cert of Non-Conforming
9 Use. I'm assuming this property is right next door
10 to the one we just heard?

11 MR. KANELSKY: Yes.

12 MR. EINGORN: Is it the same setup?

13 MS. MARTINEZ: Yes.

14 MR. EINGORN: Same exact setup, separate
15 water heaters, separate furnaces?

16 MS. MARTINEZ: Separate water heaters;
17 separate furnaces.

18 MR. EINGORN: Okay. Any questions for
19 this applicant on what is an identical property? I'm
20 assuming it's mirrored on the inside?

21 MR. KANELSKY: Yes.

22 MS. MARTINEZ: Yes.

23 MR. EINGORN: Anybody in the public
24 tonight that would like to be heard on 1455 Park
25 Blvd.? Hearing and seeing none, we'll close the

1 public portion. Again, this is an application for a
2 Cert of Non-Conforming Use for a duplex in the R-2
3 Zone. A quick discussion and a motion?

4 CHAIRMAN HANCE: Again, separate hot
5 water heaters; separate gas, electric; right next
6 door to the last property so it's like a deja vu.
7 Seeing that it is kept up pretty well, I make a
8 motion that we pass.

9 VICE-CHAIRMAN STILL: I second.

10 MR. EINGORN: A motion and a second,
11 we'll take a roll-call vote. Chairman Hance.

12 CHAIRMAN HANCE: Yes.

13 MR. EINGORN: Vice-Chairman Still.

14 VICE-CHAIRMAN STILL: Yes.

15 MR. EINGORN: Ms. Merricks.

16 MS. MERRICKS: Yes.

17 MR. EINGORN: Ms. Nunez.

18 MS. NUNEZ: Yes.

19 MR. EINGORN: Ms. Rivera.

20 MS. RIVERA: Yes.

21 MR. EINGORN: Five in favor and none
22 opposed, the motion passes. Thanks guys, have a
23 great night.

24 MR. KANELSKY: Thank you very much.

25 MS. MARTINEZ: Thank you.

1 MR. EINGORN: Jose Flores, 373 Rand
2 Street proposes a concrete patio.

3 MR. IZZO: We're ready.

4 MR. EINGORN: Please come forward,
5 Mr. Izzo. How are you?

6 MR. IZZO: Charles Izzo appearing for the
7 applicant, Jose Flores. He's going to speak in
8 Spanish. He has translator with him.

9 MR. EINGORN: Great. So let's start with
10 the translator. Ma'ma, would you raise your right
11 hand, please.

12 Do you swear or affirm that the
13 translation you will provide tonight, will be true
14 and accurate to the best of our knowledge and
15 ability?

16 MS. JORDAN: Yes.

17 MR. EINGORN: State your name and
18 address, please.

19 MS. JORDAN: Eunice Jordan, 507 North
20 Lincoln Avenue, Moorestown, 08057.

21 MR. EINGORN: Everything we say to you,
22 you're going to translate to the applicant. Okay?
23 So applicant, please raise your right hand.

24 - - -

25 JOSE FLORES, 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. FLORES: Jose Flores, 373 Rand
7 Street, Camden.

8 MR. IZZO: Mr. Flores, you just gave your
9 address, 373 Rand Street. Do you own that house?

10 MR. FLORES: Yes.

11 MR. IZZO: And do you live in that house
12 as your personal residence?

13 MR. FLORES: Yes

14 MR. IZZO: Mr. Flores, you gave us two
15 exhibits to show the Board tonight. Do these pertain
16 to your house?

17 MR. FLORES: Yes.

18 MR. IZZO: Mr. Flores, on the drawing it
19 says that you made a ten-foot concrete pad in front
20 of your front steps. Is that why you are at the
21 Board tonight?

22 MR. FLORES: Yes.

23 MR. IZZO: Is it because you learned that
24 an installation of a pavement, concrete, is regulated
25 by the City?

1 MR. FLORES: Yes.

2 MR. IZZO: Is the concrete -- the new
3 concrete, is it only in front of your house or does
4 it go around the back, the side or just in front of
5 your house?

6 MR. FLORES: Only in front of the house.

7 MR. IZZO: The drawing that we submitted
8 for you says the concrete extends from the front wall
9 of your house out ten feet towards the street. Is
10 that accurate?

11 MR. FLORES: Yes.

12 MR. IZZO: The drawing that we submitted
13 says there is a still grass area between the concrete
14 that you installed and the sidewalk; is that
15 accurate?

16 MR. FLORES: Yes.

17 MR. IZZO: Mr. Flores, you gave us a
18 photograph. Is this your house in the photograph?

19 MR. FLORES: Yes.

20 MR. IZZO: And the white area, is that
21 the new concrete that you installed?

22 MR. FLORES: Yes.

23 MR. IZZO: And you didn't know that you
24 had to go the City Hall first; is that true?

25 MR. FLORES: I did not know.

1 MR. IZZO: The picture that you gave us
2 shows a patio set with a table and chairs. Are those
3 table and chairs on your new concrete?

4 MR. FLORES: Yes.

5 MR. IZZO: And is this project finished
6 in this picture?

7 MR. FLORES: Yes.

8 MR. IZZO: And what was the purpose of
9 installing the new pavement that extends ten feet
10 from your house?

11 MR. FLORES: Because there was grass and
12 every time the kids would come home, there was mud
13 and dirt and it would just make the house dirty.

14 MR. IZZO: Mr. Flores, the Board members
15 they may ask you questions now.

16 MR. EINGORN: Do we know how much the
17 applicant is over the impervious coverage at maximum
18 allowance?

19 MR. FLORES: We don't know the
20 specification but we are representing that the
21 pavement is less than 50 percent of the grass area in
22 front of the house.

23 MR. IZZO: And it drains into the grass
24 area.

25 MR. EINGORN: It doesn't drain to the

1 sides, correct? The water doesn't run off into the
2 neighbor's property?

3 MR. FLORES: It does not go to the
4 neighbor's. It does to the front.

5 MS. RIVERA: I have a question. So the
6 cement whatever you call it, so when you did it, it
7 goes like this way? It doesn't go straight?

8 MR. FLORES: Yes there's an angle towards
9 the grass.

10 MR. IZZO: Mr. Flores, is your pavement,
11 is it similar to the pavement that your neighbor
12 already had in place at their house?

13 MR. FLORES: A tiny bit bigger.

14 MS. RIVERA: Does the neighbor complain
15 that they get water inside the basement?

16 MR. FLORES: No.

17 MR. EINGORN: Any further questions?

18 CHAIRMAN HANCE: I have one question.
19 Now I do see cement next door. Is it even with the
20 cement next door in that corner? His neighbor has
21 cement also, correct?

22 MR. FLORES: Yes.

23 CHAIRMAN HANCE: Is it even with the
24 neighbor's cement?

25 MR. FLORES: Yes.

1 CHAIRMAN HANCE: How about on the
2 opposite side?

3 MR. FLORES: No, they do not have cement
4 on the other side.

5 CHAIRMAN HANCE: Okay.

6 VICE-CHAIRMAN STILL: He says his cement
7 is a little bit bigger than the neighbor's. Can he
8 gestimate how much, two feet, three feet?

9 MR. FLORES: Approximately two feet. He
10 said the neighbor don't have cement.

11 CHAIRMAN HANCE: My last question is.
12 Here, what is he going to do with this?

13 MR. FLORES: The yellow part?

14 MR. IZZO: Yes.

15 MR. FLORES: Nothing.

16 CHAIRMAN HANCE: No grass; no shrubs?

17 MR. FLORES: I will put seeds so that
18 grass will grow.

19 CHAIRMAN HANCE: Okay?

20 MR. EINGORN: Any other questions? Any
21 questions down there? No. We'll open to the public.
22 Anybody here tonight that would like to be heard on
23 the application related to 373 Rand Street? Hearing
24 none and seeing none, we'll close the public
25 portion.

1 The applicant is here tonight requesting
2 a bulk variance for a concrete pad that exceeds the
3 impervious coverage allowance in the R-2 Zoning
4 District. The applicant has provided testimony
5 regarding the size of the concrete pad as well as the
6 neighbor's front yard concrete. The Board should do
7 a discussion of the Positive and Negative Criteria
8 for a bulk variance and make a motion.

9 VICE-CHAIRMAN STILL: I'm from the area.
10 I've lived in the area forever. I know the area and
11 I think a positive is beautifying the area.
12 Obviously, something new like this and then not just
13 kind of not thinking about the grass in front, it's a
14 plus. He beautified not only the pad but then
15 further pass it, putting seed and stuff for the grass
16 now. I think not so much the negative but the
17 question of like doing the job and then coming to us
18 versus coming to us to say, hey, is this allowed.
19 Him not knowing, you know what I mean, how to handle
20 that and maybe he needs to handle that a little
21 different.

22 MR. EINGORN: I mean, in the future the
23 applicant should apply for permits before he does any
24 construction of this nature. Under the
25 circumstances, we have testimony that he didn't know

1 any better.

2 VICE-CHAIRMAN STILL: Got you. I think
3 the beautification of it for me is a big deal.
4 Because I know -- not like the area but the look of
5 the area really needs it too, up the facelift.

6 MR. EINGORN: It provides a benefit
7 through the visual impact?

8 VICE-CHAIRMAN STILL: Yes.

9 CHAIRMAN HANCE: And I'll piggyback on
10 the vice-chair stating that since the neighbor next
11 door has it also.

12 MR. FLORES: Yes, one of the neighbors.

13 CHAIRMAN HANCE: So we're trying to make
14 everything uniformed with the neighborhood. Just let
15 him know that next he has to get a permit to have
16 things done.

17 MR. FLORES: I ask for an excuse for that
18 and that I will do it correctly the next time.

19 VICE-CHAIRMAN STILL: Motion to pass.

20 CHAIRMAN HANCE: Second.

21 MR. EINGORN: We have a motion and a
22 second. I'll take a roll-call vote. Chairman Hance.

23 CHAIRMAN HANCE: Yes.

24 MR. EINGORN: Vice-Chairman Still.

25 VICE-CHAIRMAN STILL: Yes.

1 MR. EINGORN: Ms. Merricks.

2 MS. MERRICKS: Yes.

3 MR. EINGORN: Ms. Nunez.

4 MS. NUNEZ: Yes.

5 MR. EINGORN: And Ms. Rivera.

6 MS. RIVERA: Yes.

7 MR. EINGORN: Having five in favor and
8 none opposed, the motion passes. Congratulations and
9 enjoy your patio.

10 MR. FLORES: Thank you.

11 MR. EINGORN: Again, the next matter
12 Christian Castillo, in case anybody showed up,
13 2802-2832 Buren Avenue, has been adjourned to
14 February.

15 The next matter is Mejia Enterprise, LLC,
16 3720 Westfield Avenue. Good evening, Counsel.

17 MR. GRABIAK: Good evening members of the
18 Board. My name is Luke Grabiak. I'm with the law
19 firm of Del Duca Lewis & Berr and we represent the
20 applicant this evening, Mejia Enterprise, LLC which
21 is the owner of the property located at 3720
22 Westfield Avenue designated as Block 1031, Lot 6 on
23 the municipal tax maps.

24 Here with me sitting behind me this
25 evening are the owners of the applicant, Arismenday

1 Mejia and Yaendhy Caba who are both the individual
2 owners of the applicant. Our architect, El Donaldo,
3 Vid Al, -- before I do any further, I have a couple
4 of exhibits that I'd like to hand out for the Board,
5 if I may. I'm not sure. This is the zoning plan
6 that I believe was submitted with the application. I
7 didn't submit the application myself. But this is
8 the same zoning plan that was submitted with the
9 application.

10 MR. EINGORN: So let the record reflect
11 that counsel has provided the Board with Exhibit A-1
12 which are zoning plans prepared by El Donaldo, Vid
13 Al.

14 MR. GRABIAK: And there's also a second
15 exhibit behind it, Exhibit A-2. It just shows some
16 of the nearby properties that we believe are relevant
17 to this application which I'll get to in just a
18 minute. Our architect El Donaldo, Vid Al was suppose
19 to be here. He's a little under the weather so he
20 could not make it, but I'll do my best to answer any
21 questions about the zoning plan that I have attached
22 or I've submitted as Exhibit A-1. I will do my best
23 to answer any questions with respect to that plan.

24 The property at issue, like I said, 3720
25 Westfield Avenue. It's approximately 6,000 square

1 feet and it's currently improved with a vacant duplex
2 building. The building, to our knowledge, was
3 formerly utilized as a mixed use building. I believe
4 they used it as a bakery downstairs with residential
5 units in the back and upstairs. But as far as we
6 know, it's a duplex building and was a duplex
7 building when the applicants purchased it over the
8 summer. But to our knowledge, it has been vacant for
9 several years. The applicants have lived in Camden
10 for about 14 years. And to their knowledge, they've
11 never seen anybody occupying the property, no
12 tenants, no residents occupying the property since
13 then.

14 We're here tonight requesting a use
15 variance to convert the existing duplex or mixed use
16 building to a 4-unit multi-family. As you can see in
17 the zoning plan that we've submitted and marked as
18 Exhibit A-1, if you turn to page 2 of Exhibit A-1,
19 you'll see the basement area. Page 3 of Exhibit A-1,
20 you'll see the first floor of the proposed floor
21 plan. You'll see that they're proposing a studio in
22 the front, two 1-bedrooms also on that first floor,
23 in the middle and in the back.

24 And then if you turn to page 4 of the
25 zoning plan, you'll see the second-floor floor plan

1 and the attic floor plan which will be a combined
2 two-bed unit. So we're proposing four separate
3 residential units where only a duplex building is
4 allowed in the C-1 Zone.

5 Now, the applicants are not proposing any
6 changes to the footprint of the existing building or
7 really to the exterior of the building as a whole,
8 except to add a metal staircase along the left side
9 of the building you can see in the zoning plan. I'll
10 point to it. If you look at the zoning plan, page 1
11 on the left side, they're proposing a metal staircase
12 just to provide direct access to the second floor,
13 two bedroom.

14 And they're also proposing to add a
15 driveway along the right side of the building that
16 will lead to the rear parking lot behind the building
17 which will contain five parking spaces; five
18 off-street parking spaces. But the majority of the
19 improvements that the applicants are proposing, are
20 interior improvements; changing the floor plan a
21 little bit of the existing duplex.

22 Now, the property complies with most of
23 the bulk requirements in the C-1 Zone. There are a
24 few existing non-conforming conditions, including the
25 front setback and single and combined side yard

1 setbacks. But, again, we're not proposing any
2 changes, any additions to the existing footprint. So
3 as far as those existing non-conforming conditions
4 go, they're not going to be increased; they're not
5 going to be aggravated. They're going to remain
6 existing non-conforming conditions. So to our
7 knowledge, no bulk variances are required for this
8 application.

9 And specifically as it relates to parking
10 by adding the rear parking lot, the five parking
11 spaces in the back, this application should comply
12 with the parking requirement which I believe is
13 4.75 spaces. The applicants are proposing five
14 parking spaces in the back. I'm prepared to discuss
15 the Positive and Negative Criteria for a use variance
16 if that's how this Board would like to proceed. I
17 don't know if that's how this Board typically does
18 it.

19 MR. EINGORN: Why don't we take questions
20 related to the property first --

21 MR. GRABIAK: Okay.

22 MR. EINGORN: -- and then you can provide
23 that analysis.

24 MR. GRABIAK: Sounds good. I've to Ms.
25 Mejia as she also here to answer any questions. Why
don't we swear her in just in case the Board has any

1 questions for her.

2 MR. EINGORN: Ma'am, would you raise your
3 right hand, please.

4 - - -

5 YAENDHY CABA, having first been duly
6 sworn/affirmed, was examined and testified as
7 follows:

8 - - -

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

11 MS. CABA: Yaendhy Caba, 100 Terrace
12 Avenue, Camden.

13 MR. EINGORN: I'm looking at the front
14 page of the zoning plan --

15 MR. GRABIAK: Yes.

16 MR. EINGORN: -- where it says max
17 impervious cover. It says, required 80; provided
18 70.2. Is that before or after the creation of the
19 parking lot?

20 MR. GRABIAK: I just was texting with the
21 architect, El Donaldo, and he confirmed that is after
22 the proposed driveway and the parking lot.

23 MR. EINGORN: Great. So the impervious
24 would then comply with the bulk area requirements?

25 MR. GRABIAK: The impervious will comply,

1 that's correct, yes.

2 MR. EINGORN: Great. Your basement, that
3 won't be a separate apartment, correct? That's just
4 utilities?

5 MR. GRAKIA: I'm sorry?

6 MR. EINGORN: What will be in the
7 basement?

8 MR. GRABIAK: The basement, I believe
9 it's just going to be washer and dryer machines. Is
10 that correct?

11 MS. CABA: Yes.

12 MR. GRABIAK: Also, I should note the
13 building currently has three separate electrical
14 meters and gas meters. They're not working at the
15 moment. But the plan is to reinstall four separate
16 electric and gas meters in the event that this
17 application does get approved.

18 VICE-CHAIRMAN STILL: How long has the
19 building been there; do you know?

20 MR. GRABIAK: Do you know how long the
21 building has been there, Ms. Caba?

22 MS. CABA: I've lived in Camden for 14
23 years. I do remember seeing the house like that.

24 MR. GRABIAK: Yes, the house, it has been
25 abandoned. It's not in the best shape. It's been

1 vacant for as long as the applicants can remember.

2 CHAIRMAN HANCE: When did you purchase
3 the property?

4 MS. CABA: July 2024.

5 MR. GRABIAK: Just this summer.

6 MS. CABA: Yes, just this summer, July
7 2024.

8 CHAIRMAN HANCE: Now outside, your metal
9 casing going up, is that for the second floor
10 apartment or is it just --

11 MR. GRABIAK: That's for direct access to
12 the two bedroom on the second floor, correct?

13 CHAIRMAN HANCE: I'm thinking about the
14 exits. Does each apartment have their own front and
15 back exit?

16 MR. GRABIAK: They will. Yes, they'll
17 have their own access. So I believe and actually I
18 know, if you look at the floor plan on page 3 of the
19 zoning plans, you'll see a front door in the front of
20 the building on Westfield Avenue. That's an
21 existing entrance there. There's also another
22 existing entrance to the left side of the building
23 underneath where the proposed staircase is going to
24 go. That's going to be direct access to the middle
25 unit.

1 And then there will be another access in
2 the back -- not in the back, but towards the back.
3 It's right here. That will be your access to the
4 third 1-bedroom on the first floor. So every unit
5 will have its own access which, obviously, is
6 required -- is necessary for four separate units.

7 CHAIRMAN HANCE: We are very familiar
8 with the architect. He's here often.

9 MR. GRABIAK: Yes.

10 If you look at actually the last page,
11 if you look at the proposed right side, I think that
12 should be -- you can see on the last page of your
13 zoning plan, you can see where each of the access
14 points will be for each of the units.

15 CHAIRMAN HANCE: And you can talk
16 directly to us. You're doing a good job.

17 MR. GRABIAK: Go ahead, Ms. Caba.

18 MS. CABA: The page, you can see where
19 each is.

20 MR. GRABIAK: It's the last page.

21 MS. CABA: The last page, that's where
22 the unit is. Each unit has their own entrance.

23 CHAIRMAN HANCE: And the parking, is that
24 on the left side of the house or is it behind it?

25 MS. CABA: Yes, the right side. It's

1 behind.

2 CHAIRMAN HANCE: Right side and you go
3 around?

4 MS. CABA: Yes. The entrance is on the
5 right side.

6 CHAIRMAN HANCE: So it's this way
7 then?

8 MS. CABA: Yes, that way. If we want to
9 use the back yard for the parking lot.

10 MS. NUNEZ: So the rear of the home?

11 MS. CABA: Yes, the rear.

12 MR. GRABIAK: I believe it is about a
13 10-foot wide sort of driveway, alley along the right
14 side of the building that they're proposing.

15 MS. CABA: And they have space to make a
16 turn and go out there.

17 MR. GRABIAK: Enough space for cars to
18 turn around?

19 MS. CABA: To turn around and exit.

20 MS. RIVERA: How many lots do you have
21 together?

22 MS. CABA: It's only one lot per space.

23 CHAIRMAN HANCE: You gave us this to show
24 us the other property in the neighborhood?

25 MR. GRABIAK: That relates to the

1 Negative Criteria that I was going to discuss. Being
2 that we don't feel there will be any substantial
3 detriment to the neighboring properties for several
4 reasons.

5 One of them being, there are other
6 multi-family buildings along the corridor of
7 Westfield Avenue. I believe one at the corner of
8 Westfield and 39th. One at the corner of Rosedale
9 and 40th, I believe it is, also have multi-families
10 that exceed two units. So to the extent that
11 neighboring properties will be substantially
12 detrimented --

13 CHAIRMAN HANCE: I'm actually very
14 familiar with that area. We actually passed them.
15 They got the restaurant and they got the apartments
16 on the side.

17 MS. CABA: Yeah.

18 MR. EINGORN: Yes.

19 CHAIRMAN HANCE: And also, my mechanic is
20 across the street.

21 MS. CABA: There is a few multi-family
22 buildings that are located in that street.

23 MR. GRABIAK: With three or more units,
24 residential units, correct.

25 VICE-CHAIRMAN STILL: So my question is,

1 as far as the square footage, so the studio apartment
2 is going to be 250 square feet?

3 MR. GRABIAK: That's correct, yes.

4 VICE-CHAIRMAN STILL: Page 1?

5 MR. GRABIAK: That's correct.

6 MS. CABA: Yes.

7 MR. GRABIAK: 250; 402. Yes, if you look
8 at page 1, the zoning information on page 1, yes,
9 that's correct.

10 MS. RIVERA: So the second floor and the
11 attics are going to go together?

12 MS. CABA: Yes.

13 MR. GRABIAK: I think that's a little bit
14 extra living area on the third floor.

15 MS. CABA: Like a family room because you
16 have stairs that you can walk. It's wide. It's
17 tall. The ceiling is high.

18 MR. GRABIAK: Tall enough for --

19 MS. CABA: Yes, it's tall enough for a
20 person to walk.

21 MS. RIVERA: But my question is the
22 attic, are you guys going to leave it as an attic or
23 are you going to put it as like extra room or a
24 bedroom or maybe a family room?

25 MS. CABA: Yeah, family. We're proposing

1 to do like a family room up there.

2 MS. RIVERA: It can get very hot up
3 there.

4 MS. CABA: We'll insulate and --

5 MR. GRABIAK: And put air conditioning up
6 there.

7 MS. CABA: Yes, because it has a straight
8 stairs. Because, you know, some attics you have to
9 pull down a staircase. It's not like that.

10 MR. EINGORN: So per 870-230.F, dwelling
11 units 1.25 spaces for a 1-bedroom unit and
12 1.75 spaces for a 2-bedroom unit. So with three
13 1-bedroom units, that's three and three-quarters and
14 then four. So you need five and a half spaces. You
15 can't really provide a half-space.

16 MR. GRABIAK: To the extent that six
17 spaces are required, I think the applicant is willing
18 to -- there's enough space to add a sixth parking
19 space. But I think you're correct. I was just
20 looking at the RSIS standards. It's not consistent
21 with the denial letter. I think required 4.75
22 spaces but I believe your calculation is correct,
23 1.25 times 3. 4.75 plus the 1.75 would be 5.5 is
24 required. So six spaces would be required.

25 The applicant, are you willing to add a

1 sixth space in order to avoid requiring a parking
2 variance?

3 MR. EINGORN: I mean, the applicant did
4 request a variance for that. So you're really only
5 talking if a variance is considered, only a half a
6 space.

7 CHAIRMAN HANCE: If I'm right, even
8 though it's a very busy area, there's also street
9 parking; am I correct?

10 MR. GRABIAK: There is street parking.
11 But, you know, our position is, there's very limited
12 off-street parking.

13 CHAIRMAN HANCE: Correct.

14 MR. GRABIAK: Lots of these businesses
15 require parking variances. And so one of the
16 benefits of this application is that we will provide
17 at least five spaces. Almost going to comply with
18 the parking requirement for the proposed use. So we
19 think that it actually speaks to the particular
20 suitability of this lot; being able to provide at
21 least five spaces, if not six.

22 MR. EINGORN: This would be somewhat less
23 intense than a bakery or some kind of retail space?

24 MR. GRABIAK: A less intense use exactly.
25 That's one of the other things I was going to

1 discuss is, the residential uses obviously is a less
2 intense use than the majority of the permitted uses
3 in this zone. It's not like we're proposing any
4 industrial use. We're just proposing multi-family
5 and residential use. To the extent -- well, I'll
6 just say it's a less intense use.

7 MR. EINGORN: Any other questions from
8 the Board about the nature of the proposed 4-unit
9 building? If not, we'll let counsel give us a brief
10 discussion of the Positive and Negative Criteria.

11 MR. GRABIAK: Yes. So as this Board
12 knows, the applicant must demonstrate Special Reasons
13 for a use variance. Or in other words, the applicant
14 must demonstrate that the general welfare of the
15 community is advanced because the property is
16 particularly suitable for the proposed use.

17 We think the property is particularly
18 suitable in several respects some of which we just
19 discussed. First, the lot size. It's a 6,000 square
20 foot lot which is right at the maximum permitted lot
21 size in the zone. You know, it's not like we're
22 trying to squeeze four units into an undersized lot.
23 We think that the building and the property itself
24 are large enough to accommodate this use.

25 Parking, really no off-street parking

1 will be required here. The property is large enough
2 to accommodate the parking requirement; almost large
3 enough to accommodate the parking requirement for the
4 proposed use. And, again, few if any neighboring
5 properties meet the parking requirements in this
6 corridor of Westfield Avenue. A less intense use
7 than the uses, the majority of the permitted uses in
8 this zone.

9 And just generally, the existing building
10 doesn't really lend itself to a commercial use. Like
11 I said earlier, it has, we believe, been used as a
12 bakery, a mixed use bakery and residential apartment
13 in the past. But the building, you know, it's a
14 duplex-like building. It doesn't have any sign.
15 There's no existing storefront. So we think that the
16 building itself also lends itself to the proposed
17 use.

18 We also think that it advances the
19 purposes of zoning in several respects. First, we
20 think that it promotes the general welfare of the
21 neighborhood. Like I said, this property has been
22 vacant for some 14 years. It's outdated; it's old.
23 And we think it will -- the proposed renovations will
24 be more visually appealing to the neighbors. It'll
25 attract more people to the area; and generally sort

1 of just revamp the area.

2 It also promotes -- advances Purpose 'I'
3 under Section 2 of the MLUL. Like I just kind of
4 said, it promotes a desirable visual environment in
5 the area. And then I also took a look at the City's
6 Master Plan which recommends, No. 1, expanding middle
7 and moderate housing to achieve middle and moderate
8 income housing to achieve a balance of housing
9 opportunities for all residents at different economic
10 levels. No. 2, attracting households of all income
11 levels. No. 3, improving the appearance of
12 neighborhoods. We think this proposed use, this
13 project, is consistent with those recommendations in
14 the Master Plan.

15 And then as far as the Negative Criteria
16 goes, we think the requested relief can be granted
17 without a substantial detriment to the
18 neighborhood. Again, the property is surrounded
19 largely by commercial uses which are more intense
20 uses than the use that we're proposing. We're not
21 expanding or changing the existing footprint of the
22 building. We don't imagine that there will be much
23 of an increase of traffic generation by granting this
24 variance. Again, we're not changing the footprint of
25 the building. We're just kind of separating out the

1 floor plan and making it four separate units.

2 And then, again, like I alluded to
3 earlier, there are other multi-family buildings along
4 this corridor of Westfield Avenue that don't comply
5 with the permitted uses in this area. So to the
6 extent that the granting of this variance detracts
7 those properties, we just don't think that there's
8 any real detriment given the fact that there are
9 other multi-family buildings in the area. So for
10 those reasons, generally, we don't think that there
11 will be a substantial detriment to the community or
12 the neighborhood.

13 MR. EINGORN: Any last questions from the
14 Board?

15 VICE-CHAIRMAN STILL: You mentioned
16 satisfying the City's plan as far as the cost of each
17 unit. What do you think the cost of each is going to
18 be? Is it affordable housing?

19 MR. GRABIAK: In terms of rent?

20 VICE-CHAIRMAN STILL: Yes, as far as
21 rent.

22 MR. GRABIAK: What do you imagine you'll
23 charge in rent?

24 MR. EINGORN: Will it be market rate;
25 affordable market rate; low income?

1 MR. GRABIAK: Are they going to be -- is
2 it going to be like affordable-type housing? Are you
3 going to attract middle income?

4 MS. RIVERA: Do you speak Spanish?
5 (Whereupon Ms. Rivera asking the applicant a question
6 in Spanish.)

7 MS. CABA: It's for rent.

8 MR. EINGORN: Can you just say what you
9 said in English so we can put it on the record.

10 MS. RIVERA: I asked her if it's for
11 people that don't have money, a lot of money or is it
12 for rent.

13 MR. GRABIAK: Are you trying to attract
14 like low-income families or people or middle income
15 people or high-income people? Do you have any idea
16 of what type of income levels that you're trying to
17 attract?

18 VICE-CHAIRMAN STILL: Especially because
19 you have a studio that's 250 square feet. Obviously,
20 is it going to be market rate?

21 MR. EINGORN: Is it going to be like
22 Section 8 housing or just going to be like market
23 rate whatever you can get?

24 MR. GRABIAK: You're going to charge
25 whatever you can get for these apartments,

1 correct?

2 MS. CABA: Yes.

3 MR. EINGORN: So market rate?

4 MR. GRABIAK: Market rate. That's right.

5 MR. EINGORN: Any other questions?

6 VICE-CHAIRMAN STILL: No.

7 MR. EINGORN: Hearing none, let's open to
8 the public. Anybody here tonight that would like to
9 be heard on the application related to 3720 Westfield
10 Avenue. I know there's no one here but we got to go
11 through the motions. We'll close the public portion
12 because there is nobody here to speak on the
13 application.

14 The applicant has come before the Board
15 tonight proposing a 4-unit apartment building
16 requesting a use variance for that use. Bulk
17 variances for lot size, width, depth, front side and
18 rear setbacks. And then a bulk variance for
19 off-street-parking. It does appear that the
20 applicant is short about a half a space. Discussion
21 of the Positive and Negative Criteria and a motion.

22 VICE-CHAIRMAN STILL: Beautifying
23 something that was already there but abandoned is
24 definitely a plus. It definitely could use a
25 facelift. Like I said, my only concern would be

1 cost of living. Making sure that that is, in fact,
2 market rate. But I mean, obviously, affordable
3 housing would be great as well. But market rate and
4 making sure they don't exceed that type of rent.

5 MR. GRABIAK: If I could just make more
6 comment. I think the fact that they're proposing one
7 studio, two 1-bedrooms and one 2-bedroom, you know,
8 that kind of gives you a little bit of spectrum in
9 terms of the rent that will be charged and
10 money-tracked; you know, people of different income
11 levels; the fact that there's three different units,
12 three different sizes of units that they're
13 proposing.

14 CHAIRMAN HANCE: I piggyback off the
15 vice-chair. I like it because it's on the same
16 footing. To be that's very important. You can't
17 expand anyway but if you do it with the same footing,
18 that's a plus. I've built houses before. Also
19 parking. Very important. Even though you do have
20 off-street parking, you know, businesses close at a
21 certain time of night. People work; they come home;
22 stuff like that.

23 MS. CABA: Yes.

24 CHAIRMAN HANCE: Also, building it for
25 families, that is also a plus because we need that in

1 the City. The City is getting overpopulated. So
2 they got to put them somewhere. Also, it's vacant as
3 we speak right now; am I correct?

4 MS. CABA: It's vacant for a long time.

5 CHAIRMAN HANCE: We have multi-fires in
6 the City lately especially in my neighborhood where
7 the homeless need somewhere to go as they start fires
8 to stay warm and that causes things to burn down.

9 Also, the area is coming back so you're
10 actually helping the City evolve and that's what's
11 needed. Other than that, I think it's something
12 positive and I like it.

13 MS. CABA: We fix up our houses in
14 Camden.

15 MR. GRABIAK: And they're both longtime
16 residents of Camden. I means something to, you know,
17 fix up homes like this being residents of Camden
18 themselves.

19 MR. EINGORN: Do we have a motion?

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

22 MS. MERRICKS: Second.

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

25 CHAIRMAN HANCE: Yes.

1 MR. EINGORN: Vice-Chairman Still

2 VICE-CHAIRMAN STILL: Yes.

3 MR. EINGORN: Ms. Merricks.

4 MS. MERRICKS: Yes.

5 MR. EINGORN: Ms. Nunez.

6 MS. NUNEZ: Yes.

7 MR. EINGORN: Ms. Rivera.

8 MS. RIVERA: Yes.

9 MR. EINGORN: Having five in favor and
10 none opposed, the motion passes.

11 MR. GRABIAK: Thank you. And
12 congratulations everyone in your positions.

13 MS. CABA: Thank you very much.

14 MR. EINGORN: We're going to take a
15 5-minute break.

16 - - -

17 (At which time, the proceedings are
18 off the record at 6:55 p.m.)

19 (At which time, the proceedings are
20 back on the record at 7:00 p.m.)

21 - - -

22 MR. EINGORN: The last two matters are
23 for Mr. Jenkins, Lonell Jenkins. The first one is
24 775 Romona Gonzalez Street and 801-803 Pine Street.

25 MR. SUNKETT: Good evening everybody. My

1 name is Jason Sunkett with offices in Cherry Hill,
2 New Jersey. I'm here representing Mr. Jenkins as of
3 a couple of days ago so be easy on me because I'm
4 trying to get my feet under me. To make matters more
5 interesting for me, Mr. Jenkins was called away on
6 business. He sends his apologies for not being here.
7 And our engineer, Ms. Johnson, also had some travel
8 plans. I understand this meeting was moved. I do
9 have Ms. Jasmine Brown - they may call you for
10 testimony - who is a project officer/director for
11 Mr. Jenkins so she can testify.

12 So very briefly. Mr. Jenkins, you may be
13 familiar with him, he has appeared before the Board
14 and actually I've represented him several years ago
15 on the matter. He is a retired colonel in the army.
16 He's a mechanical engineer. He's bought and sold
17 properties in Camden for over 20 years so he's
18 certainly no stranger to the City. He's been doing
19 good work and he wants to continue to do so.

20 For his application, we're seeking a bulk
21 variance for lot size; bulk variance for lot depth;
22 and bulk variance for lot width; and also a variance
23 of off-street parking. I think according to the
24 appeal, you need 2.5 spaces. So Mr. Jenkins had
25 another duplex in the area. So he has brought one of

1 his dreams to fruition and seeks to include that and
2 keep that going. He wants to consolidate the lots
3 and construct twin duplexes. His goal is affordable
4 housing.

5 Certainly we're familiar and we can
6 appreciate the nice shiny big buildings down here.
7 It's nice but also regular folks need housing.
8 Right. It's good ratables for the City. So Mr.
9 Jenkins has a good team together. He has a solid
10 plan where he wants to go and his goal is to
11 certainly contribute to the housing for residents of
12 the City of Camden. That's what I'm asking for. I
13 guess we can go into like a Positive and Negative
14 question?

15 MR. EINGORN: Yes. You say consolidate
16 lots and construct a duplex. He has two applications
17 tonight. Are you here on both applications?

18 MR. SUNKETT: Well, that's -- whatever
19 the Board's preference. I was surprised to see this
20 because I was told by 801 and 803.

21 MR. EINGORN: I mean, if you're not
22 prepared to come forward on 775 Ramona Gonzalez, I
23 suggest asking for an adjournment because I'm going
24 to be honest with you, there's not much here other
25 than what Ms. Johnson prepared. And if you really

1 don't know much about the application, I don't want
2 to risk getting a denial for lack of information. So
3 maybe if we just put Ramona Gonzalez off, we do 801
4 and 803 because it seems you're prepared for that
5 one.

6 MR. SUNKETT: Yes, we can do that.
7 That's fine.

8 MR. EINGORN: I mean, I'm not going to
9 tell you how to do your job.

10 MR. SUNKETT: I appreciate the insight.
11 Again, I'm just trying to get my feet under me. When
12 I saw this on the list, I was a little surprised as
13 well.

14 MR. EINGORN: So would you like to
15 request an adjournment for 775 or do you want to go
16 forward?

17 MR. SUNKETT: Yes, we'll request an
18 adjournment.

19 MR. EINGORN: Okay. So we're going to
20 request an adjournment for 775 Ramona. February is
21 full, though, so that's going to have to go the March
22 meeting. Adjourned to March. So then we will
23 proceed with 801 to 803 Pine Street.

24 MR. SUNKETT: Thank you.

25 So as I said, we are looking to construct

1 a duplex. There is no proposed change to the
2 footprint of the building. We're 10 1/2 feet.
3 Obviously, this space is deficient so if we're able
4 to move this project forward, we'd say it would be
5 hardship if he had to adhere to the current
6 requirements so as we're looking for a bulk variance
7 for those items. Does anyone have any questions? I
8 can ask Ms. Brown if she has anything to add.

9 MR. EINGORN: Why don't we bring Ms.
10 Brown up and we'll get her sworn in and we'll ask a
11 couple of questions.

12 MR. EINGORN: Good evening, Ms. Brown,
13 would you raise your right hand, please.

14 - - -

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

18 - - -

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

21 MS. BROWN: Jasmine Brown, 2734 Tyler
22 Street, Camden, New Jersey.

23 MR. EINGORN: So we have before us the
24 existing proposed site plan prepared by Alyce Johnson
25 who has been here on numerous occasions. The Board

1 is very familiar.

2 There are two photographs at the top of
3 the page. On my right side, there's a photograph of
4 a single property. And on the left side, there's a
5 photograph of a property in yellow. Are these both
6 buildings, are they what are in question in this
7 application?

8 MS. BROWN: Yes.

9 MR. EINGORN: And the applicant is
10 proposing to knock these properties down or?

11 MS. BROWN: These properties, they will
12 be looking to be rehabbed, if I'm not mistaken.

13 MS. RIVERA: I can't hear you.

14 MS. BROWN: I'm sorry. These properties,
15 he would be looking to do a rehab.

16 CHAIRMAN HANCE: So you're not going to
17 knock them down; you want to rehab them?

18 MS. BROWN: I think -- I believe so, if
19 I'm not mistaken.

20 MR. SUNKETT: You got to tell me.
21 There's no -- there has been nothing submitted for
22 that, right?

23 MS. BROWN: Yes.

24 CHAIRMAN HANCE: So do you own the
25 property?

1 MS. BROWN: No, sir.

2 MR. SUNKETT: Mr. Jenkins does. He has
3 produced proofs. I believe it's --

4 CHAIRMAN HANCE: So do you know much
5 about the project?

6 MS. BROWN: Yes. Currently I'm his
7 project manager --

8 CHAIRMAN HANCE: Okay.

9 MS. BROWN: -- of 775 and 779 Ramona
10 Gonzalez.

11 CHAIRMAN HANCE: Okay.

12 MS. BROWN: And then these properties in
13 question that is on the application, this is also
14 a part of what he's also trying to contribute to the
15 City of Camden.

16 VICE-CHAIRMAN STILL: Are you project
17 director of 801 to 803 as well or are you just Ramona
18 Gonzalez?

19 MS. BROWN: For Steel Arrow Properties,
20 his company.

21 MR. SUNKETT: I guess they're talking
22 about this. You work on 801-803 as well? That's
23 what they're asking.

24 MS. BROWN: Yes.

25 VICE-CHAIRMAN STILL: Okay. Got you.

1 MS. BROWN: I'm sorry.

2 CHAIRMAN HANCE: So we're going to right
3 back again. Are you going to knock them down and
4 rebuild them or you're just going to rehab them?

5 MS. BROWN: I believe that --

6 CHAIRMAN HANCE: You can't say believe.

7 MS. BROWN: I will say that he would -

8 CHAIRMAN HANCE: You got to say, you're
9 going to knock them down --

10 MR. SUNKETT: We have to know for sure if
11 that's going to be the case.

12 MS. BROWN: From what my knowledge, it
13 would rehabbed.

14 CHAIRMAN HANCE: Okay. So that means
15 you're going to fix them?

16 MS. BROWN: Correct.

17 CHAIRMAN HANCE: I'm very familiar with
18 that area. I used to work down there the green
19 building right on Pine Street so I'm very familiar
20 with that area. It does need a facelift desperately.
21 It's declining. So you're going to rehab these.
22 Talk to me about parking?

23 MS. BROWN: It would be afforded
24 off-street-parking.

25 MR. EINGORN: Wait. Parking will be on

1 the street or there will parking off-street, meaning,
2 on the lot?

3 MS. BROWN: On-street parking.

4 MR. SUNKETT: Not on the lot.

5 MR. EINGORN: On-street. Got it. So
6 there's no parking like a garage or a driveway or
7 anything of that nature?

8 MS. BROWN: No, sir.

9 MS. MUHAMMAD: For the record, this is
10 the application for new construction. It's not being
11 rehabbed. It's being built from the ground up.

12 MR. EINGORN: It says, "Consolidate lots
13 and construct a duplex." So is this lot vacant and
14 these are the houses that are being proposed?

15 MR. SUNKETT: Aren't there houses on
16 there? There's a current structure on there?

17 MS. BROWN: Yes. Yes.

18 MR. EINGORN: Yes, there are indeed
19 structures?

20 MS. BROWN: I'm sorry. These are --
21 I have it. I'm sorry. There's are properties that
22 are looking into new build. So he's going to be
23 building on the property.

24 MR. EINGORN: Okay. This --

25 CHAIRMAN HANCE: So you're going to knock

1 them down then and rebuild?

2 MS. BROWN: Yes. I'm sorry.

3 MR. SUNKETT: I'm sorry. There's a
4 question. I think you were going to point something
5 out?

6 MS. NUNEZ: Is this the standing property
7 right now? Is this going to be torn down and rebuild
8 a new? Is he rebuilding?

9 MR. EINGORN: I think. This yellow
10 building on the photograph here, is that an existing
11 building or is that an elevation of the building
12 that's suppose to be constructed?

13 MS. BROWN: I believe that is an existing
14 building.

15 MR. SUNKETT: Can I ask or request
16 something? Again, we're coming back on the other one
17 which was a surprise to me.

18 MS. BROWN: I just like to be --

19 MR. SUNKETT: That's fine. And, again,
20 just the two of us are here, so our apologies.

21 MR. EINGORN: It's fine. Believe me, we
22 have things happen. It's not a big deal. But this
23 does appear to be some sort of rendering so maybe we
24 can check with Ms. Johnson, get some photographs of
25 where it looks now; stuff like that?

1 MS. BROWN: Yes.

2 MR. SUNKETT: My understanding is, I
3 assume they were not supplied. I was told that they
4 were somewhere delivered. But nothing was delivered.

5 MR. EINGORN: All I have is this and the
6 denial letter.

7 CHAIRMAN HANCE: Get pictures of parking
8 in the area.

9 MR. SUNKETT: Okay. Again, we were told
10 something; maybe received them. But here we are.

11 MR. EINGORN: Parking at different times
12 of the day, right, so that the Board can assess what
13 it looks like. Because if this is a parking disaster
14 already, and we're going to add more units, the Board
15 needs to know that.

16 MR. SUNKETT: Understood.

17 MR. EINGORN: So a couple of photographs
18 of the street at different times of the day; what the
19 lot looks like currently; maybe like a shot of the
20 neighborhood. An aerial is always good.

21 MR. SUNKETT: I'll send Ms. Johnson an
22 email find out when Ms. Johnson would be available
23 and that would help with our presentation.

24 MR. EINGORN: Yes, that would help too.

25 MR. SUNKETT: If we can do that then

1 we'll just come back with more information.

2 MR. EINGORN: So why don't we put them
3 both on for March so then you'll make one trip. Does
4 that sound good, March 3rd?

5 MR. SUNKETT: That sounds good. I
6 appreciate it.

7 MR. EINGORN: For the record, this is an
8 adjournment of the matter of 801-803 Pine Street to
9 the March 3rd meeting. No further notice required.

10 The last matter for tonight would be the
11 Adoption of Resolutions, including a Resolution for
12 the new meeting dates.

13 I would like to start with the November
14 Resolutions. Let's see who was here. So for
15 November we had Chairman Hance; we had Ms. Merricks;
16 we had Mr. Still. So those three of you are eligible
17 to vote and approve the following Resolutions:
18 Granting Non-Conforming Use for Rachele Aceto, 2115
19 Mt. Ephraim Avenue. That was a liquor store and a
20 bar.

21 Granting Use Variance and Site Plan
22 Approval for Camden County Historical Society,
23 75 Erie Street. That was the museum in the very
24 old building.

25 Granting Non-Conforming Use for

1 Real Portfolio 12, LLC. That was 509 Rand Street,
2 which was not surprising, a duplex.

3 Granting Use Variance Approval for
4 Marciel Green, 1576 Mt. Ephraim Avenue which was the
5 rear-enclosed addition. I believe that was for
6 cooking chicken is what he said.

7 Granting Use Variance and Bulk Variance
8 Approval for Henstar Homes, LLC, 2770 Thompson
9 Street. That was a triplex.

10 Granting Use Variance and Bulk Variance
11 Approval for Keith Jackson, 515 State Street. That
12 was a duplex.

13 Denying Use Variance and Bulk Variance
14 Approval for Buckanor's Property Management, LLC,
15 1532 Baird Blvd. That was a three-family dwelling.

16 So those are the November Resolutions.
17 Do we have a motion to adopt?

18 VICE-CHAIRMAN STILL: Motion to adopt.

19 MR. EINGORN: Do we have a second?

20 CHAIRMAN HANCE: Second.

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

23 CHAIRMAN HANCE: Yes.

24 MR. EINGORN: Ms. Merricks.

25 MS. MERRICKS: Yes.

1 MR. EINGORN: Mr. Still.

2 VICE-CHAIRMAN STILL: Yes.

3 MR. EINGORN: So moved.

4 December 2024 Resolutions. For December
5 we had Chairman Hance, Ms. Nunez, Mr. Still, Ms.
6 Rivera and Ms. Merricks. So everybody. And those
7 Resolutions are: Denying Use Variance and Bulk
8 Variance Approval for Abraham Ituah, 400 Jackson
9 Street. That was the vehicle storage lot.

10 Granting Non-Conforming Use for Ibrahim
11 Saleh, 740 State Street. He had the grocery store.

12 Granting Bulk Variance Approval for
13 Jannah Real Estate, LLC, 430 Chambers Avenue which
14 was a duplex.

15 Granting Non-Conforming Use for Tariq S.
16 Alam, 504 Walnut Street which was a duplex.

17 Granting Use and Bulk Variance Approvals
18 and Site Plan Waiver for Prime Capital Management,
19 1470 Princess Avenue. That was a 4-unit apartment
20 complex.

21 Granting Non-Conforming Use for Real
22 Portfolio 11, LLC on 437 Mechanic Street for a
23 single-family dwelling. And at the same time, we can
24 vote on the Adoption of the Resolution approving the
25 Zoning Board of Adjustment meeting dates for 2025.

1 Do we have a motion?

2 CHAIRMAN HANCE: I make a motion.

3 MR. EINGORN: Do we have a second?

4 VICE-CHAIRMAN STILL: Second.

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

6 Chairman Hance.

7 CHAIRMAN HANCE: Yes.

8 MR. EINGORN: Vice-Chairman Still.

9 VICE-CHAIRMAN STILL: Yes.

10 MR. EINGORN: Ms. Merricks.

11 MS. MERRICKS: Yes.

12 MR. EINGORN: Ms. Nunez.

13 MS. NUNEZ: Yes.

14 MR. EINGORN: And Ms. Rivera.

15 MS. RIVERA: Yes.

16 MR. EINGORN: All in favor. Very good.

17 And then last but not least, we need a motion to
18 adjourn.

19 MS. NUNEZ: Motion to adjourn.

20 MS. RIVERA: Second.

21 MR. EINGORN: All in favor?

22 THE BOARD: Yays.

23 MR. EINGORN: So moved. Have a good
24 night everyone.

25 *(Meeting concluded at 7:22 p.m.)*

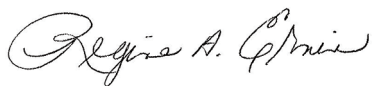
1 CERTIFICATION

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

6 I FURTHER CERTIFY that the witness was sworn
7 to testify to the truth.

8 I FURTHER CERTIFY that the foregoing is, to
9 the best of my ability, a true and accurate
10 transcript of the testimony taken stenographically by
11 me at the time, place, and date hereinbefore set
12 forth.

13 I FURTHER CERTIFY that I am neither a relative,
14 employee, attorney or counsel to any of the
15 parties to the action, nor a relative or employee of
16 such attorney or counsel and that I am not
17 financially interested in the action.

18 

19 _____
20 Regine A. Ervin, CCR
21 Certified Court Reporter
22 License #30XI000222200

23 (The foregoing certification of this transcript
24 does not apply to any reproduction of the same by any
25 means, unless under the direction, control and/or
supervision of the certifying reporter.)

	adopt (2) 83:17,18 Adoption (2) 82:11; 84:24 advanced (1) 63:15 advances (2) 64:18; 65:2 aerial (1) 81:20 affirm (1) 41:12 affirmed (1) 12:11 affordable (4) 66:18, 25;69:2;73:3 affordable-type (1) 67:2 afforded (1) 78:23 Again (14) 10:10; 40:1,4;49:11;53:1; 64:4;65:18,24;66:2; 74:11;78:3;80:16,19; 81:9 agenda (1) 9:20 aggravated (1) 53:5 ago (4) 30:7,13;72:3, 14 agree (1) 21:17 ahead (1) 57:17 air (1) 61:5 AI (3) 50:3,13,18 Alam (1) 84:16 alarm (1) 25:7 alley (1) 58:13 allowance (2) 44:18; 47:3 allowed (2) 47:18; 52:4 alluded (1) 66:2 Almost (2) 62:17;64:2 along (5) 52:8,15; 58:13;59:6;66:3 Alston (1) 4:12 always (2) 32:19; 81:20 Alyce (1) 75:24 analysis (1) 53:22 angle (1) 45:8 apart (1) 34:18 apartment (10) 29:18; 35:23;36:16;55:3; 56:10,14;60:1;64:12; 68:15;84:19 apartments (4) 30:5; 37:1;59:15;67:25 apologies (2) 72:6; 80:20 apologize (1) 12:6 appeal (1) 72:24 appealing (1) 64:24 appear (6) 19:12; 25:17;36:19;37:25; 68:19;80:23 appearance (1) 65:11 appeared (1) 72:13 appearing (2) 19:7; 41:6	appears (2) 14:12,25 applicant (35) 10:11; 14:11,22;15:23; 25:14;27:1;31:11; 32:10;33:24;36:4,18; 37:23;39:5,6,7,19; 41:7,22,23;44:17; 47:1,4,23;49:20,25; 50:2;61:17,25;62:3; 63:12,13;67:5;68:14, 20;76:9 applicants (6) 51:7,9; 52:5,19;53:13;56:1 application (30) 12:14;13:5;14:15,18; 15:19;19:8;20:3; 25:10,13;28:25; 32:12;36:5,6;40:1; 46:23;50:6,7,9,17; 53:8,11;55:17;62:16; 68:9,13;72:20;74:1; 76:7;77:13;79:10 applications (5) 9:20, 22,25;73:16,17 apply (1) 47:23 appoint (5) 4:22;5:4; 7:5,8,24 appointment (1) 7:21 appreciate (4) 38:9; 73:6;74:10;82:6 Approval (7) 82:22; 83:3,8,11,14;84:8,12 Approvals (1) 84:17 approve (7) 8:13;9:5; 26:3;32:20;33:1,3; 82:17 approved (1) 55:17 approving (1) 84:24 Approximately (3) 20:19;46:9;50:25 April (1) 30:14 architect (4) 50:2,18; 54:21;57:8 area (34) 21:4;25:24; 26:2;30:4;32:11,20; 34:25;37:13;38:6; 43:13,20;44:21,24; 47:9,10,10,11;48:4,5; 51:19;54:24;59:14; 60:14;62:8;64:25; 65:1,5;66:5,9;70:9; 72:25;78:18,20;81:8 Arismenday (1) 49:25 army (1) 72:15 around (4) 43:4;58:3, 18,19 arrives (1) 15:13 Arrow (1) 77:19 assess (1) 81:12 Associates (2) 8:15; 23:17 assume (1) 81:3 assuming (2) 39:9,20	Atlantic (3) 10:13; 19:6;25:11 attached (2) 28:25; 50:21 attendance (1) 15:17 attic (3) 52:1;60:22,22 attics (2) 60:11;61:8 attorney (3) 7:21,25; 8:14 attract (4) 64:25;67:3, 13,17 attracting (1) 65:10 authority (1) 28:16 available (2) 15:23; 81:22 Avenue (23) 9:24; 10:5,14;11:4;19:6; 25:11;27:5,24;41:20; 49:13,16,22;50:25; 54:12;56:20;59:7; 64:6;66:4;68:10; 82:19;83:4;84:13,19 avoid (1) 62:1 away (1) 72:5	B	Baird (1) 83:15 bakery (4) 51:4; 62:23;64:12,12 balance (1) 65:8 Baptist (1) 10:4 bar (1) 82:20 based (2) 14:13; 36:19 basement (7) 17:21, 24;45:15;51:19;55:2, 7,8 bathrooms (1) 13:15 beautification (1) 48:3 beautified (1) 47:14 beautifying (2) 47:11; 68:22 bedroom (3) 52:13; 56:12;60:24 bedrooms (1) 13:15 behalf (1) 19:8 behind (5) 49:24; 50:15;52:16;57:24; 58:1 benefit (1) 48:6 benefits (1) 62:16 Bernstein (1) 8:14	Berr (1) 49:19 best (4) 41:14;50:20, 22;55:25 better (1) 48:1 big (3) 48:3;73:6; 80:22 bigger (2) 45:13;46:7 bit (6) 34:1;45:13; 46:7;52:21;60:13; 69:8 Black (1) 49:22 Blvd (8) 10:21,22; 33:19;37:16,20;39:6, 25;83:15 Board (35) 4:2,21;7:6, 21,25;11:13;12:18; 14:9,22,25;25:19; 27:8;35:13;36:4,7; 42:15,21;44:14;47:6; 49:18;50:4,11;53:16, 17,25;63:8,11;66:14; 68:14;72:13;75:25; 81:12,14;84:25;85:22 Board's (1) 73:19 Bordentown (1) 20:1 both (16) 16:1,21; 17:23;28:10;29:4,15; 33:21;34:5;36:5; 37:7;39:6;50:1; 70:15;73:17;76:5; 82:3 bottom (4) 14:5;29:8, 21;32:6 bought (2) 24:15; 72:16 boxes (2) 35:18,21 Boyd (1) 32:2 break (1) 71:15 brief (1) 63:9 briefly (1) 72:12 bring (2) 20:7;75:9 broken (2) 36:12; 38:12 brought (1) 72:25 Brown (34) 7:22,25; 72:9;75:8,10,12,15, 21,21;76:8,11,14,18, 23;77:1,6,9,12,19,24; 78:1,5,7,12,16,23; 79:3,8,17,20;80:2,13, 18;81:1 Buckanor's (1) 83:14 build (1) 79:22 building (46) 20:7; 21:19,21,22;23:1; 24:11,11,15;28:13; 29:9;51:2,2,3,6,7,16; 52:3,6,7,9,15,16; 55:13,19,21;56:20, 22;58:14;63:9,23; 64:9,13,14,16;65:22, 25;68:15;69:24;75:2; 78:19;79:23;80:10,
--	---	---	--	----------	---	---

<p>11,11,14;82:24 buildings (6) 59:6,22; 66:3,9;73:6;76:6 built (2) 69:18;79:11 bulk (17) 47:2,8; 52:23;53:7;54:24; 68:16,18;72:20,21, 22;75:6;83:7,10,13; 84:7,12,17 bunch (1) 12:19 burden (1) 14:23 Buren (3) 11:3;27:5; 49:13 burn (1) 70:8 Burns (2) 7:22,25 business (6) 4:20; 10:3,4,12;19:4;72:6 business-district (1) 21:4 businesses (2) 62:14; 69:20 busy (1) 62:8 buyer (1) 16:4</p>	<p>28:16 care (2) 38:12,13 cars (4) 22:17;23:19, 22;58:17 case (3) 49:12;53:25; 78:11 casing (1) 56:9 Castillo (4) 11:3;27:1, 5;49:12 causes (1) 70:8 Cedar (1) 20:1 ceiling (1) 60:17 cement (10) 36:11; 38:11;45:6,19,20,21, 24;46:3,6,10 Cert (7) 14:11;28:1; 32:15;33:23;37:24; 39:8;40:2 certain (1) 69:21 Certainly (4) 14:24; 72:18;73:5,11 Certificate (3) 12:14; 14:20;15:19 Chair (1) 26:25 CHAIRMAN (124) 4:1, 8,9,23,24;5:5,21,23, 25;6:14,19,23,24;7:7, 12,13;8:1,4,5,18,20, 21;9:6,10,11;15:2,5,8, 24;16:20,25;17:3; 18:6,16,17;20:16,22; 21:2,24;22:3,8;24:10, 17,24;25:1,6,22;26:5, 7,8;29:24;30:3,7,12; 31:13,15,22;32:1,5, 23;33:6,7;36:14,20; 37:3,6;38:3,9,18,19; 40:4,11,12;45:18,23; 46:1,5,11,16,19;48:9, 13,20,22,23;56:2,8, 13;57:7,15,23;58:2,6, 23;59:13,19;62:7,13; 69:14,24;70:5,20,24, 25;76:16,24;77:4,8, 11;78:2,6,8,14,17; 79:25;81:7;82:15; 83:20,22,23;84:5; 85:2,6,7 chairs (2) 44:2,3 Chambers (1) 84:13 chance (1) 35:24 change (1) 75:1 changes (5) 17:4; 23:4,6;52:6;53:2 changing (3) 52:20; 65:21,24 charge (2) 66:23; 67:24 charged (1) 69:9 Charles (1) 41:6 check (3) 28:15,18; 80:24 Cherry (1) 72:1</p>	<p>Chestnut (1) 31:9 chicken (1) 83:6 chipped (1) 38:11 Christian (4) 11:3; 27:1,4;49:12 Church (1) 10:5 circumstances (1) 47:25 cited (1) 21:6 City (12) 4:2;30:15; 42:25;43:24;70:1,1,6, 10;72:18;73:8,12; 77:15 City's (2) 65:5;66:16 clean (3) 25:24; 32:18;38:5 Clerk's (1) 4:6 close (8) 14:21;25:13; 32:14;37:21;39:25; 46:24;68:11;69:20 closed (1) 15:22 CO (1) 12:24 co-applicant (1) 16:4 colonel (1) 72:15 colored (2) 36:4,6 combined (2) 52:1,25 coming (4) 47:17,18; 70:9;80:16 comment (2) 32:13; 69:6 commercial (2) 64:10; 65:19 common (1) 34:9 community (2) 63:15; 66:11 company (1) 77:20 complain (1) 45:14 completed (1) 9:4 complex (1) 84:20 complies (1) 52:22 comply (5) 53:11; 54:24,25;62:17;66:4 concern (1) 68:25 concluded (1) 85:25 concrete (12) 41:2; 42:19,24;43:2,3,8,13, 21;44:3;47:2,5,6 conditioning (1) 61:5 conditions (3) 52:24; 53:3,6 confirmed (1) 54:21 Conflict (1) 8:13 conformance (1) 4:4 Congratulations (3) 19:2;49:8;71:12 consider (1) 27:9 considered (1) 62:5 consistent (2) 61:20; 65:13 consolidate (3) 73:2, 15;79:12 construct (4) 73:3,16; 74:25;79:13</p>	<p>constructed (1) 80:12 construction (4) 21:25;22:2;47:24; 79:10 construction-like (1) 22:4 contain (1) 52:17 containing (1) 36:6 continue (2) 32:18; 72:19 continued (1) 19:9 contribute (2) 73:11; 77:14 convert (1) 51:15 cooking (1) 83:6 Cooper (1) 4:10 copy (3) 23:14;35:11, 25 corner (3) 45:20;59:7, 8 correctly (2) 9:23; 48:18 corridor (3) 59:6;64:6; 66:4 cost (3) 66:16,17;69:1 Counsel (5) 11:2; 12:3;49:16;50:11; 63:9 County (1) 82:22 couple (4) 50:3;72:3; 75:11;81:17 couple-minute (1) 34:21 cover (1) 54:17 coverage (2) 44:17; 47:3 Cramer (8) 10:18; 26:24;30:9;32:13; 34:6,19,25;35:2 creation (1) 54:18 Criteria (7) 25:20; 47:7;53:15;59:1; 63:10;65:15;68:21 curb-cut (5) 23:18,23, 24,24;24:20 curb-cuts (1) 23:25 current (5) 12:23; 13:10;17:10;75:5; 79:16 currently (7) 4:11; 12:22;28:7;51:1; 55:13;77:6;81:19</p>	<p>days (1) 72:3 deal (2) 48:3;80:22 December (3) 9:5; 84:4,4 decision (1) 17:19 declining (1) 78:21 deficient (3) 9:21; 10:1;75:3 definitely (3) 32:20; 68:24,24 deja (2) 38:3;40:6 DEJESUS (4) 11:5; 26:25;27:7,13 Del (1) 49:19 delivered (2) 81:4,4 Dembo (2) 7:22,25 demonstrate (4) 14:23;29:4;63:12,14 demonstrated (1) 25:18 denial (4) 22:10; 61:21;74:2;81:6 denied (1) 25:16 Denying (2) 83:13; 84:7 depicting (1) 17:21 depth (2) 68:17;72:21 designated (1) 49:22 desirable (1) 65:4 desperately (1) 78:20 detriment (4) 59:3; 65:17;66:8,11 detrimented (1) 59:12 detriments (1) 66:6 different (7) 47:21; 65:9;69:10,11,12; 81:11,18 direct (3) 52:12;56:11, 24 directly (1) 57:16 director (1) 77:17 dirt (1) 44:13 dirty (1) 44:13 disaster (1) 81:13 discuss (3) 53:14; 59:1;63:1 discussed (1) 63:19 discussion (8) 15:1; 25:19;32:16;38:1; 40:3;47:7;63:10; 68:20 District (1) 47:4 document (1) 13:18 Donaldo (4) 50:2,12, 18;54:21 done (1) 48:16 door (15) 29:12;30:8, 19;31:15,17,20,24; 32:3;34:6;39:9;40:6; 45:19,20;48:11;56:19 doorbell (1) 36:25 down (14) 32:5;34:9, 10;46:21;61:9;70:8;</p>
C				
<p>C-1 (2) 52:4,23 Caba (34) 50:1;54:5, 11,11;55:11,21,22; 56:4,6;57:17,18,21, 25;58:4,8,11,15,19, 22;59:17,21;60:6,12, 15,19,25;61:4,7;67:7; 68:2;69:23;70:4,13; 71:13 calculation (1) 61:22 Call (5) 4:7;12:3; 19:5;45:6;72:9 called (1) 72:5 Camden (15) 4:2; 30:16;35:2;42:7; 51:9;54:12;55:22; 70:14,16,17;72:17; 73:12;75:22;77:15; 82:22 came (2) 23:2;32:5 camera (1) 25:7 can (44) 5:3,6;14:3; 15:11;19:16;22:16, 17,21;23:21;25:9,23; 27:3;30:24;33:25; 35:13,22,24;37:2; 46:7;51:16;52:9; 53:21;56:1;57:12,13, 15,18;60:16;61:2; 65:16;67:8,9,23,25; 72:11;73:5,13;74:6; 75:8;80:15,24;81:12, 25;84:23 Capital (1) 84:18 card (4) 13:18,19; 14:14;15:21 cards (3) 13:25;14:2;</p>				
		D		
		<p>dark (1) 35:9 Darnell (1) 5:25 date (1) 14:3 dates (3) 14:12; 82:12;84:25 dating (2) 12:21; 15:21 day (2) 81:12,18</p>		

<p>73:6;76:10,17;78:3,9, 18;80:1,7 downstairs (4) 17:6; 31:16,22;51:4 drain (1) 44:25 drains (1) 44:23 drawing (3) 42:18; 43:7,12 dreams (1) 73:1 Drive (6) 16:15;23:19; 25:24;32:19;34:21; 38:5 driveway (4) 52:15; 54:22;58:13;79:6 dryer (1) 55:9 Duca (1) 49:19 due (1) 10:1 duly (8) 12:10;16:8; 19:19;27:17;31:2; 41:25;54:5;75:15 duplex (35) 12:15,22, 22,23,25;15:9,20,21; 18:6;28:1,5,17,19,20; 29:22;32:25;33:24; 37:24;38:1,4;40:2; 51:1,6,6,15;52:3,21; 72:25;73:16;75:1; 79:13;83:2,12;84:14, 16 duplexes (2) 17:17; 73:3 duplex-like (1) 64:14 dwelling (3) 61:10; 83:15;84:23</p>	<p>32:9;33:2,5,8,10,12, 14,16,21;34:12,16,20, 22;35:3,8,12,24;36:3, 18;37:4,19;38:15,17, 20,22,24;39:1,3,12, 14,18,23;40:10,13,15, 17,19,21;41:1,4,9,17, 21;42:4;44:16,25; 45:17;46:20;47:22; 48:6,21,24;49:1,3,5,7, 11;50:10;53:18,21; 54:2,9,13,16,23;55:2, 6;59:18;61:10;62:3, 22;63:7;66:13,24; 67:8,21;68:3,5,7; 70:19,23;71:1,3,5,7,9, 14,22;73:15,21;74:8, 14,19;75:9,12,19,23; 76:9;78:25;79:5,12, 18,24;80:9,21;81:5, 11,17,24;82:2,7; 83:19,21,24;84:1,3; 85:3,5,8,10,12,14,16, 21,23 El (4) 50:2,12,18; 54:21 elect (1) 6:17 electric (6) 15:25; 18:8;29:4;38:7;40:5; 55:16 electrical (4) 35:6,17, 21;55:13 elevation (1) 80:11 eligible (1) 82:16 else (1) 17:9 email (1) 81:22 enactment (1) 14:13 end (1) 30:11 engineer (2) 72:7,16 English (1) 67:9 enjoy (1) 49:9 Enough (7) 58:17; 60:18,19;61:18; 63:24;64:1,3 Enterprise (3) 11:10; 49:15,20 entrance (11) 17:13, 16;29:14,20;30:17; 31:19;34:5;56:21,22; 57:22;58:4 entrances (1) 13:12 entry (1) 23:18 environment (1) 65:4 Ephraim (2) 82:19; 83:4 equipment (3) 21:23; 25:2,16 Eric (1) 8:14 Erie (1) 82:23 Especially (2) 67:18; 70:6 Esquire (1) 16:5 Estate (1) 84:13</p>	<p>Eunice (1) 41:19 even (4) 45:19,23; 62:7;69:19 evening (13) 4:1; 10:24;11:2,14,25; 33:19,20;49:16,17,20, 25;71:25;75:12 event (1) 55:16 eventually (1) 17:6 everybody (4) 14:7,8; 71:25;84:6 everyone (2) 71:12; 85:24 Evita (1) 7:5 evolve (1) 70:10 exact (1) 39:14 exactly (2) 24:5;62:24 examined (8) 12:11; 16:9;19:20;27:18; 31:3;42:1;54:6;75:16 exceed (2) 59:10;69:4 exceeds (1) 47:2 except (1) 52:8 Excuse (2) 26:25; 48:17 Exhibit (7) 50:11,15, 15,22;51:18,18,19 exhibits (2) 42:15; 50:4 existing (15) 51:15; 52:6,21,24;53:2,3,6; 56:21,22;64:9,15; 65:21;75:24;80:10,13 exit (5) 17:13;30:18; 31:19;56:15;58:19 exits (1) 56:14 expand (1) 69:17 expanding (2) 65:6,21 extends (2) 43:8;44:9 Extension (1) 20:1 extent (4) 59:10; 61:16;63:5;66:6 exterior (2) 38:10; 52:7 extra (2) 60:14,23</p>	<p>66:16,20 favor (9) 19:1;26:17; 33:16;39:3;40:21; 49:7;71:9;85:16,21 February (7) 10:7,9, 10;27:6,12;49:14; 74:20 feel (1) 59:2 feet (11) 43:9;44:9; 46:8,8,9;51:1;60:2; 67:19;72:4;74:11; 75:2 fences (1) 21:3 few (5) 20:18;25:6; 52:24;59:21;64:4 figured (1) 36:24 find (2) 14:3;81:22 fine (3) 74:7;80:19,21 finished (1) 44:5 fires (1) 70:7 firm (2) 7:22;49:19 first (34) 4:20,21;10:3, 12;12:5,10;16:8;17:6, 11,21,22,25;18:1; 19:19;27:17;29:18; 30:15,20;31:2,23; 34:7;35:18;38:4; 41:25;43:24;51:20, 22;53:19;54:5;57:4; 63:19;64:19;71:23; 75:15 fits (1) 22:6 five (16) 11:19,20; 19:1;26:17;33:16; 39:3;40:21;49:7; 52:17,17;53:10,13; 61:14;62:17,21;71:9 fix (3) 70:13,17;78:15 fixed (1) 36:11 fixing (3) 22:23,24; 36:23 floor (24) 17:21,22; 18:1,1;29:18;31:20, 23;34:7,8;36:16; 51:20,20,22,25;52:1, 12,20;56:9,12,18; 57:4;60:10,14;66:1 Flores (41) 10:25; 41:1,7,25;42:6,6,8,10, 13,14,17,18,22;43:1, 6,11,16,17,19,22,25; 44:4,7,11,14,19;45:3, 8,10,13,16,22,25; 46:3,9,13,15,17; 48:12,17;49:10 folks (1) 73:7 following (2) 13:24; 82:17 follows (8) 12:11; 16:10;19:21;27:19; 31:4;42:2;54:7;75:17 foot (1) 63:20 footage (1) 60:1</p>	<p>footing (2) 69:16,17 footprint (5) 52:6; 53:2;65:21,24;75:2 forever (1) 47:10 formerly (1) 51:3 forward (5) 27:14; 41:4;73:22;74:16; 75:4 four (6) 52:2;55:15; 57:6;61:14;63:22; 66:1 front (22) 29:8,11; 33:25;35:6;37:1; 42:19,20;43:3,4,6,8; 44:22;45:4;47:6,13; 51:22;52:25;54:13; 56:14,19,19;68:17 fruition (1) 73:1 full (1) 74:21 furnaces (3) 35:23; 39:15,17 further (8) 10:8,11; 20:15;27:10;45:17; 47:15;50:3;82:9 future (1) 47:22</p>
<p style="text-align: center;">E</p>				
<p>earlier (2) 64:11;66:3 East (1) 35:2 easy (1) 72:3 economic (1) 65:9 EINGORN (253) 4:8, 10,15,17,19,25;5:2,6, 9,12,15,17,19,24;6:2, 5,8,10,12,16,20,22, 25;7:2,4,9,11,14,16, 18,20;8:3,6,8,10,12, 17,19,22,24;9:1,3,7,9, 12,14,16,18;10:16,20, 24;11:2,8,15,18,21, 25;12:13,17;13:1,4,8, 11,14,17,21,24;14:3, 7;15:16,16,6,12,16; 17:17;18:12,15,18,20, 22,24;19:1,16,23; 21:1,6,10,17;22:10, 14,17,19;23:1,6,9,12, 16,21,25;24:3,25; 25:8;26:4,6,9,11,13, 15,17,22;27:4,8,14, 21,25;28:4,7,10,12, 15,24;29:3,7,11,14, 21;30:23;31:6,10;</p>				
<p style="text-align: center;">F</p>				
	<p>facelift (4) 20:23;48:5; 68:25;78:20 fact (4) 66:8;69:1,6,11 faded (1) 35:18 familiar (10) 20:22; 29:1;30:3;57:7; 59:14;72:13;73:5; 76:1;78:17,19 families (2) 67:14; 69:25 family (4) 60:15,24, 25;61:1 far (10) 15:10;28:16; 34:18;38:9;51:5; 53:3;60:1;65:15;</p>			
				<p>garage (1) 79:6 gas (10) 15:25;18:8; 29:4;32:24,24;35:5; 38:7;40:5;55:14,16 gate (1) 23:18 gave (5) 42:8,14; 43:17;44:1;58:23 general (2) 63:14; 64:20 generally (3) 64:9,25; 66:10 generation (1) 65:23 gentlemen (1) 26:19 gestimate (1) 46:8 given (1) 66:8 gives (1) 69:8 goal (2) 73:3,10 goes (4) 28:17;34:9; 45:7;65:16 Gonzalez (6) 12:2; 71:24;73:22;74:3; 77:10,18 Good (25) 4:1;5:2; 6:12;10:6,24;11:2,25; 26:2;33:19,20;37:15; 49:16,17;53:23; 57:16;71:25;72:19; 73:8,9;75:12;81:20; 82:4,5;85:16,23 GRABIAK (44) 11:12, 16,20;49:17,18; 50:14;53:20;54:15, 20,25;55:8,12,20,24; 56:5,11,16;57:9,17, 20;58:12,17,25;</p>

59:23;60:3,5,7,13,18; 61:5,16;62:10,14,24; 63:11;66:19,22;67:1, 13,24;68:4;69:5; 70:15;71:11 GRAKIA (1) 55:5 GRAKIAK (1) 53:23 granted (1) 65:16 granting (13) 65:23; 66:6;82:18,21,25; 83:3,7,10;84:10,12, 15,17,21 grass (9) 43:13;44:11, 21,23;45:9;46:16,18; 47:13,15 Great (14) 6:2;7:20; 12:17;13:14;14:7; 18:15;21:5;26:19,22; 40:23;41:9;54:23; 55:2;69:3 Green (3) 23:17; 78:18;83:4 grocery (1) 84:11 ground (2) 18:1;79:11 grow (1) 46:18 guess (2) 73:13;77:21 Guy (2) 6:15,17 guys (5) 16:25;19:3; 33:21;40:22;60:22	41:11,23;50:4;54:3; 75:13 handle (2) 47:19,20 happen (1) 80:22 happened (1) 21:11 hardship (1) 75:5 hear (2) 37:2;76:13 heard (13) 9:21;10:1, 9:14;18:25;10:27;12; 32:12;34:18;37:20; 39:10,24;46:22;68:9 Hearing (8) 14:14,20; 15:18;25:11;37:21; 39:25;46:23;68:7 heater (5) 16:1,2,19, 21;35:15 heaters (12) 16:22,24; 18:7;29:25;30:1; 35:17;37:7;38:7,7; 39:15,16;40:5 help (2) 81:23,24 helpful (1) 36:19 helping (1) 70:10 helps (1) 17:18 Henstar (1) 83:8 hey (1) 47:18 high (1) 60:17 high-income (1) 67:15 Hill (1) 72:1 Hillside (1) 27:24 Historical (1) 82:22 home (3) 44:12; 58:10;69:21 homeless (1) 70:7 homes (2) 70:17;83:8 honest (1) 73:24 hot (9) 15:25;16:1,21; 18:7;29:25;30:1; 38:6;40:4;61:2 house (16) 32:20; 42:9,11,16;43:3,5,6,9, 18;44:10,13,22; 45:12;55:23,24;57:24 households (1) 65:10 houses (4) 69:18; 70:13;79:14,15 housing (10) 65:7,8,8; 66:18;67:2,22;69:3; 73:4,7,11 husband (1) 16:4	important (2) 69:16,19 improved (1) 51:1 improvements (2) 52:19,20 improving (1) 65:11 include (1) 73:1 including (2) 52:24; 82:11 income (7) 65:8,10; 66:25;67:3,14,16; 69:10 increase (1) 65:23 increased (1) 53:4 indeed (1) 79:18 individual (1) 50:1 industrial (1) 63:4 information (5) 13:22; 19:13;60:8;74:2;82:1 inside (5) 24:20,23, 24;39:20;45:15 insight (1) 74:10 inspector (2) 21:12; 23:2 installation (1) 42:24 installed (2) 43:14,21 installing (1) 44:9 insulate (1) 61:4 intense (6) 62:23,24; 63:2,6;64:6;65:19 intent (1) 23:3 intention (1) 23:7 interesting (1) 72:5 interior (2) 38:13; 52:20 into (8) 20:8;28:13; 34:10;44:23;45:1; 63:22;73:13;79:22 issue (1) 50:24 Item (2) 10:3,4 items (2) 9:20;75:7 Ituah (1) 84:8 IZZO (23) 11:1;41:3, 5,6,6;42:8,11,14,18, 23;43:2,7,12,17,20, 23;44:1,5,8,14,23; 45:10;46:14	75:22 job (3) 47:17;57:16; 74:9 John (1) 19:7 Johnson (6) 72:7; 73:25;75:24;80:24; 81:21,22 JORDAN (3) 41:16, 19,19 Jose (5) 10:25;41:1,7, 25;42:6 July (2) 56:4,6 jump (1) 12:6 June (1) 34:3 jurisdiction (1) 10:1	least (3) 62:17,21; 85:17 leave (2) 38:10;60:22 left (8) 24:14;29:18; 34:7;52:8,11;56:22; 57:24;76:4 lend (1) 64:10 lends (1) 64:16 less (6) 44:21;62:22, 24;63:1,6;64:6 letter (3) 22:10;61:21; 81:6 letting (1) 27:2 levels (4) 65:10,11; 67:16;69:11 Lewis (1) 49:19 light (1) 25:4 lights (3) 25:3,5,7 likely (1) 11:6 limited (1) 62:11 Lincoln (1) 41:20 Lionell (1) 12:1 liquor (1) 82:19 list (2) 9:19;74:12 little (8) 34:1;46:7; 47:20;50:19;52:21; 60:13;69:8;74:12 live (3) 30:4;32:1; 42:11 lived (3) 47:10;51:9; 55:22 living (3) 15:3;60:14; 69:1 LLC (12) 8:15;10:21; 11:10;33:18;34:14; 49:15,20;83:1,8,14; 84:13,22 LLP (2) 7:22,25 located (2) 49:21; 59:22 Lonell (1) 71:23 long (12) 20:16; 24:12;25:23;30:13; 32:17,25;35:13;38:4; 55:18,20;56:1;70:4 longtime (1) 70:15 look (9) 22:21;32:24; 48:4;52:10;56:18; 57:10,11;60:7;65:5 looking (9) 13:4; 35:25;54:13;61:20; 74:25;75:6;76:12,15; 79:22 looks (9) 13:18;22:11, 25;23:13;34:17; 38:12;80:25;81:13,19 lot (28) 22:3,12,12,21; 23:22;32:10;49:22; 52:16;53:10;54:19, 22;58:9,22;62:20; 63:19,20,20,22; 67:11;68:17;72:21, 21,22;79:2,4,13;
H				
half (4) 23:10;61:14; 62:5;68:20 half-space (1) 61:15 Hall (1) 43:24 hallway (1) 34:9 HANCE (122) 4:1,8,9, 23,24;5:5,23,25;6:14, 19,23,24;7:7,12,13; 8:1,4,5,18,20,21;9:6, 10,11;15:2,5,8,24; 16:20,25;17:3;18:6, 16,17;20:16,22;21:2, 24;22:3,8;24:10,17, 24;25:1,6,22;26:5,7, 8;29:24;30:3,7,12; 31:13,15,22;32:1,5, 23;33:6,7;36:14,20; 37:3,6;38:3,18,19; 40:4,11,12;45:18,23; 46:1,5,11,16,19;48:9, 13,20,22,23;56:2,8, 13;57:7,15,23;58:2,6, 23;59:13,19;62:7,13; 69:14,24;70:5,20,24, 25;76:16,24;77:4,8, 11;78:2,6,8,14,17; 79:25;81:7;82:15; 83:20,22,23;84:5; 85:2,6,7 hand (10) 12:8;16:7; 19:17;27:15;30:24;	I	J	K	
	I	jack-and-jill (1) 32:2 Jackson (2) 83:11; 84:8 Jannah (1) 84:13 January (3) 4:3,6;14:6 Jasmine (3) 72:9; 75:15,21 Jason (1) 72:1 Jenkins (10) 12:1; 71:23,23;72:2,5,11, 12,24;73:9;77:2 Jerome (1) 27:24 Jersey (6) 4:5;16:15; 27:24;31:9;72:2;	labeled (1) 35:21 lack (1) 74:2 lady (2) 24:14;37:17 Lane (1) 20:1 large (3) 63:24;64:1,2 largely (1) 65:19 last (12) 29:25;34:17; 40:6;46:11;57:10,12, 20,21;66:13;71:22; 82:10;85:17 lately (1) 70:6 Law (5) 4:4,5;7:22; 8:14;49:18 lead (1) 52:16 learned (1) 42:23	

81:19;84:9 lots (5) 58:20;62:14; 73:2,16;79:12 low (1) 66:25 low-income (1) 67:14 Luke (1) 49:18	37:16,17;47:19,22; 62:3;69:2;73:21;74:8 meaning (1) 79:1 means (2) 70:16; 78:14 mechanic (5) 20:24, 24:24;2;59:19;84:22 mechanical (1) 72:16 meet (1) 64:5 MEETING (10) 4:3,5; 10:9;15:14;27:6; 72:8;74:22;82:9,12; 84:25 Mejia (5) 11:10;49:15, 20;50:1;53:24 members (4) 11:13; 35:13;44:14;49:17 mentioned (1) 66:15 Merricks (28) 4:11; 15:13,17,18;18:20, 21;21:18,21;26:11, 12;33:10,11;38:16, 22,23;40:15,16;49:1, 2;70:22;71:3,4;82:15; 83:24,25;84:6;85:10, 11 metal (3) 52:8,11;56:8 metered (1) 35:4 meters (14) 13:12; 15:25,25;29:4,5; 32:24,24;35:3,5,7,19; 55:14,14,16 middle (6) 51:23; 56:24;65:6,7;67:3,14 minute (1) 50:18 minutes (1) 9:5 mirrored (1) 39:20 mistaken (2) 76:12,19 mixed (3) 51:3,15; 64:12 MLUL (1) 65:3 moderate (2) 65:7,7 moment (1) 55:15 money (2) 67:11,11 money-tracked (1) 69:10 month (1) 11:7 moons (1) 30:7 Moorestown (1) 41:20 more (12) 11:15;21:3; 22:18;23:11;59:23; 64:24,25;65:19;69:5; 72:4;81:14;82:1 Most (2) 11:6;52:22 motion (52) 4:22,23, 24;5:4,8,9,22,24;6:5, 14,17;7:5,7,24;8:1,13, 15,16;9:5,6;15:1; 18:10,12;19:2;25:21; 26:3,18;32:16;33:1,2, 17;38:2,14;39:4;40:3, 8,10,22;47:8;48:19, 21;49:8;68:21;70:19,	20;71:10;83:17,18; 85:1,2,17,19 motions (1) 68:11 move (1) 75:4 moved (9) 5:19;7:4, 20;8:12;9:3,18;72:8; 84:3;85:23 Mt (2) 82:19;83:4 much (9) 40:24; 44:16;46:8;47:16; 65:22;71:13;73:24; 74:1;77:4 mud (1) 44:12 Muhammad (2) 7:6; 79:9 multi-families (1) 59:9 multi-family (6) 51:16; 59:6,21;63:4;66:3,9 multi-fires (1) 70:5 multiple (7) 13:11,12, 15;14:2;29:4;35:3; 36:6 Municipal (2) 4:6; 49:23 museum (1) 82:23 must (2) 63:12,14 myself (1) 50:7	24;46:7;47:6 New (17) 4:5;10:12; 16:15;17:1;27:24; 31:9;43:2,21;44:3,9; 47:12;72:2;75:22; 79:10,22;80:8;82:12 Next (24) 7:5;10:17, 20,24;11:7,10,22; 12:1;19:5;26:23; 28:19;30:8;33:18; 36:5;39:5,9;40:5; 45:19,20;48:10,15, 18;49:11,15 nice (3) 19:3;73:6,7 night (6) 19:3;26:19, 22;40:23;69:21;85:24 nobody (1) 68:12 nominate (3) 5:22,25; 6:15 nomination (3) 5:20; 6:13,16 Non-Conforming (19) 12:14;14:12,20,24; 15:20;28:1;32:15; 33:23;37:24;39:8; 40:2;52:24;53:3,6; 82:18,25;84:10,15,21 none (14) 14:20;19:2; 25:11;26:18;33:16; 37:21;39:3,25;40:21; 46:24,24;49:8;68:7; 71:10 Norris (3) 10:21; 33:18;34:14 North (1) 41:19 note (2) 17:17;55:12 notice (10) 4:5;10:2,7, 8,10,11;21:8;27:9,11; 82:9 noticed (1) 9:23 November (3) 82:13, 15;83:16 numerous (1) 75:25 Nunez (49) 4:13,14; 5:1,8,10,13,14,22;6:1, 6,7,21,25;7:1,16,17; 8:8,9,24,25;9:14,15; 17:20;18:14,22,23; 22:23;24:5,8;26:3,13, 14;33:1,12,13;38:24, 25;40:17,18;49:3,4; 58:10;71:5,6;80:6; 84:5;85:12,13,19	28:20 occupying (2) 51:11, 12 off (4) 45:1;69:14; 71:18;74:3 office (2) 4:6;8:14 officer/director (1) 72:10 offices (1) 72:1 off-street (11) 22:11; 24:18,22;25:17,18; 52:18;62:12;63:25; 69:20;72:23;79:1 off-street-parking (2) 68:19;78:24 often (2) 38:6;57:8 Old (6) 10:3,4;24:11; 32:24;64:22;82:24 one (43) 11:12,15; 16:19,20;23:23,24,24, 25;25:25;28:21,22; 30:9,14;31:18;34:1,8, 17,17,24;35:23;36:2, 8,20,21;37:17;38:4; 39:10;45:18;48:12; 58:22;59:5,7,8;62:15, 25;68:10;69:6,7; 71:23;72:25;74:5; 80:16;82:3 only (11) 10:3;11:18; 37:16;43:3,6;47:14; 52:3;58:22;62:4,5; 68:25 On-street (2) 79:3,5 open (6) 14:15;25:9; 31:24;37:4;46:21; 68:7 opportunities (1) 65:9 opposed (7) 19:2; 26:18;33:17;39:4; 40:22;49:8;71:10 opposite (1) 46:2 Orange (1) 31:9 order (4) 4:20;12:6; 19:4;62:1 Ordinance (1) 14:13 out (14) 12:6;25:3; 26:1;28:18;31:16,25; 32:6,6;43:9;50:4; 58:16;65:25;80:5; 81:22 outdated (1) 64:22 outdoors (1) 30:22 outside (3) 22:24; 31:21;56:8 over (5) 22:16;34:24; 44:17;51:7;72:17 overpopulated (1) 70:1 own (11) 19:14;20:2; 30:9;31:18;37:12; 42:9;56:14,17;57:5, 22;76:24
M		N		
Ma'am (2) 30:23;54:2 Macedonia (1) 10:4 machines (1) 55:9 main (1) 34:6 majority (3) 52:18; 63:2;64:7 makes (1) 24:3 making (3) 66:1;69:1, 4 Ma'ma (1) 41:10 Management (2) 83:14;84:18 manager (3) 31:12, 13;77:7 many (6) 11:13,16; 22:14;27:3;30:7; 58:20 map (1) 23:15 maps (1) 49:23 March (5) 74:21,22; 82:3,4,9 Marciel (1) 83:4 MARIA (2) 31:2,8 mark (1) 10:16 marked (1) 51:17 market (8) 66:24,25; 67:20,22;68:3,4;69:2, 3 MARTINEZ (20) 31:2, 8,8,12,18,23;32:4; 34:2,24;35:10,16; 36:2,13,22;37:9;39:7, 13,16,22;40:25 Mason (1) 4:19 Master (2) 65:6,14 material (1) 20:9 materials (6) 20:7; 21:14,21,22,25;22:2 matter (19) 4:21;10:9, 12,17;11:10,22;12:1, 5;19:5;26:23;27:11; 33:18,23;39:5;49:11, 15;72:15;82:8,10 matters (3) 10:20; 71:22;72:4 max (1) 54:16 maximum (2) 44:17; 63:20 may (5) 22:11;44:15; 50:5;72:9,12 Maybe (7) 20:21; 47:20;60:24;74:3; 80:23;81:10,19 mean (9) 28:14;		name (10) 16:12; 19:23;27:21;31:6; 41:17;42:4;49:18; 54:9;72:1;75:19 nature (3) 47:24;63:8; 79:7 nearby (1) 50:16 necessary (1) 57:6 need (15) 4:22;5:20; 6:12;7:5,21;8:13;9:4; 20:23;61:14;69:25; 70:7;72:24;73:7; 78:20;85:17 needed (1) 70:11 needs (4) 22:7;47:20; 48:5;81:15 Negative (9) 25:20; 47:7,16;53:15;59:1; 63:10;65:15;68:21; 73:13 neighbor (5) 45:11,14, 20;46:10;48:10 neighborhood (7) 48:14;58:24;64:21; 65:18;66:12;70:6; 81:20 neighborhoods (1) 65:12 neighboring (3) 59:3, 11;64:4 neighbors (3) 37:14; 48:12;64:24 neighbor's (5) 45:2,4,	O	
		Oak (1) 16:15 obtained (1) 13:21 Obviously (6) 47:12; 57:5;63:1;67:19; 69:2;75:3 occasions (1) 75:25 occupied (2) 18:8;		

owned (3) 20:16; 23:8;24:14 owner (3) 12:23; 34:13;49:21 owners (4) 17:1,10; 49:25;50:2	permitted (5) 17:18; 63:2,20;64:7;66:5 person (2) 29:25; 60:20 personal (1) 42:12 pertain (1) 42:15 photo (1) 36:5 photograph (6) 35:8; 43:18,18;76:3,5; 80:10 photographs (12) 13:5,6,8;28:25;29:1, 3;33:25;36:19;37:25; 76:2;80:24;81:17 photos (4) 30:20; 31:21;35:17;36:7 picture (3) 29:8;44:1,6 pictures (4) 17:20,23; 18:4;81:7 piggyback (2) 48:9; 69:14 Pine (5) 12:2;71:24; 74:23;78:19;82:8 place (1) 45:12 plan (24) 50:5,8,21, 23;51:17,21,25,25; 52:1,9,10,20;54:14; 55:15;56:18;57:13; 65:6,14;66:1,16; 73:10;75:24;82:21; 84:18 plans (3) 50:12; 56:19;72:8 Please (14) 27:14,15, 21;30:25;31:6;41:4, 11,18,23;42:4;54:3,9; 75:13,19 plenty (3) 22:13; 24:18,21 plus (6) 18:9;47:14; 61:23;68:24;69:18,25 pm (3) 15:14;71:18, 20 pm* (1) 85:25 point (2) 52:10;80:4 points (1) 57:14 Portfolio (2) 83:1; 84:22 portion (7) 14:21; 25:13;32:14;37:22; 40:1;46:25;68:11 position (1) 62:11 positions (1) 71:12 Positive (9) 25:20,22; 47:7,11;53:15;63:10; 68:21;70:12;73:13 posted (1) 4:5 postponement (1) 11:6 preexisting (2) 14:24; 28:5 preference (1) 73:19 prepared (7) 23:16;	50:12;53:14;73:22, 25;74:4;75:24 present (3) 10:16; 11:5,13 presentation (1) 81:23 pretty (2) 32:24;40:7 Prime (1) 84:18 Princess (2) 9:24; 84:19 proceed (2) 53:16; 74:23 proceedings (2) 71:17,19 process (1) 22:24 produced (1) 77:3 project (7) 44:5; 65:13;72:10;75:4; 77:5,7,16 promotes (3) 64:20; 65:2,4 proof (1) 14:23 proofs (1) 77:3 properties (16) 30:15; 32:10;34:18;37:13; 50:16;59:3,11;64:5; 66:7;72:17;76:10,11, 14;77:12,19;79:21 property (52) 12:21, 24;13:2,9,19;14:19; 15:20;17:1;19:11,14; 20:2,6,17,23;21:13; 22:23;23:3,8;28:5; 30:10,13,21;31:12, 13;32:7;33:25;34:2,3; 39:9,19;40:6;45:2; 49:21;50:24;51:11, 12;52:22;53:19;56:3; 58:24;63:15,17,23; 64:1,21;65:18;76:4,5, 25;79:23;80:6;83:14 proposed (15) 23:6; 51:20;54:22;56:23; 57:11;62:18;63:8,16; 64:4,16,23;65:12; 75:1,24;79:14 proposes (1) 41:2 proposing (17) 51:21; 52:2,5,11,14,19;53:1, 13;58:14;60:25;63:3, 4;65:20;68:15;69:6, 13;76:10 provide (6) 41:13; 52:12;53:21;61:15; 62:16,20 provided (4) 36:4; 47:4;50:11;54:17 provides (1) 48:6 PSE&G (2) 24:11,13 public (20) 10:8; 14:16,21;15:22;25:9, 9,12,13;32:11,13,14; 37:5,20,21;39:23; 40:1;46:21,24;68:8,	11 publication (1) 27:11 pull (1) 61:9 purchase (3) 13:1; 30:12;56:2 purchased (9) 12:24; 24:15;28:4,19,20; 30:10;34:3,4;51:7 purchasing (1) 30:15 purpose (2) 44:8;65:2 purposes (1) 64:19 put (10) 19:12;22:17; 25:3;46:17;60:23; 61:5;67:9;70:2;74:3; 82:2 putting (1) 47:15	receive (1) 12:3 received (3) 12:24; 32:14;81:10 recommendations (1) 65:13 recommends (1) 65:6 record (16) 15:16; 16:13;19:24;27:22; 31:7;34:13;36:3; 42:5;50:10;54:10; 67:9;71:18,20;75:20; 79:9;82:7 records (2) 12:20; 15:11 Red (1) 16:14 redid (2) 36:9;38:11 redone (1) 36:16 reflect (3) 15:16;36:3; 50:10 regarding (2) 14:11; 47:5 regular (1) 73:7 regulated (1) 42:24 rehab (4) 76:15,17; 78:4,21 rehabbed (3) 76:12; 78:13;79:11 reinstall (1) 55:15 related (4) 32:12; 46:23;53:19;68:9 relates (2) 53:9;58:25 relationship (1) 31:11 relevant (1) 50:16 relief (1) 65:16 remain (1) 53:5 remember (3) 25:23; 55:23;56:1 rendering (1) 80:23 renovate (1) 17:6 renovated (2) 17:5,11 renovations (1) 64:23 rent (7) 66:19,21,23; 67:7,12;69:4,9 rented (1) 28:7 Reorganization (2) 4:21,22 repaired (1) 36:21 represent (1) 49:19 represented (1) 72:14 representing (2) 44:20;72:2 request (7) 11:6; 14:11;62:4;74:15,17, 20;80:15 requested (2) 27:5; 65:16 requesting (5) 14:19; 39:8;47:1;51:14; 68:16 require (1) 62:15 required (12) 10:11; 19:12;27:11;53:7; 54:17;57:6;61:17,21,
P			Q	
packet (1) 36:5 pad (4) 42:19;47:2,5, 14 page (17) 35:18; 37:10;51:18,19,24; 52:10;54:14;56:18; 57:10,12,18,20,21; 60:4,8,8;76:3 pages (1) 13:25 paid (1) 12:23 painting (1) 36:22 Pardon (2) 21:20;23:5 Park (13) 10:21,21, 22;22:16;23:22; 33:18,19;34:13,24; 37:16,20;39:6,24 parked (1) 22:4 parking (46) 22:11,12, 13,20;24:18,19,20,21, 22;25:17,18;52:16, 17,18;53:9,10,10,12, 14;54:19,22;57:23; 58:9;61:18;62:1,9,10, 12,15,18;63:25,25; 64:2,3,5;69:19,20; 72:23;78:22,25;79:1, 3,6;81:7,11,13 Parkside (2) 35:1,2 part (2) 46:13;77:14 particular (1) 62:19 particularly (2) 63:16, 17 pass (6) 18:11;38:14; 40:8;47:15;48:19; 70:21 passed (1) 59:14 passes (7) 19:2; 26:18;33:17;39:4; 40:22;49:8;71:10 past (3) 32:19;38:5; 64:13 patio (3) 41:2;44:2; 49:9 pavement (5) 42:24; 44:9,21;45:10,11 people (10) 9:23; 15:3;25:12;64:25; 67:11,14,15,15;69:10, 21 per (2) 58:22;61:10 percent (1) 44:21 permit (1) 48:15 permits (2) 19:10; 47:23		Queen (5) 11:22; 12:6,10;14:18;15:19 quick (6) 11:13;14:25; 25:19;32:16;38:1; 40:3 quickly (1) 16:13		
		R		
		R-2 (6) 17:18;28:1; 33:24;37:24;40:2; 47:3 Rachele (1) 82:18 raise (9) 12:8;16:6; 19:17;27:15;30:24; 41:10,23;54:2;75:13 Ramona (6) 12:2; 73:22;74:3,20;77:9, 17 Rand (7) 10:25;32:8; 41:1;42:6,9;46:23; 83:1 ratables (1) 73:8 rate (8) 66:24,25; 67:20,23;68:3,4;69:2, 3 rather (1) 35:8 reading (1) 4:3 ready (2) 11:1;41:3 real (4) 66:8;83:1; 84:13,21 really (8) 37:17;48:5; 52:7;61:15;62:4; 63:25;64:10;73:25 rear (7) 24:1;35:7; 52:16;53:10;58:10, 11;68:18 rear-enclosed (1) 83:5 reasons (3) 59:4; 63:12;66:10 rebuild (3) 78:4;80:1, 7 rebuilding (1) 80:8 recall (2) 14:22;28:22		

24,24;64:1;82:9 requirement (5) 22:20;53:12;62:18; 64:2,3 requirements (4) 52:23;54:24;64:5; 75:6 requires (1) 22:11 requiring (1) 62:1 research (1) 28:12 residence (1) 42:12 residential (6) 51:4; 52:3;59:24;63:1,5; 64:12 residents (5) 51:12; 65:9;70:16,17;73:11 Resolution (2) 82:11; 84:24 Resolutions (6) 82:11, 14,17;83:16;84:4,7 respect (1) 50:23 respects (2) 63:18; 64:19 restaurant (1) 59:15 re-sworn (1) 33:22 retail (1) 62:23 retired (1) 72:15 revamp (1) 65:1 Richard (3) 16:4,8,14 Ridge (1) 34:25 right (43) 9:19;12:8; 13:20;15:3;16:6; 19:17;23:4;24:6,17, 24;27:15;30:4,8,24; 32:1,6;34:16;35:12, 19;39:9;40:5;41:10, 23;52:15;54:3;57:3, 11,25;58:2,5,13;62:7; 63:20;68:4;70:3; 73:8;75:13;76:3,22; 78:2,19;80:7;81:12 risk (1) 74:2 Rivera (45) 4:17,18; 5:17,18;6:10,11;7:2, 3,18,19;8:10,11;9:1,2, 16,17;17:8;18:24,25; 26:15,16;33:14,15; 39:1,2;40:19,20;45:5, 14;49:5,6;58:20; 60:10,21;61:2;67:4,5, 10;71:7,8;76:13;84:6; 85:14,15,20 Roll (1) 4:7 roll-call (16) 5:3;6:6, 23;7:12;8:3,19;9:9; 18:16;26:6;33:5; 38:17;40:11;48:22; 70:23;83:21;85:5 Romona (1) 71:24 room (5) 36:23;60:15, 23,24;61:1 rooms (1) 36:16 Rosedale (1) 59:8	RSIS (1) 61:20 run (1) 45:1 S Saleh (1) 84:11 same (7) 32:3;39:12, 14;50:8;69:15,17; 84:23 satisfies (1) 22:20 satisfying (1) 66:16 saw (2) 37:17;74:12 scared (1) 7:23 second (45) 4:25;5:1, 10,11;6:3,4,6,20;7:9, 10;8:2,17,18;9:7,8; 17:7,11;18:2,3,13,14; 26:4,5;31:20;33:3,4; 34:8;38:8,15,16;40:9, 10;48:20,22;50:14; 52:12;56:9,12;60:10; 70:22;83:19,20;85:3, 4,20 second-call (2) 11:8; 12:4 second-floor (1) 51:25 secretary (1) 7:6 Section (2) 65:3; 67:22 seed (1) 47:15 seeds (1) 46:17 seeing (7) 17:24; 18:3;25:12;39:25; 40:7;46:24;55:23 seeking (2) 37:23; 72:20 seeks (1) 73:1 seem (2) 37:18,25 seemed (1) 38:4 seems (3) 22:19;27:1; 74:4 send (1) 81:21 sends (1) 72:6 sense (1) 24:4 separate (26) 16:1,21, 23;18:7,7,8;29:19; 30:1,17;35:14,16; 37:6;38:6,7;39:14,15, 16,17;40:4,5;52:2; 55:3,13,15;57:6;66:1 separately (1) 35:4 separating (1) 65:25 set (1) 44:2 setback (1) 52:25 setbacks (2) 53:1; 68:18 setup (2) 39:12,14 seven (1) 11:17 several (6) 37:13; 51:9;59:3;63:18; 64:19;72:14 shape (1) 55:25 share (1) 36:7	shiny (1) 73:6 shop (2) 20:24,24 short (1) 68:20 shot (1) 81:19 show (7) 12:4;13:11, 14;15:24;38:1;42:15; 58:23 showed (1) 49:12 showing (5) 13:17; 23:12,17;27:2;28:24 shows (5) 15:21;29:8; 38:6;44:2;50:15 shrubs (1) 46:16 side (19) 22:5;43:4; 46:2,4;52:8,11,15,25; 56:22;57:11,24,25; 58:2,5,14;59:16; 68:17;76:3,4 sides (1) 45:1 sidewalk (1) 43:14 sign (1) 64:14 similar (3) 34:5,17; 45:11 single (4) 15:25; 29:14;52:25;76:4 single-family (1) 84:23 site (3) 75:24;82:21; 84:18 SITLL (1) 8:7 sitting (1) 49:24 six (3) 61:16,24;62:21 sixth (2) 61:18;62:1 size (6) 22:21;47:5; 63:19,21;68:17;72:21 sizes (1) 69:12 small (2) 14:6;35:20 Society (1) 82:22 sold (1) 72:16 sole (1) 34:13 solid (1) 73:9 somebody (1) 17:9 someone (1) 37:2 somewhat (1) 62:22 somewhere (3) 70:2, 7:81:4 sorry (11) 9:22;16:3; 18:5;34:12;55:5; 76:14;78:1;79:20,21; 80:2,3 sort (3) 58:13;64:25; 80:23 sound (1) 82:4 Sounds (2) 53:23; 82:5 space (10) 58:15,17, 22;61:18,19;62:1,6, 23;68:20;75:3 spaces (15) 22:14; 52:17,18;53:11,13, 14;61:11,12,14,17,22, 24;62:17,21;72:24 Spanish (3) 41:8; 67:4,6	speak (4) 41:7;67:4; 68:12;70:3 speaks (1) 62:19 SPECIAL (2) 4:3; 63:12 specifically (1) 53:9 specification (1) 44:20 spectrum (1) 69:8 square (5) 50:25; 60:1,2;63:19;67:19 squeeze (1) 63:22 staircase (7) 29:17, 19;30:21;52:8,11; 56:23;61:9 stairs (6) 31:21;34:8; 38:10,10;60:16;61:8 standards (1) 61:20 standing (1) 80:6 start (4) 36:8;41:9; 70:7;82:13 state (10) 16:12; 19:23;27:21;31:6; 41:17;42:4;54:9; 75:19;83:11;84:11 stating (1) 48:10 stay (1) 70:8 Steel (1) 77:19 steps (2) 36:10;42:20 Stewart (36) 11:22,24; 12:7,7,10,16,20;13:3, 7,10,13,16,20,23; 14:2,5,10,18;15:4,6, 10,19;16:3,5,8,14,14, 18,23;17:2,5,10,14, 23,25;18:2 Still (70) 4:15,16;5:11, 15,16;6:4,8,9,15,17; 7:10,14,15;8:2,6,16, 22,23;9:8,12,13; 17:12,15;18:10,18, 19;26:9,10;30:17; 32:17;33:4,8,9;35:14; 36:9;37:12;38:8,20, 21;40:9,13,14;43:13; 46:6;47:9;48:2,8,19, 24,25;55:18;59:25; 60:4;66:15,20;67:18; 68:6,22;71:1,2;77:16, 25;82:16;83:18;84:1, 2,5;85:4,8,9 storage (1) 84:9 store (5) 21:13,16; 25:2;82:19;84:11 storefront (1) 64:15 storing (2) 21:19; 25:15 straight (3) 31:25; 45:7;61:7 stranger (1) 72:18 Street (40) 9:24; 10:18,25;11:23;12:3, 7,14;19:24;2:19; 26:24;30:4;31:9;32:2,	8,13;41:2;42:7,9; 43:9;46:23;59:20,22; 62:8,10;71:24,24; 74:23;75:22;78:19; 79:1;81:18;82:8,23; 83:1,9,11;84:9,11,16, 22 structure (1) 79:16 structures (1) 79:19 studio (4) 51:21;60:1; 67:19;69:7 stuff (3) 47:15;69:22; 80:25 subject (2) 19:15;20:3 submit (2) 13:5;50:7 submitted (8) 33:25; 43:7,12;50:6,8,22; 51:17;76:21 substantial (3) 59:2; 65:17;66:11 substantially (1) 59:11 sufficient (1) 25:18 suggest (1) 73:23 suitability (1) 62:20 suitable (2) 63:16,18 summer (3) 51:8;56:5, 6 SUNKETT (22) 71:25; 72:1;73:18;74:6,10, 17,24;76:20;77:2,21; 78:10;79:4,15;80:3, 15,19;81:2,9,16,21, 25;82:5 Sunshine (2) 4:4,4 supplied (1) 81:3 suppose (2) 50:18; 80:12 sure (4) 50:5;69:1,4; 78:10 surprise (1) 80:17 surprised (2) 73:19; 74:12 surprising (1) 83:2 surrounded (1) 65:18 survey (1) 23:13 swear (3) 30:24; 41:12;53:25 sworn (3) 33:22;39:7; 75:10 sworn/affirmed (7) 16:9;19:20;27:18; 31:3;42:1;54:6;75:16
T				
table (2) 44:2,3 talk (2) 57:15;78:22 talking (2) 62:5;77:21 tall (3) 60:17,18,19 Tariq (1) 84:15 tax (9) 12:20;13:18, 25;14:2,14;15:11,20; 28:16;49:23				

taxing (1) 28:16 team (1) 73:9 temporary (1) 4:23 ten (5) 20:19,21; 28:22;43:9;44:9 tenant (3) 28:21; 36:22;37:2 tenants (2) 18:3;51:12 ten-feet (1) 42:19 terms (2) 66:19;69:9 Terrace (1) 54:11 terrific (1) 30:6 testified (9) 12:11; 16:9;19:20;25:14; 27:18;31:3;42:1; 54:6;75:16 testify (2) 30:24;72:11 testimony (3) 47:4,25; 72:10 texting (1) 54:20 Thanks (1) 40:22 Therefore (1) 9:23 thinking (3) 21:24; 47:13;56:13 third (2) 57:4;60:14 Thompson (1) 83:8 though (3) 62:8; 69:19;74:21 three (9) 13:24;46:8; 55:13;59:23;61:12, 13;69:11,12;82:16 three-family (1) 83:15 three-quarters (1) 61:13 throughout (1) 36:15 times (3) 61:23;81:11, 18 tiny (1) 45:13 together (4) 30:10; 58:21;60:11;73:9 told (3) 73:20;81:3,9 tonight (27) 4:20;9:22, 25:10;6:13;11:17; 12:8,13;13:2;14:17; 25:10;27:25;32:11; 37:19,23;39:8,24; 41:13;42:15,21; 46:22;47:1;51:14; 68:8,15;73:17;82:10 took (2) 21:14;65:5 Tools (4) 24:7,8;25:2, 16 top (3) 29:21;36:20; 76:2 torn (1) 80:7 total (1) 11:17 towards (3) 43:9;45:8; 57:2 traffic (1) 65:23 translate (1) 41:22 translation (1) 41:13 translator (2) 41:8,10 travel (1) 72:7	trip (1) 82:3 triplex (1) 83:9 trucks (2) 22:4,4 true (2) 41:13;43:24 trying (7) 48:13; 63:22;67:13,16;72:4; 74:11;77:14 turn (6) 29:17;51:18, 24;58:16,18,19 twin (1) 73:3 Two (23) 9:19;10:20; 15:24,25;16:21,23; 23:23,25;35:21,23; 37:16;42:14;46:8,9; 51:22;52:13;56:12; 59:10;69:7;71:22; 73:16;76:2;80:20 two-bed (1) 52:2 two-way (1) 24:19 Tyler (1) 75:21 type (2) 67:16;69:4 typically (1) 53:17	24;82:18,21,25;83:3, 7,10,13;84:7,10,15, 17,21 used (10) 12:21,22; 20:12;24:10,13;30:4; 32:1;51:4;64:11; 78:18 uses (8) 17:18;63:1,2; 64:7,7;65:19,20;66:5 using (1) 25:15 usually (1) 25:25 utilities (1) 55:4 utilized (1) 51:3	78:25 waiting (1) 11:15 Waiver (1) 84:18 walk (4) 29:16;31:24; 60:16,20 wall (1) 43:8 Walnut (1) 84:16 wants (5) 20:24,25; 72:19;73:2,10 warehouse (10) 19:9; 10:20;8,9;21:1,2,15; 25:15,23;26:2 warehoused (1) 21:15 warehousing (1) 25:15 warm (1) 70:8 washer (1) 55:9 water (17) 16:1,1,19, 20,21,23;18:7;29:25; 30:1;35:14,16;38:7; 39:15,16;40:5;45:1, 15 way (6) 14:25;32:21; 37:1;45:7;58:6,8 weather (1) 50:19 Wednesday (1) 4:6 weigh (1) 25:12 Welcome (1) 4:1 welfare (2) 63:14; 64:20 well-taken (2) 38:12, 13 Westfield (10) 11:11; 49:16,22;50:25; 56:20;59:7,8;64:6; 66:4;68:9 WH (1) 23:17 what's (3) 21:18; 31:10;70:10 whatsoever (1) 17:4 Whereupon (1) 67:5 white (1) 43:20 whole (1) 52:7 wide (2) 58:13;60:16 width (2) 68:17;72:22 willing (2) 61:17,25 WILSON (20) 19:7,7; 20:2,5,9,12,15,19; 21:8,11,20,22;22:2,6, 9;23:5,7,14;24:13; 26:20 without (1) 65:17 words (1) 63:13 work (5) 22:8;69:21; 72:19;77:22;78:18 working (1) 55:14 written (1) 27:11	34:10;47:6;52:25; 58:9 Yays (1) 85:22 years (11) 20:18,19, 20,21;28:23;51:9,10; 55:23;64:22;72:14,17 Yehuda (4) 10:17; 26:23;27:17,23 yellow (3) 46:13;76:5; 80:9
Z				
Zone (10) 17:18;28:2; 33:24;37:25;40:3; 52:4,23;63:3,21;64:8 Zoning (21) 4:2; 19:10;21:9,10;22:10; 23:14;47:3;50:5,8,12, 21;51:17,25;52:9,10; 54:14;56:19;57:13; 60:8;64:19;84:25				
0				
07205 (1) 27:24 08057 (1) 41:20 08505 (1) 20:1				
1				
1 (5) 52:10;60:4,8,8; 65:6 1.25 (2) 61:11,23 1.75 (2) 61:12,23 1/2 (1) 75:2 10 (1) 75:2 100 (3) 22:16,17; 54:11 101 (1) 9:23 1031 (1) 49:22 10-foot (1) 58:13 11 (1) 84:22 12 (1) 83:1 1309 (1) 9:24 135 (3) 11:22;12:7; 14:19 14 (3) 51:10;55:22; 64:22 1453 (4) 10:21;33:18; 34:4;37:20 1455 (5) 10:22;34:4; 36:6;39:6,24 1470 (1) 84:19 15 (1) 4:3 1532 (1) 83:15 1576 (1) 83:4 16 (2) 14:6;16:14 1959 (7) 12:21;14:6; 15:5,7,9,22;18:7 1-bedroom (3) 57:4; 61:11,13 1-bedrooms (2)				

**CITY OF CAMDEN
ZONING BOARD OF ADJUSTMENT**

**Transcript of Meeting
January 15, 2025**

51:22;69:7	507 (1) 41:19			
2	509 (1) 83:1			
	515 (1) 83:11			
2 (3) 51:18;65:3,10	525 (3) 10:13;19:6; 25:11			
2.5 (1) 72:24	579 (1) 31:8			
20 (2) 20:19;72:17	5-minute (1) 71:15			
2020 (1) 30:11	6			
2021 (2) 30:11,11				
2022 (1) 34:4	6 (1) 49:22			
2024 (4) 9:5;56:4,7; 84:4	6,000 (2) 50:25;63:19			
2025 (4) 4:3,7;5:25; 84:25	6:55 (1) 71:18			
2029 (1) 20:1	6-foot (1) 21:3			
21 (1) 30:14	7			
2115 (1) 82:18				
21st (1) 9:24	7:00 (1) 71:20			
250 (3) 60:2,7;67:19	7:22 (1) 85:25			
2734 (1) 75:21	70.2 (1) 54:18			
2770 (1) 83:8	740 (1) 84:11			
2802 (1) 11:3	75 (1) 82:23			
2802-2832 (2) 27:5; 49:13	775 (6) 12:1;71:24; 73:22;74:15,20;77:9			
2832 (1) 11:3	779 (1) 77:9			
28th (3) 11:23;12:7; 14:19	8			
2905 (1) 30:9				
2907 (3) 10:17;26:23; 32:13	8 (2) 4:7;67:22			
2-bedroom (2) 61:12; 69:7	80 (1) 54:17			
	801 (5) 12:2;73:20; 74:3,23;77:17			
3	801-803 (3) 71:24; 77:22;82:8			
3 (5) 37:11;51:19; 56:18;61:23;65:11	803 (5) 12:2;73:20; 74:4,23;77:17			
3720 (5) 11:11;49:16, 21;50:24;68:9	812 (1) 10:5			
373 (5) 10:25;41:1; 42:6,9;46:23	814 (2) 10:5;27:23			
39th (1) 59:8	870-230F (1) 61:10			
3rd (4) 10:9,11;82:4,9				
4				
4 (1) 51:24				
4.75 (3) 53:13;61:21, 23				
400 (1) 84:8				
402 (1) 60:7				
40th (1) 59:9				
430 (1) 84:13				
437 (1) 84:22				
4-unit (4) 51:16;63:8; 68:15;84:19				
5				
5.5 (1) 61:23				
5:46 (1) 15:14				
50 (1) 44:21				
504 (1) 84:16				