

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

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*TRANSCRIPT OF MEETING*  
*May 5, 2025*

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ZONING BOARD OF ADJUSTMENT  
CITY OF CAMDEN

- - - -

Monday, May 5, 2025

- - - -

Transcript of proceedings of the Zoning  
Board of Adjustment taken in City Council Chambers,  
2nd floor City Hall, 520 Market Street, Camden, New  
Jersey 08101, commencing at 5:45 p.m.

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

DARNELL HANCE, CHAIRMAN  
GUY STILL, VICE-CHAIRMAN  
MARITZA ALSTON  
ALICIA RIVERA  
URSULA MOSS  
TAMEEKA MASON

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

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

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## I N D E X

## CASES HEARD: PAGE

1) APPROVAL OF MINUTES - APRIL 2025 5

## OLD BUSINESS:

2) MACEDONIA BAPTIST CHURCH 7  
812-814 Kaighn Avenue  
(Adjourned to the June 2, 2025 Mtg.)

## NEW BUSINESS:

3) YOSEF ABED 12  
375 Marlton Avenue

4) IRVING MEDINA 18, 58  
2630 Federal Street

5) AHMED CHEIKH 20  
640-642 Pine Street

6) 537 MARKET STREET PROPERTIES, LLC 41  
537 Market Street

7) VISION CAPITAL INVESTMENTS, LLC 72  
840 Haddon Avenue

8) JORDAN & JORDAN 82  
550-554 Line Street

9) BETTY TYSON 99  
411 Pfeifer Street

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13) ADOPTION OF RESOLUTIONS	140

1                   CHAIRMAN HANCE: Good evening ladies and  
2 gentlemen. Welcome to the City Zoning Board of  
3 Adjustment regular scheduled meeting on May 5, 2025.

4                   Reading of the Sunshine Law: In  
5 conformance with the Sunshine Law of New Jersey,  
6 notice of the meeting was posted in the Municipal  
7 Clerk's office on Wednesday, April 30, 2025. Roll  
8 call.

9                   MR. EINGORN: Chairman Hance.

10                  CHAIRMAN HANCE: Here.

11                  MR. EINGORN: Vice-Chairman Still.

12                  VICE-CHAIRMAN STILL: Here.

13                  MR. EINGORN: Ms. Merricks. Absent.

14 Ms. Alston.

15                  MS. ALSTON: Present.

16                  MR. EINGORN: Ms. Nunez. Absent.

17 Ms. Rivera.

18                  MS. RIVERA: Here.

19                  MR. EINGORN: Ms. Moss.

20                  MS. MOSS: Here.

21                  MR. EINGORN: Ms. Mason.

22                  MS. MASON: Here.

23                  MR. EINGORN: Before we get started, does  
24 anyone have a cell phone? I heard some ringing  
25 earlier. If you can just silence them. That would

1 be greatly appreciated.

2 First matter for the agenda, would be  
3 approval of the minutes for April of 2025. Do we  
4 have a motion to approve the minutes?

5 CHAIRMAN HANCE: Motion to approve.

6 MR. EINGORN: Do we have a second?

7 VICE-CHAIRMAN STILL: Second.

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

9 Chairman Hance.

10 CHAIRMAN HANCE: Yes.

11 MR. EINGORN: Vice-Chairman Still.

12 VICE-CHAIRMAN STILL: Yes.

13 MR. EINGORN: Ms. Alston.

14 MS. ALSTON: Yes.

15 MR. EINGORN: Ms. Rivera.

16 MS. RIVERA: Yes.

17 MR. EINGORN: Ms. Moss.

18 MS. MOSS: Yes.

19 MR. EINGORN: Ms. Mason.

20 MS. MASON: Yes.

21 MR. EINGORN: So moved.

22 I'll read the list. If you hear your  
23 application, please let us know you're here and we'll  
24 mark the agenda.

25 The first matter of Old Business is

1     Macedonia Baptist Church. I saw counsel this  
2     evening. We'll mark that present.

3                 New Business: The first matter is Yosef  
4     Abed, 375 Marlton Avenue.

5                 MR. ABED: Here.

6                 MR. EINGORN: Good evening.

7                 Irving Medina, 2630 Federal Street.

8                 MR. PAYTON: I'm here on behalf of the  
9     applicant.

10                MR. EINGORN: Ahmed Cheikh, 650-642 Pine  
11     Street.

12                MR. IZZO: Yes, we're here.

13                MR. EINGORN: 537 Market Street  
14     Properties, LLC, 537 Market Street.

15                MR. IZZO: Ready.

16                MR. EINGORN: Vision Capital Investments,  
17     LLC, 840 Haddon Avenue.

18                MR. SARIN: Here.

19                MR. EINGORN: Good evening, Counsel.

20                JORDAN & JORDAN: 550-554 Line Street.

21                MR. SUNKETT: Here.

22                MR. EINGORN: Good evening.

23                Betty Tyson, 411 Pfeifer Street.

24                MS. TYSON: Here.

25                MR. EINGORN: Good evening.

1                   Mohammad Farhat, 807 Sylvan Street.

2                   MR. FARHAT: Here.

3                   MR. EINGORN: Mitchell Properties, LLC,  
4 555 Chestnut Street.

5                   MR. MITCHELL: Here.

6                   MR. EINGORN: Dwight Warren, 841 Princess  
7 Avenue. Anybody here for Dwight Warren, 841  
8 Princess? That's the last one so we'll recall it.

9                   And then lastly for the agenda, we have a  
10 deficient notice, 1446 S. 4th Street. Is anybody  
11 here tonight for that matter? Notice was deficient  
12 so if you're here for that, it's not going to be  
13 heard but they may renote. We'll see.

14                   Then after that, we'll adopt all the  
15 Resolutions except for one. Then we'll adjourn.

16                   Then the first, Old Business, Macedonia  
17 Baptist Church, 812-814 Kaighn Avenue. Good evening,  
18 Counsel.

19                   MR. PLATT: Good evening, Counselor,  
20 members of the Board. My name is Stuart Platt from  
21 the Platt Law Group on behalf of the applicant.  
22 We're going to be requesting a one final adjournment  
23 this evening for Macedonia Baptist Church, Circle of  
24 Life Funeral Home proposal.

25                   Since the last time we had the hearing



1    which I believe it was in October of last year, one  
2    of the remaining issues in the case -- we put on a  
3    lot of our case -- one of the remaining issues in the  
4    case was the parking, the off-street-parking. We  
5    have an agreement that's in place but unfortunately,  
6    our planner could not be here this evening, Mr.  
7    Miller. It's an important aspect of our  
8    application. It changes it quite dramatically in  
9    favor of having sufficient off-street parking. We  
10   need Mr. Miller to take the facts and the information  
11   to amend his variance testimony.

12                   I know that previously it had been  
13   indicated that we had to file a whole new  
14   application. I am requesting a postponement and we  
15   would certainly renote and republished the  
16   hearing. I asked your learned counsel. We would  
17   even go out and pay for a transcript of the last  
18   hearing so that people who have not been here before  
19   or people who were here, need to be refreshed. I  
20   understand you already have that transcript. So  
21   we're asking for one final adjournment. I don't want  
22   to look at Ms. Muhammad, but I'm asking for one final  
23   adjournment to allow --

24                   MR. EINGORN: Is that you begging,  
25   Counsel?

1                   MR. PLATT: Yeah, I kind of call it  
2 pleading but you can call it begging. That's what --  
3 we would do the renotice and anything else that you  
4 thought was reasonable. I have my client here  
5 tonight who can certainly confirm that Mr. Miller was  
6 unavailable for this evening. Usually he's here  
7 anyway but he's not.

8                   MR. EINGORN: I mean, I'm not going to  
9 question the validity of your statement that he's  
10 unavailable. I think one of the big issues we have  
11 is, we have a lot of new Board members and the Board  
12 has been reconstituted. The Board will definitely  
13 consider the adjournment request and the offer to  
14 renotice. I think we're going to need more  
15 testimony than just Mr. Miller's though. I think at  
16 the very least we need to go back through Dena's  
17 letter and just get the new Board members up to  
18 speed. So if you're willing to just re-present the  
19 testimony.

20                  MR. PLATT: The answer is, we'll bring  
21 back all our professionals, certainly the engineer  
22 and the planner.

23                  MR. EINGORN: I think that's acceptable.

24                  CHAIRMAN HANCE: Yes.

25                  MS. MOORE: So the last meeting that we

1 were at was November of 2024.

2 MR. PLATT: Was it November?

3 MS. MOORE: But the application  
4 originally was prepared for an April of 2024  
5 appearance. So it has just been some time.

6 MR. PLATT: Understood. I certainly want  
7 to make sure the Board has everything in front of  
8 them and we'll refresh it if we can.

9 MR. EINGORN: But this way we don't have  
10 to repay the fee -- the applicant doesn't have to  
11 repay the fees. But at least the Board can get up to  
12 speed with what happened at the last hearing. And  
13 Evita said, if you can resubmit your plans because  
14 copies have made their way to homes that people that  
15 no longer have them.

16 MR. PLATT: We will.

17 MR. EINGORN: At this time, we will swear  
18 in Dena.

19 - - -

20 DENA MOORE JOHNSON, PE, CME, having first  
21 been duly sworn/affirmed, was examined and testified  
22 as follows:

23 - - -

24 MS. MOORE: So did you plan on making any  
25 changes to your project or are you just going to

1 submit the same one?

2 MR. PLATT: Everything is going to be the  
3 same. We're not making any changes to the project  
4 other than we have some additional parking testimony  
5 and parking information. And we need a variance for  
6 that. So that's what we want to put on. If you feel  
7 we need to bring back everybody, we will. Certainly  
8 the engineer and the planner.

9 MS. MOORE: Well, I'll present my same  
10 letter then because it's a fairly new Board. So I'll  
11 just present my same letter.

12 MR. PLATT: So then we'll react to it  
13 accordingly. Thank you.

14 MS. MOORE: All right.

15 CHAIRMAN HANCE: We also need a  
16 certificate. You were suppose to bring it back to  
17 show us the certificate. Do you remember that?

18 MR. ROWLAND: Yeah, we have one.

19 MS. MASON: From the state?

20 MR. EINGORN: From the state?

21 CHAIRMAN HANCE: From the state.

22 MR. ROWLAND: Yeah, we have one.

23 MR. EINGORN: Great. Then we'll see you  
24 next month.

25 MR. PLATT: If it hasn't already been

1 submitted, we will resubmit it.

2 MR. EINGORN: So for the public, here is  
3 what is happening. This matter will be heard next  
4 month at the next monthly meeting. The applicant is  
5 required to renotice both through the paper and  
6 through certified mail or personal service, however  
7 they choose to do that in accordance with New Jersey  
8 law. At that time, the applicant will re-present the  
9 testimony and we'll forward with the application at  
10 that time.

11 MR. PLATT: Would you want us to get a  
12 new 200-foot list and do you want us to rely upon the  
13 old one?

14 MR. EINGORN: Yes. Definitely contact  
15 Evita for the list.

16 MR. PLATT: For a new one?

17 MR. EINGORN: Yes. Please.

18 MR. PLATT: Okay. You got it. See you  
19 next month.

20 MR. EINGORN: Looking forward to it.

21 First matter of New Business, Yosef Abed,  
22 375 Marlton Avenue. Good evening, Mr. Wilson.

23 MR. WILSON: Good evening. John Wilson  
24 appearing on behalf of Mr. Abed.

25 This is an application for a continued

1 duplex use. Mr. Abed filed an the application. And  
2 I have pictures and a schematic of the building that  
3 I'll introduce. At this point, will you swear in  
4 Mr. Abed?

5 MR. EINGORN: Yes.

6 Would you raise your right hand, please.

7 - - -

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

11 - - -

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

14 MR. ABED: Yosef Abed, 113 Linwood  
15 Circle, Princeton, New Jersey 08540.

16 MR. EINGORN: Mr. Abed, you are a quiet  
17 fellow. We need you to be much louder tonight.

18 MR. ABED: Okay.

19 MR. EINGORN: Everybody's got to hear  
20 you.

21 MR. WILSON: Tell the Board what your  
22 relationship is with 375 Marlton Avenue?

23 MR. ABED: The property owner.

24 MR. WILSON: And when you purchased the  
25 property, what was the configuration of the

1 property?

2 MR. ABED: A duplex.

3 MR. WILSON: Like Mr. Eingorn said, be  
4 loud.

5 MR. ABED: Oh, multi-family.  
6 Two-family.

7 MR. WILSON: What brought you here?

8 MR. ABED: I went to get a rental cert.  
9 They told me that I needed a CCO.

10 MR. WILSON: How many families live in  
11 the property?

12 MR. ABED: Two families.

13 MR. WILSON: As far as the utilities, how  
14 many gas meters are there?

15 MR. ABED: Two gas meters.

16 MR. WILSON: How many electric meters?

17 MR. ABED: Two electric meters.

18 MR. WILSON: Who pays for the water and  
19 sewer?

20 MR. ABED: I pay for the water. Tenants  
21 for the sewer.

22 MR. WILSON: And I'm showing you four  
23 pages. Tell the Board what they are?

24 MR. ABED: I labeled them. Front view  
25 which is two doors. One goes upstairs and one goes

1 downstairs. The rear of the building; the side of  
2 the building. The street view, every house on those  
3 blocks is a duplex. There is no single-family homes.  
4 Marlton, Rand, Grand, majority are duplexes.

5 On the second page, it shows the  
6 pictures of the two heaters, the two electric meters,  
7 two breaker panels, two water heaters and two gas  
8 meters. And then on the third page which is  
9 Apartment 1, there's a kitchen, bathroom, living  
10 room, dining room and three bedrooms. On the last  
11 page, same thing, kitchen, bathroom, living room.  
12 These are all existing from the day they built the  
13 unit. I offer them for the Board to review.

14 MR. EINGORN: Sure. The Board does have  
15 copies in its packet so we'll mark the packet as  
16 Exhibit A-1 to the application.

17 MR. WILSON: Yes.

18 (Whereupon Exhibit No. A-1, Packet, was  
19 marked for identification.)

20 MR. EINGORN: Very good. So marked.  
21 We'll move it into the evidence.

22 MR. WILSON: I'm showing you four pages,  
23 four hand-drawn pages. Tell the Board what they  
24 are?

25 MR. ABED: The first one is for the



1 exterior of the property. The second one is the  
2 basement. The third one is Apartment A with all the  
3 bedrooms labeled or the rooms labeled. And the third  
4 one is for the second floor.

5 MR. EINGORN: We'll mark the floor plans  
6 A-2?

7 MR. ABED: Yes.

8 (Whereupon Exhibit No. A-2, Floor Plans  
9 was marked for identification.)

10 MR. EINGORN: All right. So moved.

11 MR. WILSON: You said you went to get  
12 rental approval for a new tenant?

13 MR. ABED: Yes.

14 MR. WILSON: And that was denied?

15 MR. ABED: They just said I needed a  
16 CCO. Originally when I did go in 2023, they did give  
17 them to mew which they're right here. But when a  
18 tenant moved out and I went to re-rent it, they told  
19 them that I needed a CCO so applied for it. It was  
20 originally applied for right before COVID but  
21 everything shut down so I had to reapply this time.  
22 It was filled out originally in 2019. Because of  
23 COVID they shut down. They said they weren't making  
24 any appointments at the time.

25 CHAIRMAN HANCE: How long have you owned

1 the property?

2 MR. ABED: I think about four, five  
3 years.

4 CHAIRMAN HANCE: And you're not making  
5 any changes there at all?

6 MR. ABED: No.

7 MR. WILSON: I have nothing further.

8 MR. EINGORN: Thank you, Counsel.

9 Does the Board have any questions? I  
10 think we're all familiar. Having no questions from  
11 the Board, we'll open this matter to the public. Is  
12 anybody here tonight that would like to be heard on  
13 the matter of 375 Marlton Avenue? Hearing none and  
14 seeing none, we'll close the public portion.

15 The applicant is here for a Cert of  
16 Non-Conforming Use related to a preexisting duplex.  
17 The Board should do a quick discussion of the  
18 standard which is whether or not this appears to be a  
19 duplex prior to the change in zone and then make a  
20 motion.

21 CHAIRMAN HANCE: We have lot of these  
22 cases coming up before us. I do see separate hot  
23 water heaters, electric box, gas meters and also  
24 separate heaters.

25 VICE-CHAIRMAN STILL: It was a duplex.

1 It's a duplex now. I like that the pictures show  
2 that it's in very good shape and condition inside.  
3 A lot of detailed photos. So I think it's in good  
4 shape. Motion to pass.

5 MR. EINGORN: We have motion to pass. Do  
6 we have a second.

7 CHAIRMAN HANCE: Second.

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

10 CHAIRMAN HANCE: Yes.

11 MR. EINGORN: Vice-Chairman Still.

12 VICE-CHAIRMAN STILL: Yes.

13 MR. EINGORN: Ms. Alston.

14 MS. ALSTON: Yes.

15 MR. EINGORN: Ms. Rivera.

16 MS. RIVERA: Yes.

17 MR. EINGORN: Ms. Moss.

18 MS. MOSS: Yes.

19 MR. EINGORN: Ms. Mason.

20 MS. MASON: Yes.

21 MR. EINGORN: Congratulations. Motion  
22 passes. Have a good night gentlemen.

23 MR. ABED: Thank you.

24 MR. WILSON: Thank you.

25 MR. EINGORN: Next matter, Irving Medina,

1 2630 Federal Street. I'll swear you in.

2 - - -

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

6 - - -

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

9 MR. PAYTON: Tony Payton, Jr., 830  
10 Timbercreek Lane, Wayne, Pennsylvania 19087.

11 MR. EINGORN: Mr. Payton, is Irving  
12 Medina here tonight?

13 MR. PAYTON: He is caught in traffic.

14 MR. EINGORN: He's caught in traffic. So  
15 here's the issue. As far as I'm aware, you're not an  
16 attorney licensed to practice law in the State of New  
17 Jersey, correct?

18 MR. PAYTON: That is correct.

19 MR. EINGORN: So you can't represent  
20 Mr. Medina. We can't let you represent him.

21 MR. PAYTON: I thought my name was on the  
22 application as well.

23 MR. EINGORN: Are you the property  
24 owner?

25 MR. PAYTON: We are purchasing the

1 property together.

2 MR. EINGORN: We're purchasing the  
3 property together.

4 MS. MUHAMMAD: Because your name wasn't  
5 on the --

6 MR. PAYTON: On the Agreement of Sale.

7 MS. MUHAMMED: Right. So what you can do  
8 is, have a seat and we'll call you when he comes in.

9 MR. PAYTON: Okay.

10 MR. EINGORN: So what we'll do is, we'll  
11 have Mr. Medina bring the application and he'll call  
12 you as a witness.

13 MR. PAYTON: No problem.

14 MR. EINGORN: We just have to wait until  
15 he shows up. I'm sorry for the inconvenience. Let  
16 us know when he arrives.

17 MR. EINGORN: We'll take the next matter,  
18 Ahmed Cheikh, 640-642 Pine Street. Good evening  
19 counsel?

20 MR. IZZO: Good evening. I have the  
21 applicant with me, Ahmed.

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

24 - - -

25 AHMED CHEIKH, 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. CHEIKH: Ahmed Cheikh, 640 Pine  
7 Street.

8 MR. IZZO: Mr. Ahmed, your location is  
9 640 Pine Street. What's that location used for?

10 MR. CHEIKH: It's used for a convenience  
11 store.

12 MR. IZZO: How long have you operated  
13 that store on Pine Street?

14 MR. CHEIKH: About a year now.

15 MR. EINGORN: You said a year?

16 MR. CHEIKH: Yes.

17 MR. IZZO: The way your property is set  
18 up, you're on the point facing the point where Pine  
19 Street and 7th Street diverge?

20 MR. CHEIKH: Yes.

21 MR. IZZO: And you submitted a picture  
22 showing that layout, right?

23 MR. EINGORN: Is that the picture?

24 MR. CHEIKH: Yes.

25 MR. IZZO: That's your store in the

1 picture?

2 MR. CHEIKH: Yes.

3 MR. IZZO: Do you own that building or do  
4 you rent that space?

5 MR. CHEIKH: I rent that space.

6 MR. IZZO: And before you went into the  
7 space as a tenant, did you ask the owner about  
8 operating a store there?

9 MR. CHEIKH: Yes.

10 MR. IZZO: And what kind of instructions  
11 did he give you?

12 MR. CHEIKH: He applied for zoning and  
13 he's got it.

14 MR. EINGORN: I'm sorry. Applied for  
15 what?

16 MR. CHEIKH: Zoning.

17 MR. IZZO: So you believe your landlord  
18 got a zoning permit before you moved in in 2023 in  
19 fact, right?

20 MR. CHEIKH: Yes.

21 MR. IZZO: And then you subsequently got  
22 your licenses. You got a tobacco license, a  
23 mercantile license and a sales tax permit; is that  
24 true?

25 MR. CHEIKH: Yes.

1                   MR. IZZO: Did you open the business  
2 then?

3                   MR. CHEIKH: Yes.

4                   MR. IZZO: And then you found out that  
5 the City required you to come back for this hearing;  
6 is that correct?

7                   MR. CHEIKH: Yes.

8                   MR. IZZO: Now, did you convert that  
9 property from a residence into a store?

10                  MR. CHEIKH: No.

11                  MR. IZZO: And do you know if there was a  
12 store there before you started running a store?

13                  MR. CHEIKH: I believe there was a  
14 pharmacy available.

15                  MR. IZZO: A pharmacy?

16                  MR. CHEIKH: Yes.

17                  MR. IZZO: And your business, though, is  
18 a convenience store, not a pharmacy; is that correct?

19                  MR. CHEIKH: Yes.

20                  MR. IZZO: And have you received any kind  
21 of complaints from anybody in the neighborhood or  
22 anybody in the City in an enforcement capacity about  
23 you conducting business at that location in that  
24 manner?

25                  MR. CHEIKH: No.



1                   MR. IZZO: Is there any reason you want  
2 to ask the Board or tell the Board why you should be  
3 permitted to continue operating the store at 7th and  
4 Pine?

5                   MR. CHEIKH: Yes. Before I got this  
6 location, I asked the owner to get me the zoning  
7 before I spend my money in it to open a business.  
8 And I believe he applied for it and he has got me the  
9 zoning. He applied for zoning as a pharmacy or a  
10 convenience store and he's got it. So then after  
11 that I rented the place.

12                  MR. IZZO: So you just want to affirm  
13 what he already did?

14                  MR. CHEIKH: Yes.

15                  MR. IZZO: And you relied on him to  
16 insure you that it had already passed one time; is  
17 that true?

18                  MR. CHEIKH: Yes.

19                  MR. EINGORN: So they're having trouble  
20 hearing you down there. Correct me if I'm wrong.  
21 You said that you went to the landlord and asked him  
22 to get the zoning; is that correct?

23                  MR. CHEIKH: Yes.

24                  MR. EINGORN: And your testimony was that  
25 you thought he did get the zoning and he came --

1 where did he go?

2 MR. CHEIKH: He got the zoning. I got a  
3 picture of it.

4 MR. IZZO: He has a zoning permit from  
5 2023. It says pharmacy on the top.

6 MR. EINGORN: So he came in for a  
7 pharmacy. You got it. You want to use a  
8 convenience store; is that correct?

9 MR. CHEIKH: He put a convenience store  
10 over there too.

11 MR. EINGORN: Okay. And what was it  
12 before, do you know?

13 MR. CHEIKH: Before it was closed, there  
14 was nothing in it. But I believe a few years ago it  
15 was a pharmacy.

16 MS. RIVERA: It was a pharmacy.

17 MR. EINGORN: Okay. So we have some  
18 knowledge of the property. I'm going to ask you  
19 about the sign above the door. Did you install the  
20 sign?

21 MR. CHEIKH: Yes.

22 MR. EINGORN: Was there a sign there  
23 before?

24 MR. CHEIKH: No. But I asked how can I  
25 put the sign and they gave a picture how big the sign

1     can be. I did not get a permit for the sign.

2                   MR. EINGORN: Okay. Who told you you  
3     could put the sign?

4                   MR. CHEIKH: The owner.

5                   MR. EINGORN: The owner. Got it. Okay.

6                   So I don't know what the size of the sign  
7     is suppose to be or what size the sign is so you're  
8     going to need a sign permit for that because it looks  
9     rather large. All right?

10                  MR. CHEIKH: Yes.

11                  MR. EINGORN: And that's if you're  
12     approved tonight. With that said, do you have any  
13     other testimony that you'd like the Board to hear?

14                  MR. CHEIKH: No. That will be all.

15                  MR. EINGORN: A quick question. The  
16     bottom floor, it doesn't look like it was  
17     residential in nature, right? It looks like it has  
18     always been a store?

19                  MR. CHEIKH: Yes. It was like this when  
20     I got it.

21                  MR. EINGORN: Set up that way?

22                  MR. CHEIKH: Yes.

23                  MR. EINGORN: Is there a bathroom in this  
24     building?

25                  MR. CHEIKH: Yes.

1 MR. EINGORN: Does it have a shower?

2 MR. CHEIKH: No.

3 MR. EINGORN: No shower. Got it.

4 Does the Board have questions for the  
5 applicant?

6 CHAIRMAN HANCE: Yes.

7 So when I first saw it, it had 24 hours  
8 open. I'm just letting you know that.

9 MR. CHEIKH: Okay.

10 CHAIRMAN HANCE: I check every store.  
11 I saw him clean it, open it but then you changed it.  
12 I don't know if someone told you I couldn't be up  
13 there for 24 hours a day.

14 MR. CHEIKH: I didn't know the law of the  
15 City. I just move here to open this business. And  
16 knowing that, I changed the hours. And later on I  
17 changed the sign too.

18 CHAIRMAN HANCE: I was in your store  
19 today. The only thing I didn't like was the traffic  
20 in front of the store. You have a lot of people  
21 standing in front of the store. So when I tried to  
22 get into the store, everybody wanted a dollar.

23 And you got to keep that area clean  
24 around there. That's what happens when a lot of  
25 people hang out in front of the store, a lot of trash

1 accumulates. I mean, I'm going to try to do -- I'll  
2 put some sign that says 'no loitering.' But, I mean,  
3 the area over there, they have a lot of people,  
4 homeless. I can't control that.

5 MR. IZZO: Well, you're going to have to  
6 do something to keep it under control.

7 MR. CHEIKH: I'm going to put signs and  
8 such there.

9 CHAIRMAN HANCE: I'm familiar with the  
10 area.

11 MS. MASON: Is there another store right  
12 across the street from you?

13 MR. CHEIKH: Yes. There's a store and a  
14 laundry across.

15 MR. EINGORN: Any other questions for the  
16 applicant?

17 MS. ALSTON: I didn't quite hear. So  
18 Chairman Hance said that there were a lot of people  
19 standing outside. Are these customers of yours or  
20 just people that are hanging out in front of the  
21 store and they can walk in?

22 MR. CHEIKH: Most of the customers, they  
23 just buy and go. Those people are, I believe, just  
24 hanging out over there.

25 CHAIRMAN HANCE: I think a lot of them

1 are homeless also.

2 MR. CHEIKH: Yes.

3 MS. MASON: Is this what the store looks  
4 like now inside?

5 MR. CHEIKH: Yes.

6 CHAIRMAN HANCE: I think if you put a  
7 sign up out there, at least you're showing him that  
8 they cannot hang out front of the store.

9 MR. CHEIKH: I will do that

10 CHAIRMAN HANCE: It will be a lot safer.

11 MS. MASON: Is there a tobacco store or  
12 is it a convenience store?

13 MR. CHEIKH: It's a convenience store.  
14 We sell tobacco but we sell everything, grocery,  
15 beverage.

16 CHAIRMAN HANCE: It's a convenience  
17 store. Very clean. I have no problem with that.  
18 Just the vicinity.

19 MR. CHEIKH: I will do what I can about  
20 that.

21 MS. MASON: I'm sorry. You're just  
22 taking over this spot or you've had it for how  
23 long?

24 MR. CHEIKH: I had it for a year and a  
25 few months.

1 MS. MASON: About a year?

2 MR. CHEIKH: Yes.

3 MS. MASON: And you said before that it  
4 was a pharmacy?

5 MR. CHEIKH: I believe so. I mean when I  
6 came to it it was empty. It was nothing to it. But  
7 I heard that it was a pharmacy before. I don't know  
8 how long ago it was but yes.

9 CHAIRMAN HANCE: It's been closed for a  
10 while.

11 MR. EINGORN: Any additional questions?

12 Open to the public. Anybody here tonight  
13 that would like to be heard on the application  
14 regarding 640 to 642 Pine Street requesting a  
15 convenience store? Hearing none and seeing none,  
16 we'll close the public portion.

17 CHAIRMAN HANCE: I have one important  
18 question. Are you open every day?

19 MR. CHEIKH: Yes.

20 CHAIRMAN HANCE: And the times?

21 MR. CHEIKH: The times are from 6 until  
22 11.

23 CHAIRMAN HANCE: So you're saying  
24 6:00 a.m. to 11:00 p.m.?

25 MR. CHEIKH: Yes.

1                   CHAIRMAN HANCE: Is that everyday?

2                   MR. CHEIKH: Everyday but weekends we are  
3 open form 6 to 12.

4                   MS. MASON: I have a question on that.  
5 So there's no regulations as far as hours?

6                   MR. EINGORN: I don't know what the  
7 zoning ordinance says but the applicant obviously  
8 has to comply to whatever the zoning ordinance  
9 requires. You can make that a condition of approval  
10 as well that the applicant complies with the opening  
11 and closing hours of the ordinance.

12                  MR. IZZO: When you got your mercantile  
13 license, did they tell you the hours that you're  
14 allowed to operate?

15                  MR. CHEIKH: Yes. They told me the hours  
16 and I'm following what they told me. They told me  
17 that I can open from 6 to 11 on weekdays. And on the  
18 weekend, I can open until 12.

19                  MR. EINGORN: Any other questions?

20                  The Board is tasked with reviewing this  
21 application, a request for Certificate of  
22 Non-Conforming Use for a convenience store for this  
23 retail space. And the Board should do a discussion  
24 and make a motion. Obviously, I heard a couple of  
25 conditions that were floated so if there's a motion,



1 certainly those conditions can be added and the one  
2 was the sign for the 'no loitering.' And other one  
3 was regarding the hours of operation. So if you make  
4 a motion, you can consider those conditions as well.

5 VICE-CHAIRMAN STILL: I think with the  
6 loitering being addressed with a sign, I'm not sure  
7 how much control that has. But that sign -- I don't  
8 know how much more control would you have over the  
9 loitering. Because I've been past the place a bunch  
10 of times as well and I'm concerned with that part of  
11 it.

12 MR. EINGORN: The applicant can always  
13 call the police as well.

14 MS. MASON: I mean, he's inherited that  
15 because it's always been a hot spot right there, you  
16 know, as far as loitering. And as you said, it was  
17 nobody there beforehand. And this is just my -- I'm  
18 always just concerned of oversaturation. Like  
19 there's a convenience store already across the  
20 street.

21 And so, you know, the need for another  
22 convenience store, how much is it of a need in that  
23 area? And is that why it's even creating loitering?  
24 Because I know just overall in that area, it's just  
25 very busy. I'm not saying that, you know, not to

1 approve it. It's just having a store right directly  
2 across the street. We're starting to see that and  
3 starting to see a lot of like the tobacco-facing  
4 type of store. I know that they have other stuff in  
5 there but that's something I'm just throwing out  
6 there.

7 MS. ALSTON: So you said you've been  
8 there for a year now you've been open?

9 MR. CHEIKH: Yes.

10 MS. ALSTON: Have you been profitable?  
11 Have you been showing --

12 MR. CHEIKH: Yes.

13 MS. ALSTON: Just to go piggybacking on  
14 what Ms. Mason is saying, you know, the  
15 oversaturation of people hanging out and the  
16 loitering, is it feasible? With you selling the  
17 product, is there still a need although there is  
18 another convenience store right across?

19 MR. CHEIKH: I mean, most of the  
20 loitering over there, they're not even buying stuff  
21 from me. They were just there before. Most of my  
22 customers, they come from the neighborhood or through  
23 cars.

24 MR. EINGORN: Did you bring a copy of  
25 your mercantile license tonight?

1 MR. CHEIKH: Yeah, I got it on my phone,  
2 I believe.

3 MR. EINGORN: We can't accept things on a  
4 phone. We need it on paper otherwise we can't keep  
5 it in the records. Right? We need it for the  
6 application.

7 MR. CHEIKH: I got other licenses.

8 MS. MUHAMMAD: Normally we don't give  
9 those without a zoning permit.

10 MR. CHEIKH: Because the owner got me the  
11 zoning before I got to the business.

12 MS. MUHAMMAD: For a pharmacy, right?

13 MR. CHEIKH: And a convenience store.  
14 Either the pharmacy or convenience store.

15 MR. IZZO: Yes. Both words are on the  
16 permit. It says pharmacy/convenience store.

17 MS. MUHAMMAD: Did they ever open as a  
18 pharmacy?

19 MR. IZZO: No, no. It was anticipation  
20 of him moving in. But the zoning officer granted the  
21 permit without a hearing. And then, nevertheless, we  
22 were summoned to this hearing here.

23 MS. MUHAMMAD: So it sounds like you  
24 might need another application which he does have.  
25 For the pharmacy with the convenience store which is

1 more of a pharmacy that just sells a few things. So  
2 it's now the pharmacy is totally omitted from the  
3 application, right?

4 MR. CHEIKH: Yes.

5 MS. MUHAMMAD: And it's just a  
6 convenience store?

7 MR. CHEIKH: Yes.

8 CHAIRMAN HANCE: Do we need to bring him  
9 back?

10 MR. EINGORN: That's up to you guys.

11 MS. MUHAMMAD: Just to be clear.

12 It's just that it seems weird that it's  
13 open without -- it's not possible to have a CO when  
14 you're here. They are here for a zoning permit so  
15 you can't get mercantile; you can't get a CO if you  
16 don't have the zoning. He's here for zoning. It  
17 just seems that the other licenses that he had has to  
18 be changed for a convenience store and not a  
19 pharmacy.

20 CHAIRMAN HANCE: Okay.

21 MR. CHEIKH: If I may say, he was trying  
22 to rent it as a pharmacy or as a convenience store.  
23 That's why he put the application as a  
24 pharmacy/convenience store because I asked him to get  
25 me a zoning before I rent the place.

1                   CHAIRMAN HANCE: So there's a lot of  
2 pharmacies that has a convenience store in it.

3                   MR. CHEIKH: Yeah. That's what they said  
4 when I met with the zoning.

5                   CHAIRMAN HANCE: I think when he put  
6 pharmacy/convenience store, I think they ran into a  
7 problem. It's either going to be a pharmacy with a  
8 convenience store in it.

9                   MR. CHEIKH: They said that's what they  
10 thought it was going to be.

11                  CHAIRMAN HANCE: I think we need to bring  
12 him back.

13                  MR. EINGORN: No. What's happening is,  
14 he has a mercantile license for something that he's  
15 not really operating.

16                  CHAIRMAN HANCE: Right.

17                  MR. EINGORN: So he's here tonight asking  
18 for either an interpretation that a convenience store  
19 is allowed, I guess, under what he already has or a  
20 Certificate of Non-Conforming Use saying that this  
21 convenience store is something that is allowed here  
22 before the change in the zoning which is now R-2.

23                  MS. MUHAMMAD: This application is for a  
24 convenience store only, right?

25                  MR. CHEIKH: Yes.

1 MS. MUHAMMAD: So your mercantile that  
2 you have for a pharmacy and convenience store, has to  
3 be changed to just convenience store. If this is  
4 approved, I'll make sure that Marvin gets the  
5 resolution and they'll have to make that change with  
6 the other departments.

7 MR. CHEIKH: When I applied for all the  
8 licenses, I always applied for a convenience. I --

9 MS. MUHAMMAD: This application right now  
10 is for a convenience store only. It don't say  
11 pharmacy.

12 MR. CHEIKH: Yes.

13 MS. MUHAMMAD: So you got to move forward  
14 with just a convenience store, right?

15 MR. CHEIKH: Yes.

16 MR. EINGORN: I think that's what he has  
17 done.

18 MS. MUHAMMAD: I just want to make it  
19 clear that, because like I said, it's odd that he's  
20 open and he don't have no permit.

21 MR. EINGORN: Right. Understood.

22 MR. IZZO: It seems like a Preexisting  
23 Non-conforming Use and there was a misunderstanding  
24 when his landlord came in before he opened. Could  
25 have applied for a Preexisting Non-Conforming Use.

1                   VICE-CHAIRMAN STILL: Can we can make it  
2 a precondition that he brings in the CO?

3                   MR. EINGORN: He's going to have to  
4 update all of that if you approve him. Right? And  
5 the stuff he has really isn't relevant because it's  
6 not technically for the same use. It's for a similar  
7 use.

8                   MS. MUHAMMAD: Correct.

9                   CHAIRMAN HANCE: So we're going to go a  
10 little bit back. Where I live right on Broadway, I  
11 got Frank's here; Manual's is here; two convenience  
12 stores; Chinese food store here; liquor store here.  
13 That's all competition.

14                  MS. MASON: Right I think the other --  
15 the fact of the matter is, there's no permits or  
16 anything to rent it right now.

17                  CHAIRMAN HANCE: Yes. That's the key.

18                  MS. MASON: So we have to put some  
19 conditions on it if we approve it.

20                  MR. EINGORN: Really the competition in  
21 the neighborhood is not a basis to deny the  
22 application. We have to weigh it on its face. This  
23 isn't a variance application. Right? It's not a  
24 variance application. It's either an interpretation  
25 and I really don't know what the interpretation would

1 be. It's not in the denial letter and the applicant  
2 hasn't asked for it, or a Certificate of  
3 Non-Conforming Use. It's basically a retail use,  
4 right, in the R-2 Zone in a building that looks like  
5 it was made for retail? Right?

6 CHAIRMAN HANCE: Right.

7 MR. EINGORN: That's all.

8 VICE-CHAIRMAN STILL: Can we make it so  
9 that he comes back to us when he gets those things  
10 changed?

11 MR. EINGORN: I mean, you could make it a  
12 condition of approval that he supplies updated  
13 materials, right, if he's approved.

14 MS. MUHAMMAD: Once he gets approved and  
15 I circulate his resolution and his permit, it will  
16 automatically update it.

17 CHAIRMAN HANCE: So I make a motion that  
18 we pass with conditions that the applicant put up a  
19 'no loitering' sign. Also, the store sign is up  
20 there. He has to come back for that.

21 MR. EINGORN: Yes. Come back for  
22 marquee sign. Okay. Do we have a second on this  
23 motion with conditions?

24 VICE-CHAIRMAN STILL: I second that  
25 motion with conditions.



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

3           CHAIRMAN HANCE: Yes.

4           MR. EINGORN: Vice-Chairman Still.

5           VICE-CHAIRMAN STILL: Yes.

6           MR. EINGORN: Ms. Alston.

7           MS. ALSTON: No.

8           MR. EINGORN: Ms. Rivera.

9           MS. RIVERA: No.

10          MR. EINGORN: Ms. Moss.

11          MS. MOSS: Yes.

12          MR. EINGORN: Ms. Mason.

13          MS. MASON: No.

14          MR. EINGORN: We have a 3-3 tie. You  
15 need a quorum. I never had a tie before. You are  
16 making me do legal research on the spot.

17                 So I'm reading from the 2015 Edition of  
18 New Jersey Zoning and Land Use Administration,  
19 William M. Cox and Stuart R. Koenig. This is the  
20 2015 Edition. Section 20-4 states: In those  
21 applications for development in which a simple  
22 majority vote would suffice, a tie vote on a motion  
23 to approve the application amounts to a denial of the  
24 application per N.J.S.A.40:55D-9(a).

25                 So because there's a tie vote, the

1 application would be denied. I'm sorry.

2 MR. EINGORN: Sorry Mr. Izzo. Thank you  
3 for coming out.

4 MR. IZZO: What was the motion that was  
5 voted upon?

6 MR. EINGORN: There was a motion to  
7 approve with conditions. The conditions were a 'no  
8 loitering' sign and then approval for the marquee  
9 sign above the front door. The motion received three  
10 votes in favor and three opposed so there was a tie  
11 vote of 3 to 3 which is a first for me in 11 years.

12 MR. CHEIKH: Thank you.

13 MR. EINGORN: The next matter is 537  
14 Market Street Properties.

15 MR. IZZO: Charles Izzo for applicant 537  
16 Market Properties, LLC.

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

19 - - -

20 MARILYN ORLANDO, having first been duly  
21 sworn/affirmed, was examined and testified as  
22 follows:

23 - - -

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

1 MS. ORLANDO: My name is Marilyn Orlando.  
2 And the address is 12 Hillcrest Avenue, Lodi, New  
3 Jersey 07644.

4 MR. IZZO: Ms. Orlando, we're here about  
5 the property at 537 Market Street. And that's  
6 strictly across from the building where we're meeting  
7 tonight?

8 MS. ORLANDO: That's correct.

9 MR. IZZO: Do you own the company who is  
10 the applicant here?

11 MS. ORLANDO: Yes, I do. I am the owner.

12 MR. IZZO: And when did your company  
13 acquire this building at 537 Market Street?

14 MS. ORLANDO: We did the closing December  
15 20, 2023.

16 MR. IZZO: And when you acquired the  
17 building, was it occupied or empty?

18 MS. ORLANDO: Occupied.

19 MR. IZZO: And by what kind of tenants  
20 was it occupied?

21 MS. ORLANDO: We had four residential  
22 tenants and a few students and I still have two of  
23 those and a pharmacist who had that building going  
24 back to 2021. So five of them were occupied.

25 MR. IZZO: So obviously, the pharmacy is

1 on the first floor on the Market Street side; is that  
2 true?

3 MS. ORLANDO: That's correct, yes.

4 MR. IZZO: And that business was opened  
5 and operating when you closed and acquired the  
6 building?

7 MS. ORLANDO: Absolutely. I do have  
8 copies of the lease from the prior owner, yes.

9 MR. IZZO: Do you have any connection to  
10 the pharmacy business at all?

11 MS. ORLANDO: I do not.

12 MR. IZZO: Do you know when that store  
13 opened on Market Street?

14 MS. ORLANDO: What I know of, a previous  
15 barber shop being there for more than 20 years. And  
16 then changing to a pharmacy many years ago. I know  
17 for sure because I have the lease. In 2021 that was  
18 a pharmacy already.

19 MR. IZZO: You submitted a picture to  
20 Board that shows a three-story brick building and it  
21 says Camden Pharmacy on the facade?

22 MS. ORLANDO: Yes.

23 MR. IZZO: And you talked about  
24 residential occupants. And how are the apartments  
25 laid out in relation to the pharmacy?

1 MS. ORLANDO: Absolutely. So on the  
2 first floor is divided. On the front is the  
3 pharmacy, about 600, 700 square. Then you have the  
4 hallway, the stairs. And then in the back is  
5 Apartment 1-R.

6 Then you go to the second floor and you  
7 have a studio. And then on the left to the stairs  
8 there is Apartment 2-F. And this one has two  
9 bedrooms and one bathroom. Then you go to the third  
10 floor and it's only one apartment with two bedrooms  
11 and one bathroom. And they all have good exits to  
12 fire escapes.

13 MR. IZZO: They all have what?

14 MS. ORLANDO: Exits to fire escapes.

15 MR. IZZO: So did you build those  
16 apartments or were they laid out and set up when you  
17 acquired the building?

18 MS. ORLANDO: They were laid out.  
19 I haven't done any structural changes whatsoever to  
20 the building.

21 MR. IZZO: Were they occupied when you  
22 acquired title?

23 MS. ORLANDO: Yes, they were occupied;  
24 all of them.

25 MR. IZZO: So you're talking about one,

1 two, three, four apartments, all occupied?

2 MS. ORLANDO: Yes.

3 MR. IZZO: Are they presently occupied?

4 MS. ORLANDO: Two tenants and a pharmacy.  
5 But they wanted to be occupied. I just couldn't do  
6 it because I am not...

7 MR. IZZO: So presently you've got the  
8 pharmacy still continuing a business?

9 MS. ORLANDO: Yes.

10 MR. IZZO: You've got two residential  
11 tenants --

12 MS. ORLANDO: Absolutely.

13 MR. IZZO: -- that were there when you  
14 acquired the building?

15 MS. ORLANDO: Yes, they were there.

16 MR. IZZO: Which apartments did they  
17 occupy?

18 MS. ORLANDO: That's Apartment 2-R and  
19 Apartment 3.

20 MR. IZZO: That's the large apartment on  
21 the third floor?

22 MS. ORLANDO: Yes.

23 MR. IZZO: Now, did you apply to the City  
24 to make any kind of physical renovations or changes  
25 to the layout of the building?

1 MS. ORLANDO: I did not at all.

2 MR. IZZO: And do you know, is the  
3 pharmacy open every day?

4 MS. ORLANDO: Yes, Monday through Friday.

5 MR. IZZO: And when does their lease  
6 expire?

7 MS. ORLANDO: 2026. They wanted to make  
8 it longer but it's 2026.

9 MR. IZZO: Isn't it true that this  
10 building which sits on Market Street right across  
11 from where we are, does not have a parking lot of its  
12 own, right?

13 MS. ORLANDO: That is correct. It  
14 doesn't have parking lot, yes.

15 MR. IZZO: And how do your tenants and  
16 the customers of the pharmacy manage to operate in  
17 those circumstances where there's no extra parking?

18 MS. ORLANDO: The pharmacist has told me  
19 that he always been renting the parking just half of  
20 the block. By the way, they're making some  
21 improvements so he always parks there because he  
22 feels safer that way.

23 MR. IZZO: You're talking about on the  
24 street or off the street?

25 MS. ORLANDO: No. It's a parking lot

1     that is in the middle of the block; half a block from  
2     the building.

3                 MR. IZZO:   He pays to park on a  
4     commercial parking lot?

5                 MS. ORLANDO:  He pays to park, yes, the  
6     owner.  And the other ones, they do not have cars.  I  
7     have three students from Rutgers University so they  
8     don't have cars.  And in the lease, in the  
9     advertisement, we say that we do not have and we do  
10    offer any parking.  And I have four people willing to  
11    pay the downpayment the last month or so.  I just  
12    didn't want to do it.  Because they say they didn't  
13    care about parking.  They didn't need any parking.

14                MR. IZZO:  And what is your intentions,  
15    your plans, your vision for this building as you  
16    carry it forward into the immediate future?

17                MS. ORLANDO:  Absolutely.  I visited two  
18    universities and they were so happy to know that the  
19    building has availability.  They said we're giving  
20    more opportunity to students.  So I'm going to focus  
21    on some students and the people that work nearby.  
22    They have these place here and Cooper and the  
23    colleges.

24                So I believe in towns having less  
25    fumes and stuff so I'm going to focus on people that



1 do not need the parking space. And they have proven  
2 that there is a lot of people that don't need it  
3 because otherwise these people are not willing to pay  
4 that, including someone who actually works here in  
5 the tax department.

6 MR. IZZO: And you understand that to  
7 operate three or actually four apartments like you  
8 do, you have to register as a multi-family landlord?

9 MS. ORLANDO: Yes.

10 MR. IZZO: And you've undertaken that  
11 process. You submitted those papers to the State of  
12 New Jersey and to the City; is that correct?

13 MS. ORLANDO: That's correct. That's  
14 when I found out that the building was not in  
15 compliance. So I want to bring the building into  
16 compliance. And I also want to get the CCO. I don't  
17 know if I'm talking too much, you let me know. But I  
18 am in a cycle, vicious cycle, because I wanted to  
19 respond to the rental approval. And for the rental  
20 approval, they wanted to do some inspections. And  
21 they say, Marilyn, I would you like to put in another  
22 water heater for the tenant and I said, okay. Do I  
23 need a permit? He said, give me the CCO. So I  
24 cannot get anything done for them if I don't get the  
25 CO. So that is my vicious cycle that I have here.

1           I didn't want to rent a -- one of them I  
2       didn't rent for eight months waiting for these.  
3       Because I didn't want to expose any family being to  
4       be evicted or something because, you know, I don't  
5       know how you want to react to this application.  
6       So if I want to make an improvement, I need to have a  
7       permit. If I need a permit, I need to have the CO.  
8       So it's just like that.

9           MR. IZZO: The improvement, you  
10      specifically want to make is separating the water  
11      heaters?

12           MS. ORLANDO: They suggested that I  
13      should. And I trust them.

14           MR. IZZO: Do the tenants have separate  
15      electric meters?

16           MS. ORLANDO: I have four existing when I  
17      purchased the building. The pictures are there. I  
18      would like to add another one so I can have everybody  
19      with their own electricity.

20           MR. IZZO: Who shares electric the way it  
21      is now?

22           MS. ORLANDO: I have the pharmacy with a  
23      general. So I have the 2-R. They pay their own  
24      bill. The Apartment 3 and Apartment 1-R, they have  
25      their own. So the only people that I need to make

1 sure is the pharmacy and 2-F. I got to make sure  
2 that they are separate.

3 MR. IZZO: Besides explaining that, what  
4 else do you want to explain to the Board about the  
5 benefits of continuing this operation that is  
6 presently predating your involvement?

7 MS. ORLANDO: I think it's great. I  
8 think having -- I love Camden. I started investing  
9 in 2016 without money. No money. So I believe that  
10 this building, when I saw it advertised on Zillow,  
11 I kind of said, well, it has character. It's in the  
12 City. The university is right there. Cooper is  
13 there. So I wanted to preserve it. I don't want to  
14 make any changes at all. I like it the way that it  
15 was. So having clean apartments, because I'm going  
16 to maintain that. If you talk to the Housing, they  
17 love the apartments. When somebody moves out, I  
18 paint.

19 And if something has to be fixed -- when  
20 I bought it, I didn't know that the roof was leaking  
21 so I immediately put a new layer to all the  
22 apartments. Because you don't want a building with  
23 these kinds of problems. I think it's good. I think  
24 you don't need something with cars. You have the  
25 beautiful view.

1           A few minutes away, you have the  
2   transportation. You have the buses. You got the  
3   police. And also, one of the people that wanted to  
4   move there, she was living a few blocks away and she  
5   said, all I have to do is ask for those permits to  
6   park on the street.

7           MR. IZZO: They have residential parking  
8   from --

9           MS. ORLANDO: Residential parking. She  
10   said I've been doing this all my life. I don't need  
11   to have parking. I love the idea to have the  
12   building to keep it nice. I love the idea of people  
13   keeping it clean and having not to think of parking  
14   if they work very near by. I believe in that and I  
15   think it's good for the college. Because like I  
16   said, I spoke to them and they just smiled. I went  
17   to the community rental at those colleges. And they  
18   said, bring me the address and I will give it to the  
19   students. So I didn't do that because I said I'm in  
20   the process of CCO and I don't want to move forward  
21   with anything.

22           MR. IZZO: I'd be happy to address any  
23   questions that the Board has.

24           MS. ORLANDO: Yes, please.

25           CHAIRMAN HANCE: I have a question. Your

1 tenants, what's the oldest -- how many years has any  
2 of your tenants been living in that building?

3 MS. ORLANDO: The one in 2-R, she said  
4 she's been there forever. But I cannot -- she didn't  
5 share with me. She said she was living here when the  
6 older, original guy was here. So I guess 20 years  
7 maybe. But I cannot -- I'm under oath. I don't  
8 know. She said I've been here forever. All I can  
9 tell you is what I see on the lease.

10 CHAIRMAN HANCE: What was on the lease?  
11 Was it --

12 MS. ORLANDO: The one that I have is the  
13 prior year when I bought it because they renew every  
14 year. So this one is 2023. But if you go to her  
15 apartment, you can see that she's been there for a  
16 while.

17 MS. ALSTON: I've walked by there and I  
18 see it. The only thing is that it looks dated like  
19 the building has been around forever. So the fact  
20 that you said that she does live there, had lived  
21 there for like 20 years, when I walked by that  
22 building, it reminds me of that. Because even the  
23 pharmacy face of it all, it looks a little dated like  
24 it has been around like really a long time and it  
25 belongs kind of like in the neighborhood.

1                   It would be nice to see a little bit of a  
2                   facelift if you will.

3                   MS. ORLANDO: I would love it, yeah, love  
4                   to do that. You tell me what I can do and I'll be  
5                   happy to do that. Somebody told me, be careful  
6                   because it could be historical. Even the windows,  
7                   you know, I wanted to paint it. But I need  
8                   permission to --

9                   MS. ALSTON: To get there.

10                  MS. ORLANDO: Yes. I don't mind making  
11                  those, yeah.

12                  CHAIRMAN HANCE: So how long has the  
13                  pharmacy been there?

14                  MS. ORLANDO: The lease that I have, it's  
15                  2021. I don't know before then because I asked the  
16                  person who wasn't the owner, he said, I don't know.  
17                  I was here in 2021 and the pharmacy was here. It's a  
18                  new pharmacist there. I forgot his name but a nice  
19                  gentleman. I have a copy of the lease, of the prior  
20                  lease and it's back in 2021. Yes. And when I went  
21                  to the building department, I checked that they do  
22                  have a permit for the sign. So they are in  
23                  compliance as a business.

24                  MR. EINGORN: Any other questions from  
25                  the Board? Any questions down here?

1 MS. ALSTON: No.

2 MR. EINGORN: Open to the public.

3 CHAIRMAN HANCE: Yes.

4 MR. EINGORN: Anybody here tonight that  
5 would like to be heard on the application of 537  
6 Market Properties, LLC? Hearing none, seeing none,  
7 we'll close the public portion.

8 The applicant is here tonight seeking a  
9 use variance approval and a bulk variance for  
10 off-street parking spaces for four residential units  
11 and a pharmacy. The Board has the floor here to  
12 discuss the requested use and bulk variances to  
13 include site suitability and to make a motion.

14 VICE-CHAIRMAN STILL: The only issue that  
15 I saw or I heard, if I heard correct, she had to  
16 separate out electric for two units, the pharmacy and  
17 another unit?

18 MR. EINGORN: I don't think that was a  
19 condition. I think she was proposing to do that.

20 MS. ORLANDO: I would like to put in  
21 every apartment with their own meters.

22 VICE-CHAIRMAN STILL: Yes.

23 MS. ORLANDO: So right now three, they  
24 pay their own bills.

25 VICE-CHAIRMAN: And then you're going to

1 do a fourth?

2 MS. ORLANDO: I would like to do the  
3 fourth for the 2-F, yes.

4 CHAIRMAN HANCE: My bank is Wells Fargo.  
5 That building has been there forever as apartments.  
6 I can't say too much about the pharmacy because  
7 it's right there and it disappears. If you see the  
8 Wells Fargo, that building is so tiny that you'll  
9 walk pass without knowing it.

10 MS. ORLANDO: It's only 20 feet.

11 CHAIRMAN HANCE: I have been here for  
12 about 17 years on the Zoning Board. I'm clicking  
13 back about the pharmacies that come to mind.

14 MS. ORLANDO: There used to be a  
15 barbershop in the basement before that.

16 CHAIRMAN HANCE: So it used to be a  
17 barbershop before that.

18 MS. MASON: I mean, it's in the downtown  
19 area. You're absolutely right in targeting students.  
20 You're absolutely right as far as folks having access  
21 to transportation, walking, not necessarily  
22 needing -- I mean, City life is not necessarily  
23 needing a car.

24 But folks do want to be in the City, the  
25 middle of the City and they want to have housing. I



1 think we need more housing opportunities as well.  
2 But it's already been there and so being able to  
3 continue that and being able to provide housing  
4 especially for our students.

5 MS. ORLANDO: I have a point there. I  
6 say to myself what am I adding? Well, what happened  
7 is that right now, there's no rental approval for  
8 those. You can't feel comfortable because you cannot  
9 rent it. If I were anybody else, I would have rented  
10 it out and this goes on and on. My idea is, have it  
11 just legalized and do everything as it should be.  
12 Because how am I going to get a rental approval for  
13 four apartments if I don't get the CCO?

14 MS. MASON: We appreciate that.

15 MS. ORLANDO: Yes.

16 CHAIRMAN HANCE: I'll go back to the  
17 parking. The parking --

18 MS. ORLANDO: Can I add something? No?  
19 Okay.

20 CHAIRMAN HANCE: The parking, it's a  
21 Catch 22. You have City Hall here. You have a lot  
22 of other businesses around and they don't have  
23 parking either. They have public parking. So I  
24 don't see an issue with that. We do have legs so we  
25 can walk back and forth. Housing, we do need

1     apartments. We do need them. And that's been there  
2     for a while. That's my take on that.

3             I'm happy that she wants to go forward  
4     and add another electric and a hot water heater and  
5     all that stuff which shows she's a great tenant, and  
6     taking care of the building with painting and all of  
7     that stuff because you know what we've been up  
8     against so many times.

9             MS. ORLANDO: You all are invited to go  
10    and see it.

11            CHAIRMAN HANCE: I tell everybody, I  
12    always drop by. Whenever I pass, I always go by.

13            MS. MASON: Well, Mr. Chair, if there  
14    aren't any other comments, then I would make a motion  
15    to approve.

16            CHAIRMAN HANCE: Second.

17            MR. EINGORN: We have a motion and a  
18    second. We'll take a roll-call vote. Chairman  
19    Hance.

20            CHAIRMAN HANCE: Yes.

21            MR. EINGORN: Vice-Chairman Still.

22            VICE-CHAIRMAN STILL: Yes.

23            MR. EINGORN: Ms. Alston.

24            MS. ALSTON: Yes.

25            MR. EINGORN: Ms. Rivera.

1 MS. RIVERA: Yes.

2 MR. EINGORN: Ms. Moss.

3 MS. MOSS: Yes.

4 MR. EINGORN: Ms. Mason.

5 MS. MASON: Yes.

6 MR. EINGORN: Having six in favor and  
7 none opposed, the motion passes.

8 MS. ORLANDO: Thank you very much all.

9 MR. EINGORN: Have a nice night.

10 Looks like Mr. Medina arrived so let's  
11 back to that matter.

12 Would you raise your right hand, please.

13 - - -

14 IRVING MEDINA, having first been duly  
15 sworn/affirmed, was examined and testified as  
16 follows:

17 - - -

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

20 MR. MEDINA: Irving Medina, 110 W. Center  
21 Street, Clayton, New Jersey.

22 MR. EINGORN: For the record, Mr. Payton  
23 has already been sworn.

24 Mr. Medina, this is your application.  
25 You're with Mr. Payton.

1 MR. MEDINA: Yes.

2 MR. EINGORN: Would you like to call him  
3 as a witness for this application?

4 MR. MEDINA: Yes.

5 MR. EINGORN: Great. Mr. Payton, do you  
6 have something to --

7 MR. PAYTON: Yes. Members of the Board,  
8 Tony Payton. I was here before you. You guys  
9 previously approved 2513 Federal Street. We had some  
10 issues with that building. We're looking to relocate  
11 to 2630 Federal Street and we seek your approvals  
12 this evening. We're here to answer any questions.

13 MR. EINGORN: The applicant is here  
14 tonight requesting a use variance approval and a bulk  
15 variance approval for off-street parking for a  
16 cannabis dispensary.

17 Mr. Payton, did you prepare this  
18 application packet?

19 MR. PAYTON: Yes.

20 MR. EINGORN: Great. I'm showing you  
21 what appears to be first-floor diagram. Are you  
22 familiar with this diagram?

23 MR. PAYTON: Yes.

24 MR. EINGORN: Great. Does this show the  
25 set up of how the proposed dispensary would look?

1                   MR. PAYTON: Yes. So once you enter the  
2 dispensary, there's a waiting area. Once we verify  
3 that you are 21 years of age or older, we'll buzz you  
4 into the sales floor. You'll have a short sales  
5 floor and then you'll have a back-up office where  
6 we'll do order fulfillment and those sorts of those  
7 things. The product show up sort of all prepackage.  
8 As somebody comes in and orders them, we get them to  
9 verify ID again and then they exit the store.

10                  MR. EINGORN: For the Board, I'm  
11 referring to this document here. It looks like to be  
12 a 3-D rendering. So pointing to the bottom part of  
13 this rendering, is this the entrance area?

14                  MR. PAYTON: Yes.

15                  MR. EINGORN: Great. And this next area,  
16 this would be the waiting area?

17                  MR. PAYTON: That's the waiting area.

18                  MR. EINGORN: Great. And then behind  
19 that, that's where the retail part would be?

20                  MR. PAYTON: Yes.

21                  MR. EINGORN: And then is this suppose to  
22 be a desk?

23                  MR. PAYTON: Yes. That's sort of a --  
24 it's like waist level where you have to have --  
25 that's sort of a restricted access area.

1                   MR. EINGORN:   Okay.   And then -- is this  
2   where the registers would be?

3                   MR. PAYTON:   The registers would be where  
4   those desks area.

5                   MR. EINGORN:   Would the people who  
6   purchase their items, would they exit back to the  
7   front of the building or will it be a separate  
8   entrance?

9                   MR. PAYTON:   They would exit back through  
10   to the front of the building.

11                  MR. EINGORN:   Okay.   Great.   And then  
12   behind that, behind the registered area there's  
13   another couple of rooms.   The one directly behind  
14   that, what would that be?

15                  MR. PAYTON:   That would be your order  
16   fulfillment.

17                  MR. EINGORN:   Can you explain what that  
18   is?

19                  MR. PAYTON:   When somebody comes in and,  
20   let's say, they order Gummies, for instance, one of  
21   the workers would go to the storage area where the  
22   Gummies are kept and they would put that order in a  
23   bag to be given to that customer and brought up to  
24   the register.

25                  MR. EINGORN:   Great.   And then there's a

1 couple of other rooms identified here. Can you tell  
2 me what they are?

3 MR. PAYTON: Sure. You have you safe  
4 room and your security room.

5 MR. EINGORN: Then what's the difference  
6 between the safe room and the security room?

7 MR. PAYTON: The safe room is where all  
8 the products are stored overnight and all your sort  
9 of your monetary items. And your security room is  
10 where you house all of the screens for the cameras  
11 that are all over the building.

12 MR. EINGORN: Would you have a security  
13 guard?

14 MR. PAYTON: Yes.

15 MR. EINGORN: And can you tell us a  
16 little bit about deliveries?

17 MR. PAYTON: So deliveries will come  
18 through the back. And we have set sort of delivery  
19 times and hours. So your average sort of delivery  
20 would be not unlike Amazon but sort of in a box-type  
21 form.

22 MR. EINGORN: So you wouldn't have big  
23 rigs? No big rigs or 18-wheelers?

24 MR. PAYTON: No, no, not at all.

25 MR. EINGORN: Would you be storing a lot

1 of items, products, whatever they're commonly  
2 referred to?

3 MR. PAYTON: I would say you'd have sort  
4 of 30 SKUs. Your products would get into the  
5 hundreds. I guess you could quantify that as a lot.

6 MR. EINGORN: Is this property large  
7 enough to store all the stuff you'll need to store?

8 MR. PAYTON: Yes.

9 MR. EINGORN: Mr. Medina, I'm showing you  
10 a document which says, Purchase and Sale Agreement.  
11 Is this your contract to purchase the property?

12 MR. MEDINA: Yes.

13 MR. EINGORN: And you signed this  
14 contract?

15 MR. MEDINA: Yes.

16 MR. EINGORN: Can you just tell us a  
17 little bit about what other uses may be near this  
18 property; what are the neighbors across the street?

19 MR. PAYTON: There's a chinese store.  
20 There's a building that's currently vacant  
21 immediately to the right. And then there's a parking  
22 lot, check cashing. There's a liquor store three  
23 doors down.

24 MS. MASON: Is there a hair-braiding  
25 store there.



1                   MR. PAYTON: Yes. The current use is a  
2 hair-braiding salon.

3                   MS. MASON: It's a business corridor.

4                   MR. EINGORN: So right now the property  
5 is being used for hair braiding?

6                   MR. MEDINA: Yes.

7                   MR. EINGORN: Got it. Is There a parking  
8 lot that serves this parking?

9                   MR. PAYTON: There is a parking lot  
10 that's one door over that's owned by the folks that  
11 run the check-cashing business.

12                  MR. EINGORN: Okay. But that's not  
13 public parking?

14                  MR. PAYTON: That's not public parking.  
15 There's on-street parking. We've reached out to  
16 them. They said, once you get your approvals, we'll  
17 lease some spaces to you.

18                  MR. EINGORN: Did they specify?

19                  MR. PAYTON: I think we're looking to  
20 lease about eight spaces, but we don't have a  
21 contract yet. They're waiting for us to kind of pass  
22 this hurdle to get there.

23                  MS. RIVERA: Is CamCare there too?

24                  MR. PAYTON: CamCare is. I would say  
25 that's probably seven or eight doors down. It's

1 closer to the corner.

2 MS. RIVERA: Yes. You have CamCare and  
3 then you have a store and then you have a restaurant.

4 MS. MASON: Do you already have a  
5 license?

6 MR. PAYTON: Yes.

7 MS. MASON: So you have to go through the  
8 approval for zoning in order for the City to approve  
9 it?

10 MR. PAYTON: Yes.

11 MS. MASON: Is it a micro or is it a --

12 MR. PAYTON: It is a traditional.

13 MR. EINGORN: How many square feet is the  
14 building?

15 MR. PAYTON: The building is --

16 MS. MASON: Or at least --

17 MR. PAYTON: 2,500 square feet -- 2,800  
18 square feet.

19 MS. MASON: And the safe area, does that  
20 include a vault?

21 MR. PAYTON: Yes.

22 VICE-CHAIRMAN STILL: How does the size,  
23 the square footage compare from the last property you  
24 were in? You said you moved.

25 MR. PAYTON: The last property I thought

1 was a little too big. The last property was 5,500  
2 square feet. This one is about 3,000 square feet.

3 VICE-CHAIRMAN STILL: So what were the  
4 issues with that property that made you move. I know  
5 you had some issues or something.

6 MR. PAYTON: Part of the issue was, we  
7 had a contracted price and the owner decided that  
8 contracted price was not sufficient and nearly  
9 demanding double the price.

10 MS. ALSTON: I think you're about  
11 2,000 feet away from East Side High School. Does  
12 anyone recall what the --

13 MS. MASON: It's 250 feet.

14 MS. ALSTON: Two hundred and fifty feet  
15 so that's plenty --

16 MS. MASON: Yes, from any school, any  
17 park, any childcare, any church.

18 MS. ALSTON: So this is about 2,000.

19 MS. MASON: So I don't think there's  
20 anything in that area that is identified as a church  
21 or the school that's 250 feet away.

22 MS. ALSTON: Within that area. Okay.

23 Then as far as the delivery, I think I  
24 heard you say that they're coming in through the  
25 back. Would that be for your cash pick up as well

1 and also --

2 MR. PAYTON: Yes. Cash pick up, product  
3 delivery will be through the back door.

4 MS. ALSTON: Okay.

5 CHAIRMAN HANCE: I'm quite sure you're  
6 going to have cameras and lighting?

7 MR. PAYTON: Yes. There are cameras that  
8 will cover sort of every square foot of the building  
9 and sort of the exterior as well.

10 MR. EINGORN: Any other questions?

11 MS. MASON: No. I think there's a  
12 question just around -- I think there's a daycare  
13 center but I don't think it's 250 feet. I think it's  
14 more --

15 MS. RIVERA: It's around the corner.

16 MS. MASON: It's more, right?

17 MS. RIVERA: Yes. It's called Respond.

18 MR. EINGORN: Are you aware of how many  
19 feet that is away from the property?

20 MR. PAYTON: That would be closer to 450  
21 feet away.

22 MR. EINGORN: So you're confident that  
23 it's outside of the zone?

24 MR. PAYTON: Yes. So the previous  
25 location that you guys approved is 436 feet away from

1 this one.

2 MR. EINGORN: Any last questions?

3 MR. PAYTON: So it's a block up the  
4 street.

5 MR. EINGORN: Any other questions from  
6 the Board? No. Open to the public.

7 CHAIRMAN HANCE: Yes.

8 MR. EINGORN: Anybody here tonight that  
9 would like to be heard on the application for 2630  
10 Federal Street? Hearing and seeing none, we'll close  
11 the public portion.

12 The applicant is here tonight seeking a  
13 use variance for a cannabis dispensary and a bulk  
14 variance for off-street parking. The Board should do  
15 a discussion of the Positive and Negative Criteria  
16 for both variances and make a motion.

17 VICE-CHAIRMAN STILL: I think it's great  
18 that that part of that business corridor is being  
19 built up. It's much needed in that specific area.  
20 I think a couple of things you're going to deal with  
21 obviously is parking which is what they're here for  
22 cause there's really no parking in that area. And  
23 then how you control the traffic. You say The  
24 loitering basically is what that area deals with and  
25 has been dealing with for years. How do you deal

1 with the loitering?

2 MR. PAYTON: I think that area needs a  
3 business improvement district. And we'd be happy to  
4 sort of help jump start that. We talked about that  
5 with Councilman Martinez.

6 VICE-CHAIRMAN STILL: Have you all  
7 spoke -- you said, you've spoken to other businesses  
8 in the area?

9 MR. PAYTON: Quite a few.

10 VICE-CHAIRMAN STILL: I mean, I do  
11 believe it needs a facelift. That's my take on it.

12 CHAIRMAN HANCE: That area does need a  
13 facelift. But he's been here before. And are you  
14 still doing the factory back?

15 MR. PAYTON: Yes. We just secured the  
16 financing to build the factory. So we'll supply a  
17 decent amount of our own product.

18 CHAIRMAN HANCE: This is his third time  
19 back, I guess, or fourth time here and he's sticking  
20 with it the law which I appreciate. And that area  
21 definitely needs a facelift. It used to be a shoe  
22 store there many moons ago. I grew up there. I grew  
23 up on Mitchell Street so I'm very familiar with the  
24 area. If you're going to work with the policing in  
25 the area, keep the people moving and not sitting

1     there and hanging out, that's definitely a plus for  
2     that area.

3                   MR. PAYTON:   Many, many moons ago I had  
4     an office on Frankford Avenue so I'm familiar with  
5     that element.

6                   MR. EINGORN:   Ms. Mason, you were saying  
7     something?

8                   MS. MASON:   Oh, no.   I was just agreeing  
9     with our Chair and our Vice-Chair that it's a  
10    business corridor.   It meets all the qualifications.  
11    There's no issues as far as like the distance between  
12    any school or anything like that.   And there's  
13    nothing slated as far as a dispensary in that area so  
14    it doesn't feel like it's an oversaturation of any  
15    sort even though the City has approved up to 20  
16    licenses as it pertains to dispensary.   But I would  
17    definitely say that it's something that's needed;  
18    another business, another minority business as well.

19                   MR. EINGORN:   Comments done?

20                   MS. ALSTON:   No.   I'm just happy that  
21    they found a new place and that they're back on track  
22    on opening a new cannabis dispensary in that area  
23    since we've actually gone through all the steps to  
24    get it approved in the City.

25                   And I think it's great to see another

1 business up and coming. And I know that the industry  
2 is highly regulated. So as far as security and the  
3 things that are going to required of them, they still  
4 have a long road ahead of them. So I think this is  
5 good.

6 MR. EINGORN: I don't see any signage  
7 proposed so you might have to come back on that.

8 MR. PAYTON: Absolutely.

9 MS. MASON: If there are no other  
10 comments, I'd like to make a motion to approve.

11 MS. ALSTON: I second.

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

14 CHAIRMAN HANCE: Yes.

15 MR. EINGORN: Vice-Chairman Still.

16 VICE-CHAIRMAN STILL: Yes.

17 MR. EINGORN: Ms. Alston.

18 MS. ALSTON: Yes.

19 MR. EINGORN: Ms. Rivera.

20 MS. RIVERA: Yes.

21 MR. EINGORN: Ms. Moss.

22 MS. MOSS: Yes.

23 MR. EINGORN: Ms. Mason.

24 MS. MASON: Yes.

25 MR. EINGORN: Having six in favor and



1 none opposed, the motion passes. Have a great night.

2 MR. MEDINA: Thank you.

3 MR. PAYTON: Thank you.

4 MR. EINGORN: The next matter is Vision  
5 Capital Investments, LLC, 840 Haddon Avenue. Good  
6 evening, Counsel.

7 Let the record reflect that counsel has  
8 provided the Board with a one-page summary entitled  
9 Single-Family Home Into Two-Family Duplex. Would you  
10 like to mark this as A-1?

11 MR. SARIN: Yes.

12 (Whereupon Exhibit No. A-1, Summary  
13 entitled Single-Family Home Into Two-Family Duplex,  
14 was marked for identification.)

15 MR. SARIN: Good evening everyone. My  
16 name is Ed Sarin. I'm an attorney from Overmayer  
17 representing the applicant, Vision Capital  
18 Investments and Frederick Snead who is the principal  
19 owner of it. Along with me tonight Alyce Johnson who  
20 is an architectural consultant and she will be doing  
21 most of the testimony here tonight. Ms. Johnson has  
22 appeared before this Board on numerous occasions.  
23 She also has three others testimonies that she'll be  
24 testifying for us tonight.

25 This is an appeal from a zoning denial,

1 a zoning permit denial. We're seeking four C-1 bulk  
2 variances for the minimum lot size, the lot depth,  
3 the lot width and these are all preexisting uses and  
4 they're still going to be the same. And basically  
5 what this project is, is to convert a single-family  
6 home into a duplex.

7 Mr. Snead acquired this property by  
8 foreclosure in September of 2023. And since then,  
9 that property has been vacant. So basically the idea  
10 of this project is to redevelop it and make it look  
11 nice in the community. So with that, I will turn it  
12 over to Ms. Johnson for testimony about the project.

13 MR. EINGORN: Ms. Johnson, would you  
14 raise your right hand, please.

15 - - -

16 ALYCE JOHNSON, having first been duly  
17 affirmed, was examined and testified as follows:

18 - - -

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

21 MS. JOHNSON: Alyce Johnson, 423 Market  
22 Street, Camden New Jersey 08102.

23 MR. EINGORN: For the record, you're an  
24 architectural consultant; is that correct?

25 MS. JOHNSON: Yes.

1                   MR. EINGORN: What would you like to tell  
2 us about this project?

3                   MS. JOHNSON: This is 840 Haddon Avenue.  
4 And I believe this is pretty much what you have on  
5 file. It's an existing structure; single-family  
6 home; and currently vacant as the attorney mentioned.  
7 This is the site that it sits on. We're not changing  
8 anything, no additions or anything. It pretty much  
9 sits on 65 percent of the property if not more.

10                   We're converting a single-family home  
11 into a duplex where on the first floor will consists  
12 of Unit 1. The second floor would consist of Unit 2.  
13 Both units will be two bedroom apartments with a  
14 living space, kitchen and one bathroom, one full  
15 bathroom and a laundry room, very small laundry room.  
16 There will be one main entrance to the structure.  
17 And they both come through the same entrance.

18                   Once they enter their main entrance, the  
19 first floor will go to your right and to your left,  
20 the second floor will go straight up the stairs. The  
21 second floor will have their door right there on the  
22 main level and right into their apartment on the  
23 second floor. Currently, there is no rear exit to  
24 the building. That's pretty much it. It's 900  
25 square feet. The basement will be the main storage

1 for the first unit. Not liveable space. Just  
2 storage.

3 CHAIRMAN HANCE: I have one question.  
4 You said there's no back exit?

5 MS. JOHNSON: There's no back exit prior  
6 or --

7 CHAIRMAN HANCE: So the first floor, you  
8 only can get into the front? Is there an exit?

9 MS. JOHNSON: There's no side exit.  
10 There's a three-foot alleyway, the standard rowhouse,  
11 a three-foot side walkway. This is a party wall for  
12 a rowhouse.

13 VICE-CHAIRMAN STILL: So the plan to  
14 enter through the front and there will be two  
15 entrances through the front door?

16 MS. JOHNSON: Yes. So they'll come onto  
17 the porch and once they enter that main door, the  
18 first floor would enter to your left. Then the  
19 second unit would enter straight on up the stairway.  
20 So there's a four-foot landing. Once you open the  
21 door to the second floor, you're on a four-foot  
22 landing to enter the stairway to the second floor.

23 CHAIRMAN HANCE: Is there any type of  
24 fire escape on the outside? I'm curious because you  
25 have them coming in through the front. So do they

1 leave through the front also?

2 MS. JOHNSON: Yes. Leave through the  
3 front.

4 CHAIRMAN HANCE: I'm just seeing it as,  
5 what if there's a fire in the front? How can they  
6 exit?

7 MS. JOHNSON: Well, there are egress  
8 windows for the second floor, and the first and  
9 second floor. Regulated egress windows for each one  
10 of them. This is two-stories high. That's an  
11 average per home.

12 MS. MOSS: None of the homes have a back  
13 yard?

14 MS. JOHNSON: I'm sorry?

15 MS. MOSS: None of those homes have a  
16 back yard?

17 MS. JOHNSON: I can't say.

18 MS. RIVERA: Do they have a back  
19 yard?

20 MS. JOHNSON: Very minimum back yard;  
21 about five or ten feet.

22 MS. RIVERA: How do they get in there?

23 MS. JOHNSON: They will enter into the  
24 first -- oh, there is a walkway of the side of the  
25 house; a three-foot walkway to enter to the rear of

1 the building.

2 CHAIRMAN HANCE: So the second bedroom  
3 that's a window back there, I guess?

4 MS. JOHNSON: Yes, that's a window; an  
5 egress window for each bedroom. And this is the  
6 layout for the duplex is pretty much the same as the  
7 rowhome, single-family home. What we're adding is  
8 pretty much the -- because the second floor was three  
9 bedrooms but we're just taking out one of the  
10 bedrooms and making a living room and kitchen space.  
11 It's pretty much preexisting but we're just adding  
12 the kitchen and living space for the duplex.

13 MR. SARIN: And Ms. Johnson, they're  
14 going to be upgrading everything in there, correct?

15 MS. JOHNSON: Oh, yes. It's a total gut  
16 and rehab for the entire building.

17 MS. RIVERA: For this one here, are you  
18 saying they that they might put a door in the back?

19 MS. JOHNSON: I don't see why they  
20 couldn't.

21 MR. EINGORN: You can make that a  
22 condition of approval to add rear egress.

23 MS. RIVERA: Because, I mean, if there's  
24 a fire in the front, that's what gets me.

25 MS. MASON: Is it currently a single

1 home?

2 MS. JOHNSON: Yes.

3 MR. SARIN: And it has been vacant. It  
4 was foreclosed on in 2023. And before that it was  
5 all vacant for a while so they acquired the property  
6 in 2023. It has been like that so they've been  
7 thinking of how to develop that and that's why we are  
8 here now.

9 Ms. Johnson, can you talk about the  
10 parking just briefly? There's no on-site parking,  
11 right?

12 MS. JOHNSON: There's no on-site parking.  
13 It's pretty much rowhouses. The one spot that's in  
14 front of the house. Right across the street there's  
15 a cemetery which is pretty much all free parking.  
16 First come; first serve up and down the street.

17 MR. SARIN: And it's close to public  
18 transportation too, right?

19 MS. JOHNSON: Yes, public transportation.  
20 The bus stop is right at the corner. The  
21 Transportation Center is walking distance.

22 CHAIRMAN HANCE: I'm familiar with the  
23 area. It does need a facelift desperately. I'm  
24 talking about blocks. But my main issue would be an  
25 exit from the rear in case of a fire.

1 MR. SARIN: Right.

2 CHAIRMAN HANCE: If that porch catches on  
3 fire, there's no way to get out, otherwise you have  
4 to jump from a window. And there is no fire escape.

5 MR. SARIN: There is access like on the  
6 side there so that would go back --

7 CHAIRMAN HANCE: Some type of an exit.

8 MR. SARIN: Correct. I would just ask  
9 for a condition of approval for that.

10 CHAIRMAN HANCE: If the Board decides to  
11 make a motion, they can condition the approval upon  
12 adding rear egress.

13 MR. EINGORN: Any more questions for the  
14 Board? No. Open to the public.

15 CHAIRMAN HANCE: Yes.

16 MR. EINGORN: Anybody from the public tha  
17 would like to be heard on the application regarding  
18 840 Haddon Avenue?

19 UNIDENTIFIED SPEAKER: Yes, I do.

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

22 - - -

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



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

MS. DICKSON: Pamela Dickson, 1023 Spruce  
Street.

MR. EINGORN: What were you saying?

MS. DICKSON: Well, we basically came cause we wanted to make sure it wasn't going to be like a halfway house. We didn't know what they were going to do with the property that was there. That's basically what we was here for. As far as making it into an apartment or whatever, we're all right with that. Great.

MR. EINGORN: Thanks for coming.

MS. DICKSON: You're welcome.

MR. EINGORN: Any Board members want to add anything?

MS. RIVERA: Just the door.

MR. EINGORN: We got that. Counsel, do you have any closing statements?

MR. SARIN: I do not. I would make a motion. I don't have anything else.

MR. EINGORN: We will close the public portion as well. I didn't see anybody else who wants to come up just for procedural sake.

1                   So the applicant is here tonight  
2     requesting four bulk variances for minimum lot width,  
3     lot depth, lot size and off-street-parking. The  
4     Board should do a discussion of the Positive and  
5     Negative Criteria and make a motion. I heard  
6     discussion of a condition for rear egress so if  
7     there's a motion approve, that could also be  
8     considered.

9                   CHAIRMAN HANCE: I'll say that this is  
10    something positive. Hopefully it turns into a virus.  
11    Camden is coming back and they're coming back strong  
12    and fast. So we need apartments; we need houses  
13    because Camden is going to be overgrown. We have a  
14    lot happening especially in this area. This area has  
15    been beat down for years. And it's good to see  
16    something new and fresh coming into that area and not  
17    an eye sore.

18                  I'll say and I've been saying it ever  
19    since. I just had two more fires in my  
20    neighborhood because of empty houses just sitting  
21    there idle. And I just learned that it doesn't have  
22    to be a winter to have a fire. We have fires in the  
23    summertime also. We just had a fire last week. But  
24    I think this is something very positive and hopefully  
25    we get more of this in Camden.

1                   VICE-CHAIRMAN STILL: Yeah, I mean,  
2 facelifts and going back on what the Chairman said, a  
3 facelift, you know, that area needs it and I want to  
4 put a motion to approve with the condition of the  
5 rear egress.

6                   MR. EINGORN: We have a motion to approve  
7 it with a condition of rear egress.

8                   CHAIRMAN HANCE: 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. Alston.

15                  MS. ALSTON: Yes.

16                  MR. EINGORN: Ms. Rivera.

17                  MS. RIVERA: Yes.

18                  MR. EINGORN: Ms. Moss.

19                  MS. MOSS: Yes.

20                  MR. EINGORN: And Ms. Mason.

21                  MS. MASON: Yes.

22                  MR. EINGORN: Having six in favor and  
23 none opposed, the motion passes.

24                  MR. EINGORN: Thank you, Counsel.

25                  The next matter is Jordan & Jordan,

1 550-554 Line Street.

2 MR. EINGORN: Good evening, Counsel.

3 MR. SUNKETT: Good evening, Counsel.

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

6 - - -

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

10 - - -

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

13 MR. JORDAN: Shamere Jordan, 2105 S. 7th  
14 Street, Camden.

15 MR. SUNKETT: Good evening. For the  
16 record, Jason Sunkett on behalf of the applicant,  
17 Jordan & Jordan, LLC. But the sole member of the LLC  
18 is to my left, Mr. Jordan.

19 This matter comes before the Board and  
20 we're proposing three duplex units. I handed out a  
21 project summary and some photographs. I guess I can  
22 mark that as Exhibit 1.

23 (Whereupon Exhibit No. A-1, Project  
24 Summary and Photographs, was marked for  
25 identification.)

1                   MR. SUNKETT: Ms. Johnson is going to  
2 shows us some things and we'll mark them in sequence.

3                   Again, we come before the Board for  
4 construction of three duplexes. We're seeking c(1)  
5 bulk variances which are needed for lot width, depth,  
6 front yard, rear yard, side yard setbacks and max  
7 impervious coverage. If I may, I'd like Ms. Alyce  
8 Johnson to set the table for us in terms of what we  
9 have here. She remains sworn in?

10                  MR. EINGORN: Yes, you're already sworn.

11                  MS. JOHNSON: We're here for 550-554 Line  
12 Street. We're proposing three duplexes on three  
13 different lots. And this is currently vacant land.  
14 It's pretty much a 900 square foot each floor which  
15 consists of -- the first floor will consist of the  
16 first floor and the basement of liveable space for  
17 the basement. And the second floor, one unit as  
18 well. So it will be two units. The first floor will  
19 have liveable space and a basement.

20                  CHAIRMAN HANCE: So explain the  
21 basement.

22                  MS. JOHNSON: So the basement will  
23 consist of two bedrooms and a basement with living  
24 space and a restroom and closet space. This is  
25 coming down into the basement and going into a

1 bedroom two or bedroom three. And then this living  
2 room space, family space to hang out and then a  
3 closet, a restroom for those living in the basement,  
4 as well as another bedroom. There are egress well  
5 windows and living space and bedrooms, one in the  
6 front of the building and one at the end of the  
7 building in each bedroom.

8 CHAIRMAN HANCE: So how many square feet  
9 are the duplexes?

10 MS. JOHNSON: It's about 900 square feet  
11 per floor.

12 MR. SUNKETT: Can you tell us about the  
13 entrance? Is it one door or is it two separate doors  
14 for each unit as well as the rear exits as well?  
15 They probably want to know about that.

16 MS. JOHNSON: So the same, front stairs.  
17 Both will have the same entrance. Go to the hallway  
18 and to your left will be for unit one. And the  
19 stairs for Unit 2 will be the upstairs. Once you get  
20 upstairs, the main entrance to the second floor unit  
21 will be on the second floor. The stairs will be open  
22 then they'll enter the second apartment to get to the  
23 second floor. All units consist of two bedrooms  
24 The first unit actually consists of three  
25 bedrooms. Floor one, there will be one bedroom on

1 the first floor and two bedrooms in the basement. It  
2 will consist of living room space, kitchen area,  
3 bathroom and just pretty much just open space. So  
4 the first unit has three bedrooms, kitchen, living  
5 room, living space and two baths.

6 CHAIRMAN HANCE: So the house on the  
7 right side is already there. Not those but I was  
8 there today and there's a house there.

9 MS. JOHNSON: Yes.

10 CHAIRMAN HANCE: Is that going to be  
11 against that house?

12 MS. JOHNSON: It's three feet. I believe  
13 we have a three-foot gap.

14 MR. EINGORN: Is there an existing  
15 alleyway there?

16 MS. JOHNSON: Yes -- no alleyway.

17 CHAIRMAN HANCE: So you're right on the  
18 corner, right?

19 MS. JOHNSON: Yes.

20 CHAIRMAN HANCE: Does that go all the way  
21 back to the next street?

22 MS. JOHNSON: No.

23 CHAIRMAN HANCE: I saw that there were  
24 trucks parked and stuff in there.

25 MR. JORDAN: No. It was a trailer there.

1                   MR. EINGORN: Is there an alleyway behind  
2 the property?

3                   MR. JORDAN: It was there when I bought  
4 the property.

5                   VICE-CHAIRMAN STILL: Do you know what's  
6 being stored in the trailer?

7                   MR. JORDAN: It was like old wood and  
8 stuff like that.

9                   VICE-CHAIRMAN STILL: But you already  
10 removed it?

11                  MR. JORDAN: Yeah.

12                  CHAIRMAN HANCE: The trailer?

13                  MR. JORDAN: No, not the trailer. But  
14 the stuff that was in there it was all wood.

15                  CHAIRMAN HANCE: But today there's a  
16 truck in there, a moving truck. There's a trailer  
17 over here.

18                  MR. JORDAN: Huh-huh.

19                  CHAIRMAN HANCE: But I'm just not happy.  
20 That's a very tight spot. That's why I asked about  
21 the square footage. It's super-tight on that corner.  
22 I'm just saying. I'm not an architect but... As I  
23 stood there today, I'm like, how are they are going  
24 to put three duplexes here.

25                  MR. JORDAN: It was already three houses



1 existing there before.

2 CHAIRMAN HANCE: Wow.

3 MR. EINGORN: It looks to be three tax  
4 lots, right? If you look at the highlighted --

5 CHAIRMAN HANCE: Lines coming down.

6 MR. EINGORN: Right. It looks to be  
7 three separate lots; is that correct?

8 MR. JORDAN: Yes.

9 MS. JOHNSON: Probably about 20 years ago  
10 there were structures there.

11 MS. ALSTON: Have you looked at the  
12 stormwater map and all of that? It was recently  
13 updated. Have you checked for stormwater or drainage  
14 of any flooding issue in that area when you did  
15 your --

16 MS. JOHNSON: It's not currently in a  
17 flood zone.

18 MS. ALSTON: It's not?

19 MS. JOHNSON: Right.

20 CHAIRMAN HANCE: There's no yard back  
21 there.

22 MS. RIVERA: I can't say 100 percent but  
23 before I think it was in a flood area cause these  
24 houses use to flood before. That's why people didn't  
25 buy them when they first did that housing thing.

1 MS. ALSTON: And I know they recently  
2 updated that map.

3 MS. RIVERA: Yes.

4 MS. ALSTON: I just did not look at it.  
5 You may want to take a good look.

6 MR. JORDAN: That area has never been a  
7 flood area.

8 MS. JOHNSON: Right now there's no new  
9 development in that particular area right now.  
10 They're just knocking down houses there.

11 MS. ALSTON: Yes, they are.

12 MR. EINGORN: Why don't we ask this. Do  
13 you have insurance for the property?

14 MR. JORDAN: Yes.

15 MR. EINGORN: You do. Were you required  
16 to obtain flood insurance?

17 MR. JORDAN: I think all that comes with  
18 the flood insurance and all that stuff. For me  
19 growing up in that area, I never knew that the area  
20 was a flood area.

21 MR. EINGORN: But you're not paying  
22 separate flood insurance, correct?

23 MR. JORDAN: No.

24 MR. EINGORN: Ms. Johnson, I think a  
25 question was asked about the rear yard from one of

1 the members did speak to that.

2 MS. JOHNSON: Yes. For our rear yard  
3 we're keeping ten feet of space for our rear yard.  
4 And also, the average rowhome is pretty much on the  
5 property line. So we are doing a setback of ten feet  
6 from the property line. So the existing house that's  
7 there's now, will be ten feet behind that house.

8 CHAIRMAN HANCE: You're not going to  
9 match this up with the house that's there?

10 MS. JOHNSON: No. And actually that's --  
11 this should be the picture.

12 MS. JOHNSON: This is the setback.

13 CHAIRMAN HANCE: I'm just curious the  
14 reason why.

15 MR. EINGORN: Is that to accommodate the  
16 steps? Is there steps?

17 MS. JOHNSON: Yes, to accommodate the  
18 steps. And then one unique -- you talked about  
19 egress and things like that. For the first floor  
20 this is the basement or perimeter of the foundation.  
21 If you notice, the second floor -- this is the first  
22 floor and the second floor juts out to give it extra  
23 living space and also to accommodate the setback that  
24 we kind of took away from... And then also in the  
25 rear for the second floor, there was a deck so that's

1     our egress for the second floor as well. And a  
2     sliding door window off the deck. One story up.

3                 VICE-CHAIRMAN HANCE: Is there enough  
4     parking for everybody?

5                 MR. JORDAN: Yes, there's plenty of  
6     parking.

7                 MR. SUNKETT: It's across from the  
8     library, right, which is not in use; is that correct?

9                 MR. JORDAN: Yes.

10                MR. SUNKETT: Is this the front  
11     view?

12                MS. JOHNSON: This is the rear view of  
13     the deck and egress window wells.

14                MR. EINGORN: So you're proposing  
15     balconies in the rear?

16                MS. JOHNSON: Yes.

17                CHAIRMAN HANCE: I want to go back to the  
18     parking. Talk to me about the parking over there?

19                MR. JORDAN: There's on-street parking.

20                CHAIRMAN HANCE: It's like public  
21     parking?

22                MR. JORDAN: Yes.

23                CHAIRMAN HANCE: But that's too small.  
24     You can't park on that side street.

25                MR. JORDAN: On what side?

1                   CHAIRMAN HANCE: That little street like  
2 on --

3                   MR. JORDAN: Not on the side street.

4                   CHAIRMAN HANCE: Like right in front of  
5 the home or across the street from the home?

6                   MR. JORDAN: Yes.

7                   VICE-CHAIRMAN HANCE: What's across the  
8 street from the home?

9                   MR. JORDAN: Across the street used to be  
10 a library.

11                  CHAIRMAN HANCE: That old library that's  
12 been there forever.

13                  CHAIRMAN HANCE: Beautiful architect that  
14 library.

15                  MS. JOHNSON: That's it for now.

16                  MR. SUNKETT: Any questions?

17                  MS. ALSTON: My only concern is what I  
18 said. It's going to be -- I think it's great. We  
19 need the duplexes; we need the homes. I think having  
20 them in the area is going to add value to the area.  
21 I also think you should protect what you build,  
22 right? I think it's important that you check on that  
23 drainage to make sure that you are prevented from  
24 flood or getting into or things like that. That  
25 would be my only concern. Other than that, I don't

1 any questions.

2 VICE-CHAIRMAN STILL: The only question I  
3 have, have you spoken to the neighbors? How do the  
4 neighbors feel about it?

5 MR. JORDAN: The neighbors are pretty  
6 good. The guy that lives next door, he's happy that  
7 I'm trying to do something with it.

8 CHAIRMAN HANCE: My last question is, on  
9 that little alleyway side are you going to put  
10 lights on the side of your building there --

11 MR. JORDAN: To brightened it little  
12 bit.

13 CHAIRMAN HANCE: -- cause it's a little  
14 dark around that corner.

15 MR. JORDAN: It's going to be bright. I'm  
16 going to put some lights up on the side.

17 CHAIRMAN HANCE: You have to go there and  
18 look at it. But when you go and look at it, it's  
19 going to be pitch dark.

20 MR. JORDAN: No, there's a street light  
21 there.

22 CHAIRMAN HANCE: I'm from Camden and  
23 those street lights is not lighting especially when  
24 the trees grow and the leaves grow. I was there  
25 today. I would put some type of foot lights.

1 MR. JORDAN: Put lights on the outside.

2 CHAIRMAN HANCE: One in the front and one  
3 in the back of the building just to give a little  
4 light on the path that you're talking about.

5 MS. JOHNSON: There's no windows on the  
6 neighbors side.

7 MR. SUNKETT: Any other questions?

8 MR. EINGORN: Any other questions?

9 MS. MUHAMMAD: So the spacing between the  
10 house that you're going to build and the house that's  
11 already existing, are you going to put up a fence so  
12 that the public can't walk through it?

13 MR. JORDAN: On the back side you're  
14 saying?

15 MS. MUHAMMAD: On the side in between the  
16 house that's existing, are you going to put --

17 MR. JORDAN: Yes.

18 MS. ALSTON: So Mr. Chairman, I didn't  
19 quite hear. You were talking about adding extra  
20 lighting in the back and in the front?

21 CHAIRMAN HANCE: Yes.

22 MS. ALSTON: Yes, I agree with that as  
23 well.

24 MR. EINGORN: Any other questions?

25 MS. JOHNSON: To your previous question.

1 The property that's on the side, that separates the  
2 two existing, that doesn't belong to Mr. Jordan.

3 MR. EINGORN: I'm sorry?

4 MS. JOHNSON: That alleyway that will be  
5 created that was already there, that property does  
6 not belong to Mr. Jordan.

7 MR. EINGORN: Oh, okay. So that's the  
8 neighbor's property?

9 MR. JORDAN: Yes. That's just like a  
10 sidewalk.

11 MR. EINGORN: Okay. So you can't fence  
12 it in cause it's not yours.

13 MR. JORDAN: It's on the side. Just on  
14 the back side.

15 MR. EINGORN: Got you.

16 MS. JOHNSON: We're going to put the  
17 lights up there on the side.

18 MR. EINGORN: That's fine. Anybody in  
19 the public here tonight that would like to be heard  
20 on the application of 550-554 Line Street? Hearing  
21 none and seeing none, we'll close the public portion.

22 Counsel, do you have any closing  
23 arguments?

24 MR. SUNKETT: Yes, just in closing.

25 I believe we have met the Special Reasons



1 for the variance. We believe the property is suited  
2 for the project as the chairman and others have  
3 mentioned. Basically this is a good thing to get  
4 housing. I know the City's Master Plan recommends  
5 expanding housing to all classes, of course, lower,  
6 middle and such. So we believe it's a good thing.

7 We want to improve the appearance of the  
8 neighborhood. Obviously, that's an empty lot. I  
9 think this project will add value. I think it's a  
10 nice-looking structure and I think it would meet all  
11 the needs of the housing and beautifying the  
12 community in that nature. So that's all I have.

13 MR. EINGORN: So I will remind the Board  
14 that this is an R-2 Zone. They're not requesting a  
15 use variance because one's not required. A duplex is  
16 a permitted use in the zone. The applicant is  
17 instead requesting bulk variances related to the  
18 undersized lots. Right?

19 So we're talking -- the applicant is  
20 requesting variances for lot width, lot depth, front  
21 yard setback, rear yard setback, side yard setback,  
22 the minimum aggregate side yard setbacks and then the  
23 maximum impervious coverage. And it sounds like  
24 these footprints will be smaller than the neighboring  
25 properties. So really you're reducing, likely

1     reducing -- you can't testify that they are -- but  
2     they're likely reducing the impervious coverage that  
3     was previously there.

4                     Okay. So the discussion of the Positive  
5     and Negative Criteria related to the bulk variances  
6     and then a motion.

7                     VICE-CHAIRMAN STILL: As we continue to  
8     build up the infrastructure in the City, much needed  
9     empty lot, put some quality on it. He got the  
10    approval of the community or the neighbor, that's a  
11    plus just like the last one. I think what stands out  
12    is that the young man is home-grown; grew up in the  
13    area; and he's putting back into that area that he  
14    grew up in. That's my take on it.

15                    CHAIRMAN HANCE: I was there today. I  
16    think it's a great idea. That block is also falling  
17    down on us. It's right off of Broadway and we are  
18    building around Broadway. There's a lot of things  
19    going on in that area. So this is actually a puzzle  
20    piece that fits in there. Do more. I was happy that  
21    someone took the initiative to do that because that's  
22    a big sore eye. Get that trailer out of there; get  
23    that truck out of there; and put someone in there  
24    that can enjoy the house or apartment.

25                    MR. SUNKETT: That's the goal.

1           VICE-CHAIRMAN STILL: To set an example  
2 for others that come behind you to do the same.

3           MR. JORDAN: Right.

4           MR. SUNKETT: Thanks.

5           MS. MASON: I make the motion, the first  
6 motion to approve.

7           CHAIRMAN HANCE: Isn't there a bulk  
8 variance also?

9           MR. EINGORN: It's all bulk variances so  
10 it's a motion to approve bulk variances.

11          CHAIRMAN HANCE: I'll second it.

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

14          CHAIRMAN HANCE: Yes.

15          MR. EINGORN: Vice-Chairman Still.

16          VICE-CHAIRMAN STILL: Yes.

17          MR. EINGORN: Ms. Alston.

18          MS. ALSTON: Yes.

19          MR. EINGORN: Ms. Rivera.

20          MS. RIVERA: Yes.

21          MR. EINGORN: Ms. Moss.

22          MS. MOSS: Yes.

23          MR. EINGORN: Ms. Mason.

24          MS. MASON: Yes.

25          MR. EINGORN: Having six in favor and

1 none opposed, the motion passes. Congratulations.

2 MR. SUNKETT: Thank you very much.

3 The next matter is Betty Tyson, 411  
4 Pfeifer Street.

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

7 - - -

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

11 - - -

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

14 MS. TYSON: Betty Tyson, 69 S. Dudley  
15 Street, Camden, New Jersey.

16 MR. EINGORN: You have with you the  
17 previously sworn, Ms. Johnson?

18 MS. TYSON: Yes.

19 MR. EINGORN: Great.

20 And you're here tonight requesting a  
21 three-family dwelling?

22 MS. JOHNSON: Yes.

23 MR. EINGORN: Are you the owner of the  
24 property?

25 MS. JOHNSON: Yes.

1                   MR. EINGORN: You want to turn it over to  
2 Ms. Johnson to have her do her thing?

3                   MS. TYSON: Yes, please.

4                   MR. EINGORN: That sounds good.

5                   Ms. Johnson is handing out document.  
6 It's a one-page document and we'll pass some out.  
7 We'll mark this Exhibit A-1 to the application.

8                   (Whereupon Exhibit No. A-1, 1-page  
9 document Entitled Duplex to Triplex, was marked for  
10 identification.)

11                  MR. EINGORN: Good evening, Ms. Johnson.

12                  MS. JOHNSON: Good evening.

13                  So we're here for 411 Pfeifer Street in  
14 Camden, New Jersey. The structure is currently a  
15 duplex. It's a three-story building; duplex. We  
16 want to convert it to a triplex. And the beauty of  
17 this one, we will not be making any changes to the  
18 existing grounds. Everything is preexisting.  
19 Starting with the basement. So it'll be three  
20 units. Each floor will have its own unit. Two  
21 bedroom -- minimum two bedroom units for each floor.

22                  The basement in each unit will have their  
23 own entrance. And all the entrances are preexisting  
24 entrances. So for the basement, you'll come in from  
25 the front of property. On the side there's an

1 existing entrance right now. The existing was a  
2 two-car garage in the rear of the building and all  
3 pretty much work space and storage.

4 CHAIRMAN HANCE: How are we getting out  
5 of the basement? How are we going into it?

6 MS. JOHNSON: The existing are two-door  
7 garages on the rear of the building with parking back  
8 behind in the rear of the building. So we're turning  
9 one garage door to a door for exit as well. The  
10 other garage door will be a window, turned into an  
11 egress window as well.

12 CHAIRMAN HANCE: So the other one is for  
13 a different apartment?

14 MS. JOHNSON: I'm sorry.

15 CHAIRMAN HANCE: So the other garage door  
16 is for a different apartment?

17 MS. JOHNSON: No. There were two garage  
18 doors that went into the same --

19 CHAIRMAN HANCE: Both basements?

20 MS. JOHNSON: Yes. So we're moving the  
21 garage doors and I'm turning it into an entry door  
22 and a window. If you come to the front of the  
23 building, you come to the side of the house and then  
24 you come into your living room. If you come into the  
25 rear of the building, you'll go to a utility room

1     which will have a main door, a mud room type of  
2     thing, and a restroom, the bathroom which will go to  
3     bedroom No. 1, come through, bedroom No. 2, kitchen  
4     area and back to the living room space. And also the  
5     utility room.

6                     Come outside. If you want to go  
7     upstairs, for the main floor, the front stair which  
8     will utilize the porch which has its own entrance.  
9     The porch belongs to the first floor. And this is  
10    the existing main entrance. And pretty much the same  
11    layout for the most part, two bedrooms. This time,  
12    you're going to the rear of the building, restroom  
13    and closet space and a utility room for a washer and  
14    dryer. New kitchen you're looking into open concept  
15    living space. From outside is another entrance,  
16    existing entrance that will lead you to the second  
17    floor. L-shaped steps which will lead you right up  
18    to the top of the steps. And it's pretty much the  
19    same concept, livingroom space, kitchen. To the rear  
20    of the building, two bedrooms.

21                    MR. EINGORN: So the rear of the  
22    property, is the grade of the land sloped so it's  
23    like the out-walk or something?

24                    MS. JOHNSON: Actually, the rear of the  
25    building, it slopes out to the main street.

1 MR. EINGORN: This is the front?

2 MS. JOHNSON: This is the front so it  
3 slopes.

4 MR. EINGORN: So the rear of the  
5 property, the ground is lower so that it's --

6 MS. JOHNSON: Yes. It's actually  
7 ground. When you walk into the basement is actually  
8 ground level.

9 MR. EINGORN: Got you.

10 MS. JOHNSON: You could drive up to where  
11 the garage was at and you drive right to there.  
12 There's a little alleyway that leads you to your  
13 garage.

14 MR. EINGORN: Understood.

15 MS. JOHNSON: This is their parking  
16 spaces. When they come out of their house, they're  
17 going to have that many.

18 MR. EINGORN: How many cars can you park;  
19 like two-car parking?

20 MS. JOHNSON: Two-car parking.

21 Everyone has their own entrance. For our  
22 egress for the basement as well. Of course we  
23 don't -- so our egress for the main -- our rear  
24 entryway egress window wells as well at those  
25 ground levels. We have a porch for the main floor.



1 And also coming to the second floor, there will be a  
2 deck also. No exit off the deck if they jump off  
3 but..

4 CHAIRMAN HANCE: Also you have the public  
5 parking out by the front door?

6 MS. JOHNSON: Yes.

7 CHAIRMAN HANCE: I was there earlier.

8 MS. JOHNSON: Right in front of their  
9 property, 411, they got at least a car and a half.

10 MR. EINGORN: Any questions? Pretty  
11 thorough.

12 MS. ALSTON: Did you guys take a look in  
13 the area of the neighborhood and see whether this  
14 would be a good fit along the lines of what's out  
15 there?

16 MS. TYSON: Yes, it will.

17 mS. ALSTON: I know they're duplexes but  
18 you're going into a triplex.

19 MS. JOHNSON: There are a couple of  
20 triplexes in the area that I definitely know of that  
21 were approved. There are spaces -- nice living  
22 spaces and two bedrooms and their own entrance.

23 MR. EINGORN: Any other questions? Open  
24 to the public.

25 MS. RIVERA: Do you have a back door?

1 MS. JOHNSON: Yes.

2 MS. RIVERA: The second and the third  
3 floor?

4 MS. JOHNSON: The second floor does not  
5 have a back door but they do have all egress window.  
6 They're all egress windows.

7 MS. RIVERA: And they have a deck?

8 MS. JOHNSON: Yes.

9 MR. EINGORN: Open to the public.  
10 Anybody here tonight that would like to be heard on  
11 the application regarding 411 Pfeifer Street?  
12 Hearing none and seeing none, we'll close the public  
13 portion.

14 The applicant has appeared tonight  
15 seeking a triplex in an R-2 Zone. So the applicant  
16 requires a use variance approval and then the  
17 following bulk variance approvals for minimum lot  
18 size, minimum lot width, the lot depth, aggregate  
19 side yards and off-street parking. The applicant did  
20 say that they two off-street parking spaces but they  
21 require three and three-quarter spaces so essentially  
22 four spaces. So they're about halfway.

23 The Board should do a discussion of the  
24 Positive and Negative Criteria and make a motion.

25 VICE-CHAIRMAN STILL: I live down the

1 block. An amazing upgrade it will be. I grew up a  
2 lot of my life in East Camden. I think just the fact  
3 that they're attempting to upgrade something that is  
4 already nice-size space, using that space  
5 effectively. I think the parking would be the  
6 only -- that's my only concern. But as far as  
7 the space usage and the upgrade is much-needed and  
8 very good.

9 CHAIRMAN HANCE: I agree with the  
10 Vice-Chairman. I was there around 11 o'clock today.  
11 They do have two parking spots in the rear and out  
12 front there was plenty of parking at 11 o'clock.  
13 Other than that, that's another property that  
14 definitely needs a facelift. It's a sore eye. I'm  
15 happy to see that Camden like I said, is beginning to  
16 grow again. People are starting to appreciate and  
17 take care of the property that we have. And  
18 hopefully positive people have somewhere nice to  
19 live.

20 VICE-CHAIRMAN STILL: Motion to pass.

21 MR. EINGORN: Do we have a second?

22 MS. MASON: 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. Alston.

4 MS. ALSTON: Yes.

5 MR. EINGORN: Ms. Rivera.

6 MS. RIVERA: Yes.

7 MR. EINGORN: Ms. Moss.

8 MS. MOSS: Yes.

9 MR. EINGORN: Ms. Mason.

10 MS. MASON: Yes.

11 MR. EINGORN: Having six in favor and  
12 none opposed, the motion passes.

13 CHAIRMAN HANCE: I'll be by to check it  
14 up.

15 MS. JOHNSON: Thank you.

16 MR. EINGORN: The next matter is Mohammad  
17 Farhat, 807 Sylvan Street.

18 MR. SUNKETT: Good evening. Jason  
19 Sunkett appearing on behalf of Mr. Farhat. If I may,  
20 this is the project summary and photographs of the  
21 property.

22 MR. EINGORN: We'll mark this Exhibit A-1  
23 for the record.

24 (Whereupon Exhibit No. A-1, Project  
25 Summary and Photographs of the Property, was marked

1 for identification.)

2 MR. EINGORN: Would you raise your right  
3 hand, please, Mr. Farhat.

4 - - -

5 MOHAMMAD FARHAT, 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 MR. FARHAT: Mohammad Farhat, 807 Sylvan  
12 Street.

13 MR. SUNKETT: Good evening. This matter  
14 comes before the Board. We're seeking a minimum  
15 front yard, minimum aggregate width of side yard and  
16 max building coverage is deficient. We're seeking  
17 bulk variances for each. Also, the off-street  
18 parking is needed, 2.5 spaces. For this property,  
19 Mr. Farhat, it has been in his family for 16 years  
20 you've owned this property, correct?

21 MR. FARHAT: Yes.

22 MR. SUNKETT: I call him home-grown as  
23 well. He wants to make this into a duplex. You do  
24 have the project summary. And I have Ms. Johnson,  
25 maybe she can tell us a little bit about the project

1 and Mr. Farhat can supplement anything else we need.

2 MS. JOHNSON: We're talking about 807  
3 Sylvan Street, Camden, New Jersey which is currently  
4 an 8-bedroom single-family home with almost 3,000  
5 square feet. We want to convert it to a duplex.  
6 We will not be working with any -- no addition and  
7 using the existing space. Very nice spacious rooms.  
8 We have a first floor. Each level will have its own  
9 unit. The first floor would have three bedrooms.  
10 The second floor will have two bedrooms. Those  
11 bedrooms will be the same entrance. The main  
12 entrance is still up in the air but for design. But  
13 the worse case scenario is, they would have their  
14 different entrance once they get to the main  
15 entrance. Then you go straight to the second floor.  
16 You move over to your left, you have the main living  
17 room space.

18 The existing house had 8 bedrooms and 6  
19 baths. So we'll divide that almost evenly for a nice  
20 spacious bedroom. All bedrooms are more than 10 by  
21 12. They have nice liveable kitchen space. There's  
22 a rear side exit on the first floor existing already.  
23 You come to the first floor, the main level entrance,  
24 and there's an exit on the side for the first floor.  
25 The second floor will be, the window is right on top

1 of the extended -- egress window is right on top of  
2 the extended bedroom. So they a drop down.

3 MR. EINGORN: So you would exit on the  
4 roof?

5 MS. JOHNSON: Yes, they would exit on the  
6 roof.

7 MR. EINGORN: Got you.

8 MS. JOHNSON: And everything exterior is  
9 preexisting. It's pretty kind of dry. It's a nice  
10 size and nice bedrooms. And the restrooms, we have  
11 one, two -- two restrooms on the first floor and two  
12 on the second floor. Two bedrooms on the first floor  
13 and two bedrooms on the second floor with a laundry  
14 room.

15 CHAIRMAN HANCE: Talk to me about  
16 parking?

17 MR. FARHAT: It's street parking. And we  
18 got the lot next door that I've been adopting for the  
19 past ten years so there is parking.

20 CHAIRMAN HANCE: So you have the lot next  
21 door. You got to talk a little louder.

22 MR. FARHAT: We got the lot next door  
23 which I've been adopting for the past ten years. I  
24 can open that back up. And there is parking on the  
25 front. They demolished a lot of the houses so

1 everybody is parking there.

2 MS. JOHNSON: To add, there's right  
3 adjacent on the left-hand side coming out the door,  
4 there's a big field ready to be developed.

5 CHAIRMAN HANCE: Do you guys own that  
6 field?

7 MR. FARHAT: No, I don't own it.

8 MR. EINGORN: Just so we're clear,  
9 there's no off-street parking as part of this  
10 application process. So to the extent that you make  
11 some kind of parking lot, that's not part of this  
12 process. You're not approved for that regardless.

13 MR. FARHAT: Understood.

14 MS. JOHNSON: The basement is just for  
15 storage. Non-liveable. No bedrooms there.

16 CHAIRMAN HANCE: You got separate meters;  
17 separate hot water heaters?

18 MS. JOHNSON: It will be separate meters;  
19 separate heating. Everything according to code.

20 MR. EINGORN: Anybody have questions?

21 MS. ALSTON: I just want to say it again,  
22 just to make sure that you are including the drain,  
23 the water drainage and making sure that it's running  
24 correctly when you build because you're fixing this  
25 and you may want to take a look at that. It is in an



1 area again that it comes up, a little warning for  
2 stormwater and drainage and drain-offs and you may  
3 want to make sure you're looking into that.

4 MR. SUNKETT: A point well-taken.  
5 Again, Mr. Farhat, it has been in your family for 16  
6 years.

7 MR. FARHAT: We never had any flood or  
8 drainage issues.

9 MR. SUNKETT: That is well-taken to that  
10 point.

11 MS. ALSTON: Plus you're adding more,  
12 right, to the block?

13 MR. SUNKETT: Yes.

14 MS. ALSTON: You're adding more to the  
15 area so I want to make sure that it is still being  
16 handled correct.

17 MR. FARHAT: Actually it was more than  
18 what it's going to be. It was more than what it's  
19 going to be. I've eliminated several of the  
20 bathrooms.

21 MS. ALSTON: Yes. There are several  
22 bathrooms.

23 MR. EINGORN: Just real quickly. This  
24 picture here, this is the whole building, correct?

25 MS. JOHNSON: Yes.

1                   MR. EINGORN: Any other questions? Open  
2 to the public. Anybody in the public here tonight  
3 that would like to be heard on 807 Sylvan Street?  
4 Hearing and seeing none, we'll close the public  
5 portion. Counsel, do you have any closing remarks?

6                   MR. SUNKETT: Again, I just believe this  
7 is a great project. I believe it will provide  
8 housing. It's spacious. Bathrooms. There's a yard.  
9 I believe the parking will be addressed. I think  
10 it's just housing for regular folks. I think  
11 obviously there's not enough of that. So these  
12 projects should be welcomed with open arms. And,  
13 again, Mr. Farhat is familiar with the area and he's  
14 been in that place and raised a family there. So,  
15 again, I call him home-grown as well.

16                   MR. EINGORN: Any last questions?  
17 Discussion of the Positive and Negative Criteria and  
18 a vote.

19                   CHAIRMAN HANCE: Again, it's very  
20 positive. Someone is listening. We're bringing  
21 Camden back. And I sincerely hope that people who  
22 receive that, appreciate it and keep it up. I would  
23 like to see that. That's huge. But, again,  
24 definitely needed. If not, it would be wasted  
25 space.

1 VICE-CHAIRMAN STILL: Motion to pass.

2 MS. MASON: 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 STILL: Yes.

8 MR. EINGORN: Ms. Alston.

9 MS. ALSTON: Yes.

10 MR. EINGORN: Ms. Rivera.

11 MS. RIVERA: Yes.

12 MR. EINGORN: Ms. Moss.

13 MS. MOSS: Yes.

14 MR. EINGORN: Ms. Mason.

15 MS. MASON: Yes.

16 MR. EINGORN: Six to nothing. Very good.

17 MR. EINGORN: The next application is

18 Mitchell Properties, LLC, 555 Chestnut Street.

19 MR. MITCHELL: Good evening, members of

20 the Board. I'm Fred Mitchell and owner of Mitchell

21 Properties.

22 MR. EINGORN: First you need to be sworn.

23 Would you raise your right hand, please.

24 - - -

25 FRED MITCHELL, 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. MITCHELL: Fred Mitchell, 1175  
7 Marlkress Road, Unit 1506, Cherry Hill, New Jersey  
8 08035.

9 MR. EINGORN: Mr. Mitchell, the applicant  
10 is Mitchell Properties, LLC. Are you the sole owner  
11 of that?

12 MR. MITCHELL: Yes.

13 MR. EINGORN: Great. Do you want me to  
14 read your appeal for zoning or are you ready to  
15 proceed?

16 MR. MITCHELL: I'm ready to proceed. I  
17 have additional information, if I may. I have a  
18 hand-out for sure.

19 MR. EINGORN: Okay.

20 MR. MITCHELL: This will help clarify.

21 MR. EINGORN: For the record, Mr.  
22 Mitchell has handed out a packet consisting of one,  
23 two, three -- four pages. The first three pages  
24 appear to be renderings. And the fourth page is a  
25 tax map. We'll mark it A-1 for the record.

1                   (Whereupon Exhibit No. A-1, Renderings, 3  
2 pages and Tax Map, was marked for identification.)

3                   MR. MITCHELL: I'm sure we're familiar  
4 with what's going on here, Broadway, Chestnut. So  
5 we're offering a helping hand in that area. We'd  
6 like to put nine two-bedroom units on this property.  
7 It's been vacant for quite a while. As you can see,  
8 it calls for a substantial facelift.

9                   I think it would be good for the area.  
10 The nine units will be in excess of 700 square feet  
11 each; two bedrooms. Everything will be new. We have  
12 adequate parking. The parking lot itself holds nine  
13 cars plus the lot frontage is 66. We guess we can  
14 put another three, maybe four once you subtract the  
15 driveway. So at most we may be half a car short in  
16 the parking space area. Hopefully that's it. I'm  
17 here for any questions you have on this.

18                  CHAIRMAN HANCE: I was there today. Very  
19 spacious.

20                  MR. MITCHELL: Yes.

21                  CHAIRMAN HANCE: Parking. The only thing  
22 I did see that I didn't like that you have on the  
23 left-hand side, is a gentleman standing in there. So  
24 he kind of spooked me. Cause I walked through the  
25 parking lot around the building and he was doing his

1 stuff back there.

2 MR. MITCHELL: Three times I've had that  
3 place sealed. The last time, I had to have it  
4 cinderblock the windows and then --

5 CHAIRMAN HANCE: I seen fresh cinderblock  
6 there.

7 MR. MITCHELL: Yes, exactly. Yes.

8 CHAIRMAN HANCE: But very spacious.  
9 Really no neighbors. You have a store across the  
10 street.

11 MR. MITCHELL: Yes.

12 CHAIRMAN HANCE: And they moved all that  
13 dirt that was there which was great. They moved all  
14 that. Yes that definitely needs a big facelift.  
15 That's a huge job.

16 MR. MITCHELL: Thank you. We are trying  
17 to get an additional lot that's adjacent to it too  
18 but it's neither here nor there.

19 CHAIRMAN HANCE: But well-needed there  
20 that spot.

21 MR. MITCHELL: Thank you.

22 CHAIRMAN HANCE: And I'll say this,  
23 before a fire breaks out in that building, something  
24 should be done to it.

25 MR. MITCHELL: Yes.

1                   CHAIRMAN HANCE: It really should. I love  
2 Camden and have been here all my life.

3                   MR. MITCHELL: I've been here since  
4 '64.

5                   CHAIRMAN HANCE: 1960. When you see it  
6 being coming back, it's like a fresh --

7                   MR. MITCHELL: Yes. Yes, I agree.

8                   CHAIRMAN HANCE: Definitely needed.

9                   MR. EINGORN: I'm looking at the  
10 photographs and briefly, this existing building, is  
11 that part of the property?

12                  MR. MITCHELL: That is the property.

13                  MR. EINGORN: And this is going to be  
14 renovated, this building --

15                  MR. MITCHELL: Yes.

16                  MR. EINGORN: -- or are you going to knock  
17 it down and put up something else?

18                  MR. MITCHELL: No, we're going to  
19 renovate that building.

20                  MR. EINGORN: The existing building.  
21 Okay.

22                  MR. MITCHELL: Now, the building to the  
23 left is not included.

24                  MR. EINGORN: This smaller building is  
25 not included?

1 MR. MITCHELL: Correct.

2 MR. EINGORN: And does it share a party  
3 wall? Do they touch or is there a gap?

4 MR. MITCHELL: There's a gap. There's  
5 like a three-inch gap. It's a very small gap.

6 MR. EINGORN: Just enough for the breeze.

7 MR. MITCHELL: Yes.

8 MR. EINGORN: Okay. Great. And then  
9 there's a large vacant lot from the other side.

10 MR. MITCHELL: Well, this property here  
11 itself, is 66 feet across. Now there's a city  
12 property right next to that that we've already made  
13 an offer for. So we're waiting for that to go  
14 through the phases.

15 MR. EINGORN: So my next question is, I'm  
16 looking at the renderings. They look very nice.  
17 This asphalt parking area, is that going to go to the  
18 edge of the property and or will there be some grass  
19 strip along the edge?

20 MR. MITCHELL: It will go to the edge of  
21 the property at this point.

22 MR. EINGORN: Have you figured out how  
23 drainage will work? Because right now --

24 MR. MITCHELL: The pitch will be towards  
25 the street. As to the water on the building, that



1 will be handled just like regular drain water. But  
2 the pitch will be toward the street for the parking.

3 MR. EINGORN: I think with a construction  
4 project of this magnitude, Dr. Williams' denial  
5 letter says, site plan approval may needed. With  
6 this type of project, I think site plan approval  
7 should be a condition because R&V needs to confirm,  
8 you know, that the drainage is proper and all of  
9 that.

10 MR. MITCHELL: Excuse me one second.

11 MR. EINGORN: So I think any site plan  
12 approval should be a condition before this is  
13 approved. MS. MASON: So what about the other  
14 building on the side? He said it's a small gap but  
15 it doesn't look like there's --

16 MR. MITCHELL: I'm sorry. I stand  
17 corrected. On the gravel area, that is for draining.

18 MR. EINGORN: I'm sorry. What gravel  
19 area?

20 MS. MASON: The parking.

21 MR. MITCHELL: The parking lot. You had  
22 mentioned some gravel area.

23 MR. EINGORN: Is this not going to be  
24 asphalt this parking area?

25 CHAIRMAN HANCE: It's a tore-up parking

1 lot.

2 MR. MITCHELL: It's a combination of  
3 asphalt and gravel. The gravel portion here is to  
4 absorb the water. The pitch will be towards this --  
5 Can you see the graveled area?

6 MR. EINGORN: Okay.

7 MR. MITCHELL: So the water can seep into  
8 the gravel --

9 MR. EINGORN: So you're proposing asphalt  
10 up to the gravel.

11 MR. MITCHELL: That's correct.

12 MR. EINGORN: And the gravel is on the  
13 property?

14 MR. MITCHELL: Yes, it is.

15 MR. EINGORN: I could see the picture.

16 CHAIRMAN HANCE: That fence is the  
17 parking lot; the fence that's falling down?  
18 Not on that picture; on the original picture.

19 MR. MITCHELL: Oh, on the original, yes.

20 CHAIRMAN HANCE: This fence here.

21 MR. MITCHELL: Yes.

22 CHAIRMAN HANCE: That's a part of the  
23 parking lot, your parking lot?

24 MR. MITCHELL: Yes.

25 CHAIRMAN HANCE: Cause that's where I

1 walked around today.

2 MR. MITCHELL: Oh, okay. That fence is  
3 no longer there.

4 CHAIRMAN HANCE: A piece.

5 MR. MITCHELL: Of piece of it is there.

6 MS. MASON: So where is the house? This  
7 is different town, isn't it, this rendering?

8 MR. MITCHELL: It looks nice, doesn't it?  
9 That house is still there. It's attached. We're not  
10 sure how long --

11 MS. MASON: Yeah, but I'm saying on the  
12 rendering. The rendering looks completely different  
13 from... I know that obviously it is rehabbed but it  
14 doesn't show --

15 VICE-CHAIRMAN STILL: What Ms. Mason is  
16 saying is, your rendering doesn't have this house  
17 connected there.

18 MR. MITCHELL: Correct.

19 VICE-CHAIRMAN STILL: So it's not  
20 showing -- it's kind of confusing because it's not  
21 showing us everything.

22 MS. MASON: And it has the lights or  
23 something. It looks like it's a different town  
24 than...

25 CHAIRMAN HANCE: Right. So behind

1 here -- see the house back there? There's a fence  
2 right here. See the tree?

3 MR. MITCHELL: Yes.

4 CHAIRMAN HANCE: It used to be a fence.  
5 But it's not there anymore.

6 MR. MITCHELL: Right.

7 CHAIRMAN HANCE: But you could see where  
8 it used to be a fence at?

9 MR. MITCHELL: Yes.

10 CHAIRMAN HANCE: And the house sets back.  
11 This white house, we're going way back there and  
12 behind the building.

13 MR. MITCHELL: You know, I'm not sure  
14 that that's still there but okay.

15 CHAIRMAN HANCE: Yes. I went there  
16 today. The house still sits there. I don't know if  
17 anyone lives in there or not, but house is still  
18 there.

19 VICE-CHAIRMAN STILL: Ms. Mason is just  
20 saying that this rendering doesn't contain this house  
21 right here so it's kind of like confusing cause you  
22 can't see this area, this house, it's like a  
23 different picture is what she's saying.

24 MR. EINGORN: Yes. I got you.

25 CHAIRMAN HANCE: Yeah with the lights

1 here. So the picture here --

2 MR. MITCHELL: The rendering?

3 CHAIRMAN HANCE: Right. So what they're  
4 confused with is the house that's thin right beside  
5 it, this kind of throws everything off. The  
6 blueprint would be better because it shows you the  
7 structure of the new building.

8 MR. MITCHELL: Oh, okay.

9 CHAIRMAN HANCE: But you're showing the  
10 finished product, how it should look?

11 MR. MITCHELL: That's pretty much, yes.

12 MS. MASON: It can't be really finished  
13 because it doesn't show the side of the house. It  
14 doesn't show -- I mean, I see the parking lot but  
15 then there's houses in the back of it as you stated  
16 and it doesn't show how it's going to ---

17 MS. MOSS: How it's going to sit on that  
18 property.

19 MS. MASON: Right.

20 MR. MITCHELL: What the rendering, that's  
21 our attempt because we're restructuring the whole  
22 front of the building. This is what it's going to  
23 look like. This is what we hope to achieve.

24 CHAIRMAN HANCE: Right. So the house  
25 beside it?

1                   MR. MITCHELL: The house beside it, we  
2 did not include it in the rendering.

3                   CHAIRMAN HANCE: So do you guys own it or  
4 are you trying to buy it?

5                   MR. MITCHELL: We are trying to.

6                   CHAIRMAN HANCE: Because that's going to  
7 make this -- that's a sore eye sticking out there.  
8 So that's what I'm saying if you're going to try to  
9 buy that.

10                  MR. MITCHELL: We are trying to buy that  
11 and the lot.

12                  CHAIRMAN HANCE: And the lots around  
13 it?

14                  MR. MITCHELL: Yes. The church owns all  
15 the rest of the corner up there.

16                  CHAIRMAN HANCE: Right.

17                  MR. MITCHELL: Yeah, we're trying to get  
18 the two things beside us. According to Mr. Rizzo,  
19 that property may not be there very soon.

20                  CHAIRMAN HANCE: The City may knock it  
21 down?

22                  MR. MITCHELL: Yes. Very shortly.

23                  VICE-CHAIRMAN STILL: Well, the Zoning  
24 Board has to go by what's there now so that's why  
25 we're talking about what's there now.

1 MR. MITCHELL: Okay.

2 VICE-CHAIRMAN STILL: So, again, like I  
3 said, we just trying to figure it all out because the  
4 rendering doesn't have the other property connected  
5 to it. And as of right now, it probably be best to  
6 show us how the other house is going to look up  
7 against your final product.

8 MR. MITCHELL: Is that an issue?

9 VICE-CHAIRMAN STILL: I mean, it's just  
10 a little confusion on our end but I think that we're  
11 going to --

12 MR. MITCHELL: Because it's a different  
13 property that's outside of the property that we're  
14 developing.

15 MR. EINGORN: I'm looking at the  
16 application and the appeal for zoning. The appeal  
17 for zoning says, "The proposed use is residential  
18 multi-family dwelling. Right? And it doesn't  
19 request a site plan approval or a site plan waiver.  
20 And I think what's probably under the circumstances  
21 if the Board is considering this application for  
22 approval is, weigh in on the use variance  
23 application; determine whether or not the Board is  
24 okay under the legal standard of granting a use  
25 variance for nine residential apartments at this

1 property. And then condition the approval upon site  
2 plan because this is, you're taking a large vacant  
3 lot which looks to be all dirt and turning it into a  
4 large parking lot and then we can figure out how much  
5 parking is actually needed versus how much parking is  
6 proposed and all of those items related to site plan.  
7 This is a rather large lot and it is a large  
8 proposal.

9 MR. MITCHELL: If I may.

10 MR. EINGORN: Yes.

11 MR. MITCHELL: I was told to include the  
12 parking lot. I was told to include a survey and a  
13 plan for the parking lot. I felt like I delivered  
14 that.

15 MR. EINGORN: Right. The issue is that  
16 there's not sufficient detail in the plan itself to  
17 determine what's going on, right, without being  
18 constructed?

19 MR. MITCHELL: What is it that you need  
20 to see?

21 MR. EINGORN: Excuse me?

22 MR. MITCHELL: I'm sorry. You can  
23 finish.

24 MR. EINGORN: So we have a Zoning Board  
25 Engineer who would look at the construction of the



1 parking lot, the size of the parking lot, the ingress  
2 and egress, how wide the curb cut needs to be to get  
3 in and out, the circulation of the parking lot, how  
4 wide the spaces have to be, your ADA compliance, what  
5 has to be under the asphalt in order to make it  
6 stable enough to comply with whatever the ordinances  
7 are or the R.S.I.S. Right?

8                   And so, we have a Zoning Board Engineer  
9 who would determine all of that and make sure that it  
10 complies with ordinance, our ordinance. And we are  
11 equipped from what we have here either  
12 professionally, because I'm not an engineer, or from  
13 the information that's been provided to make all  
14 those determinations. And so, I'm recommending to  
15 the Board that under Sub-Paragraph 3: Site Plan  
16 approval should be required as part of the  
17 application.

18                   Now the Board can weigh in on the use  
19 variance and say, hey, either we like this project  
20 and we think it complies with the legal standard and,  
21 therefore, we'll grant the use variance conditioned  
22 upon obtaining site plan approval. Or, they'll say,  
23 this isn't the right place for a 9-bedroom apartment  
24 building and here's why. But in either event, the  
25 way it sits now, there's really not enough

1 information here available, nor does the Board have  
2 proper or professional representation on an  
3 engineering side to make a determination as to this  
4 rather large parking lot. So that's my  
5 recommendation.

6 VICE-CHAIRMAN STILL: So my take it, I  
7 like the project.

8 MR. EINGORN: Excuse me. Are there any  
9 other questions? I just talked a lot.

10 VICE-CHAIRMAN STILL: You explained it  
11 very well. You cleared it up very well.

12 CHAIRMAN HANCE: Do you want to open to  
13 the public?

14 MR. EINGORN: Yes. Is there anybody here  
15 tonight in the public that would like to be heard on  
16 the application of 555 Chestnut Street?

17 UNIDENTIFIED SPEAKER: Yes.

18 MR. EINGORN: Please state your name and  
19 address for the record because you've already been  
20 sworn.

21 MR. ABED: Yosef Abed.

22 MR. EINGORN: This is Yosef Abed. He's  
23 already been sworn.

24 MR. ABED: We have interest in the area.  
25 That area, anybody willing to do anything there would

1 be great. And I also like the fact that there are  
2 2-bedroom apartments, not 1 bedrooms. Because it  
3 causes chaos. In my profession we put a lot of units  
4 up for rent. And the unit I put up in Camden, I get  
5 75 applicants within 48 hours. So there is a demand  
6 for 2-bedroom units in the City. So I have more work  
7 to do. And all the other stuff that you guys approve  
8 is really needed. When I put a unit on, I have to  
9 turn my phone off. That's how busy I get on a daily  
10 basis. We need units like fast.

11 MR. EINGORN: Great. This looks like a  
12 really nice project.

13 MR. ABED: It's a great unit and the  
14 parking is great. It's a big unit. It's been there.  
15 If they don't do nothing, somebody is going to burn  
16 it. Drug usage and prostitution is rampant in that  
17 neighborhood.

18 CHAIRMAN HANCE: Thank you.

19 MR. EINGORN: Any other questions for the  
20 applicant?

21 UNIDENTIFIED SPEAKER: Yes.

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

24 - - -

25 FARAG FARHAT, 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. FARHAT: 8404 Balfour Road,  
7 Pennsauken, New Jersey.

8 MR. EINGORN: Thank you, sir. What would  
9 you like to say about the application?

10 MR. MITCHELL: About the parking lot, I  
11 just want to say that like half of it is already  
12 paved, existing paved. And the rest we're just going  
13 to leave it as stone. So as far as water drainage,  
14 so it's just going to go to the ground. And that one  
15 house that you pointed to like it's back, is actually  
16 not right behind our building. It's just like on the  
17 another street. It's too far from the building to  
18 cover. The one next door, we're trying to buy.

19 So far nobody can get them out. So we're  
20 worrying about our building getting burned with the  
21 people over there because it's already three in the  
22 last two months catching on fire. We're trying to  
23 fence it, secure it. We've been trying to do it for  
24 like a while. We just talked to Jim Rizzo. They  
25 really want to demo it but we're trying to save it.

1 So as far as going to the Board, we're trying to  
2 start.

3 We've been there like almost everyday to  
4 secure it. Then the trash with the tickets with  
5 everything. The more we wait, we're just almost  
6 going to give up. We want to save it. I don't  
7 know. Like parking, I mean, with the size you cannot  
8 determine like how many cars would be there. We  
9 already have like 40 by 100. So almost 4,000 square  
10 feet in the parking lot. We can hold like so many  
11 cars. And we already placed a bid for the public  
12 auction to get the next door lot which is already  
13 fenced. When we purchased it, we thought it was  
14 ours. And then the City just came and knocked out  
15 the fence saying that it's not ours. So we have to  
16 go back 24 feet to one side. I don't know if this is  
17 helpful.

18 MS. MUHAMMAD: So that parking area that  
19 space is a part of Block 323, Lot 21. That whole  
20 parking is a part of the building?

21 MR. FARHAT: It's part of the building.  
22 Our --

23 MR. MITCHELL: Our building is 66 by 95.

24 MR. FARHAT: You're not going --

25 MR. EINGORN: One moment. You guys can't

1 talk over each over because the court reporter is  
2 going to have a hard time. Please speak one at a  
3 time.

4 MR. EINGORN: So I'm looking at 870.230.F  
5 which is the amount of parking needed under the  
6 ordinance. So we need 1.75 spaces for each 2-bedroom  
7 unit. You got nine so you need 15 and 3 quarter  
8 spaces.

9 MR. MITCHELL: Excuse me. Don't we get  
10 consideration? We have a 66 foot frontage.

11 MR. EINGORN: You don't get consideration  
12 for street parking. That's public parking. The  
13 requirements for off-street meaning on the property.  
14 That's how the ordinance reads, right? So you need  
15 1.75 spaces for each of these units. Nine units,  
16 that's 15 and three-quarter spaces; otherwise, you  
17 need a variance which looks like you're essentially  
18 requesting. Right? So you're proposing nine  
19 spaces --

20 MR. FARHAT: Ten in the parking lot.

21 MR. EINGORN: Ten spaces. And you're  
22 short almost six spaces; essentially six spaces,  
23 right?

24 MR. FARHAT: I thought it's 1.5 but  
25 that's something --

1 MR. MITCHELL: That's enough.

2 MR. EINGORN: If you have ten and you  
3 need 15 and three quarters, that's like six spaces  
4 about, right?

5 MR. MITCHELL: Yes. We would need a  
6 variance for that.

7 MR. EINGORN: Correct. And so to the  
8 extent that you go through site plan, you may be able  
9 to squeeze more spaces on there or figure out the  
10 circulation such that you don't need a variance. I'm  
11 not an engineer. So that's why I'm saying to the  
12 Board: I'm not an engineer and I can't make these  
13 determinations. And the Board really needs counsel.

14 I get that there's some rush here. You  
15 may be able to apply for an emergency permit to do  
16 certain things. That's something that you'll have to  
17 talk to the Zoning Office about. But as a  
18 professional here and the Board's attorney, I'm  
19 recommending site plan approval because this is a  
20 large parking lot. And while it looks like a great  
21 project, you still got to do it the right way.

22 MR. MITCHELL: I understand.

23 MR. EINGORN: That's all. I'm not trying  
24 to hurt you. You're not my client. This is my  
25 client. I got to do what's best by my client.

1                   MR. FARHAT: We too. We're not trying to  
2 take short cuts.

3                   MR. EINGORN: We are not accusing you of  
4 that. There's no accusation of you doing anything  
5 wrong.

6                   MR. MITCHELL: That's a substantial  
7 amount of asphalt parking lot that's still there from  
8 the commercial use of the building.

9                   MR. EINGORN: That's fine. But we can't  
10 tell from what's been submitted, what's the parking  
11 lot and what's not. We have pictures. Pictures are  
12 pretty far away. We don't have a diagram from above  
13 or anything that shows, here is the preexisting  
14 asphalt; here is the preexisting stone; here is where  
15 we're going to repave. We don't have any of that  
16 information, right?

17                   We don't have construction details. We  
18 don't know if you're going to rip up the asphalt,  
19 replace the asphalt. And these are things that are  
20 required for site plan approval. There's no real  
21 landscaping proposed, right? You're not proposing  
22 bushes or anything. And that's generally required  
23 for a project of this size.

24                   All I'm saying is, I don't have the  
25 ability to make those determinations and this is a



1 big lot with a large amount of people that you're  
2 about to put there. Right? Eighteen bedrooms in one  
3 building with a ten parking spaces. It's a large  
4 project and it's a really nice project.

5 MR. FARHAT: There's no houses over  
6 there. It's all lots. There's no neighbors.

7 MR. EINGORN: I'm not worried about the  
8 neighbors so much as I'm worried about the Board  
9 complying with its obligations. That's my concern.

10 MR. FARHAT: We have properties in the  
11 City. We understand the issue.

12 MS. ALSTON: I think that's really what's  
13 going on. I think we are all saying the same thing  
14 that it is a nice project. We think it's a great  
15 idea. But we would like to see more as far as the  
16 planning, the construction. That's nine apartments.  
17 It could be two to four people in each one of those  
18 apartments. And we would like to make sure that we  
19 are approving -- it's going to be something that's  
20 going to stay.

21 MR. EINGORN: Anything else from the  
22 Board?

23 CHAIRMAN HANCE: No.

24 MR. EINGORN: So a discussion and a  
25 motion. And the motion needs to be detailed about

1     what the Board is voting on.

2                   CHAIRMAN HANCE:   I was out to the area  
3     today probably around 12:30 and like I said, I walked  
4     around the property.   That would actually start that  
5     community back because everything is leveled.   The  
6     majority of that area is leveled.   There's really no  
7     houses standing there.   You got a corner store.   You  
8     got a church further down.   The dirt pile is gone  
9     over there.   A few houses to the left.

10                   So, yes, that would be a definitely a  
11     huge project.   We definitely need a site plan.   And  
12     you never know, that site plan could give you extra  
13     spots.   That's a huge parking lot.   But once you get  
14     a site plan and measure everything out, that would  
15     tell you what you really have there.

16                   Again, something that's well-needed in  
17     Camden, especially that area.   Like I said, that area  
18     is dead.   Even the gentleman said, hey, I wouldn't do  
19     it there but it needs to be done.   That's barren  
20     land.   So, yes, I understand the rush.   It could be  
21     set on fire.   I saw the new cement blocks up there  
22     where you blocked everything off --

23                   MR. MITCHELL:   Yes.

24                   CHAIRMAN HANCE:   -- so they couldn't get  
25     in there.

1 MR. MITCHELL: Everyday is a challenge.

2 CHAIRMAN HANCE: But all the plywood that  
3 you have, they will find a way. I think it's a great  
4 project. And as you said, if passed, the use  
5 variance. But also we have to say that we need a  
6 site plan to be approved and also waivers that you  
7 may need. I think it's a great plan and that would  
8 definitely brightened that area up because that area  
9 is done.

10 MR. EINGORN: Promote a desirable visual  
11 impact.

12 CHAIRMAN HANCE: Yes. Major.

13 I'll make a motion to grant with a use  
14 variance but upon the site plan.

15 MR. EINGORN: A motion to approve the use  
16 variance with a condition of approval being obtaining  
17 site plan.

18 CHAIRMAN HANCE: Site plan and waivers.

19 MR. EINGORN: That's the motion. Do we  
20 have a second?

21 VICE-CHAIRMAN STILL: Second.

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

24 CHAIRMAN HANCE: Yes.

25 MR. EINGORN: Vice-Chairman Still.

1 VICE-CHAIRMAN STILL: Yes.

2 MR. EINGORN: Ms. Alston.

3 MS. ALSTON: Yes.

4 MR. EINGORN: Ms. Rivera.

5 MS. RIVERA: No.

6 MR. EINGORN: Ms. Moss.

7 MS. MOSS: Yes.

8 MR. EINGORN: Ms. Mason.

9 MS. MASON: Yes.

10 MR. EINGORN: Having five in favor and  
11 one opposed, the motion passes. Congratulations on  
12 your use variance.

13 MR. MITCHELL: Thank you.

14 MR. EINGORN: The last matter, Dwight  
15 Warren, 841 Princess Avenue. Has Dwight Warren  
16 showed up? Last call. Dwight Warren is not here.  
17 We will carry his application for one month. This is  
18 notice that nobody who is not here because it's empty  
19 but this is notice to the public that Dwight Warren,  
20 841 Princess will be carried to June as a courtesy.

21 We have the Adoption of Resolutions.  
22 The first one on the list is the denial for  
23 Mr. Turner. I didn't get to that yet because I was  
24 trying to do a nice job for that. Not that I don't  
25 do a nice job for all of them.

1           The following Resolutions are up for  
2 adoption: Granting Non-Conforming Use for King Lui  
3 Legacy, 1309 Princess, a duplex.

4           Granting Bulk Variance Approvals for the  
5 Phoenix Development Group, 850 & 852 Woodland Avenue.  
6 Those are two separate resolutions.

7           Granting Bulk Variance Approvals and Site  
8 Plan Waivers for the Phoenix Development for 454, 456  
9 & 458 Mechanic Street. Those are also three separate  
10 resolutions.

11           Granting Use Variance Approval and Site  
12 Plan Waiver for VIP Industries 1402 Broadway. That  
13 was a barbershop.

14           Granting Bulk Variance Approval for Air  
15 Homes, II, LLC, 451 Line Street. That was a duplex.

16           Granting Use and Bulk Variance Approvals  
17 for North Speed Auto Repair, 111 Main Street. That  
18 was the mechanic shop that used to be the detailing  
19 shop.

20           Granting Use Variance Approval and Site  
21 Plan Waiver for Victoria Realty, 523 N. 27th Street.  
22 That's additional storage containers and a 3-bay  
23 garage.

24           Everybody but Ms. Rivera is able to vote  
25 on these resolutions. Do we have a motion to

1 adopt?

2 CHAIRMAN HANCE: I make a motion to  
3 adopt.

4 MR. EINGORN: And a second?

5 VICE-CHAIRMAN STILL: 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. Alston.

12 MS. ALSTON: Yes.

13 MR. EINGORN: Ms. Moss.

14 MS. MOSS: Yes.

15 MR. EINGORN: Ms. Mason.

16 MS. MASON: Yes.

17 MR. EINGORN: So moved.

18 Now I need a motion to adjourn.

19 MS. MASON: Motion to adjourn.

20 MS. ALSTON: Second.

21 MR. EINGORN: All in favor?

22 THE BOARD: Yays.

23 MR. EINGORN: So moved to adjourn. Have  
24 a good evening.

25 \*\*(Meeting concluded at 8:26 p.m.)\*\*

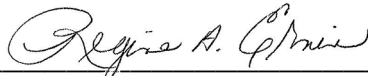
## 1 CERTIFICATION

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.

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(143) \*\*Meeting - back



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