

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

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*Transcript of Proceedings*  
*July 7, 2025*

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

ZONING BOARD OF ADJUSTMENT  
CITY OF CAMDEN

- - - -

Monday, July 7, 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  
KAREN MERRICKS  
MARITZA ALSTON  
ALICIA RIVERA  
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

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

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1                   CHAIRMAN HANCE: Good evening ladies and  
2 gentlemen. Welcome to the City of Camden Zoning  
3 Board of Adjustment. Reading of the Sunshine Law:  
4 In conformance with the Sunshine Law of New Jersey,  
5 notice of the meeting was posted in the Municipal  
6 Clerk's office on Tuesday, July 1, 2025. Roll call,  
7 please.

8                   MR. EINGORN: Chairman Hance.

9                   CHAIRMAN HANCE: Here.

10                  MR. EINGORN: Vice-Chairman Still.

11                  VICE-CHAIRMAN STILL: Here.

12                  MR. EINGORN: Ms. Merricks. We're  
13 expecting Ms. Merricks but we know she'll be late.  
14 Ms. Alston.

15                  MS. ALSTON: Here.

16                  MR. EINGORN: Ms. Nunez is Absent.  
17 Ms. Rivera.

18                  MS. RIVERA: Present.

19                  MR. EINGORN: Ms. Moss is absent.  
20 And Ms. Mason.

21                  MS. MASON: Here.

22                  MR. EINGORN: The first matter for the  
23 agenda is the approval of the minutes for June 2025.  
24 Do I have a motion?

25                  VICE-CHAIRMAN STILL: Motion.

1 MR. EINGORN: Do I have a second?

2 CHAIRMAN HANCE: 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: And Ms. Mason. So moved.

13 I'll read the list. If you hear your  
14 matter, please let me know that you are here and  
15 ready to proceed.

16 The first matter Cannabista, LLC.

17 MR. LARIO: Present.

18 MR. EINGORN: Good evening.

19 The next matter, Macedonia Baptist  
20 Church, 812-814 Kaighn Avenue.

21 MR. PLATT: Here.

22 MR. EINGORN: Good evening, Counsel.

23 Phoenix Development Group, 1401-1403  
24 Princess Avenue.

25 MR. PLATT: We're here and ready.

1 MR. EINGORN: Great. Mold Services, LLC,  
2 1446 Bradley Avenue. All right, we'll recall that  
3 one.

4 GH24 Holdings, LLC, 363 Boyd Street.

5 MR. IZZO: Here.

6 MR. EINGORN: Henstar Homes, LLC, 2770  
7 Thompson Street. I'll recall that.

8 Zafar Iqbal Janjua, 1446 S. 4th Street.

9 MR. JANJUA: Here.

10 MR. EINGORN: Good evening, sir.

11 Red Square Innovations, LLC, 1194  
12 Atlantic Avenue.

13 MR. BUSH: Here.

14 MR. EINGORN: Good evening.

15 Ciro Hildgo, 1047 N. 23rd Street.

16 MR. HILDGO: Here.

17 MR. EINGORN: Then for the record, the  
18 Adoption of Resolutions at the end, I do have May --  
19 April and May. I do not have the June resolutions.

20 Also, for the record, we have two matters  
21 that had deficient notice: 361 Marlton Avenue. If  
22 you're here tonight for that matter, please note that  
23 it will not be heard. Notice was deficient. Also,  
24 822 S. 5th Street. That matter will also not be  
25 heard. If you're here tonight for 822 S. 5th Street,

1 notice was deficient. That will not be heard  
2 tonight.

3 So let's take the first matter,  
4 Cannabista, LLC, 2035 Admiral Wilson Blvd. Good  
5 evening, Counselor.

6 MR. LARIO: Good evening.

7 Mr. Chairman and members of the Board,  
8 my name is Michael Lario. I'm an attorney with the  
9 firm Nehmad, Davis & Goldstein. I'm here this  
10 evening on behalf of the applicant, Cannabista, LLC.  
11 For the record, this is property 2035 Admiral Wilson  
12 Blvd. It's Block 1221, Lot 3.

13 The application before you tonight is for  
14 a favorable interpretation that the proposed changes  
15 to the previously approved site plan, can be  
16 administratively approved under the City of Camden's  
17 Municipal Ordinance. As some of this Board may  
18 recall, the applicant was before you in September of  
19 last year in connection with a use variance and site  
20 plan application to construct a 3-story building at  
21 the subject site, the first floor of which would be  
22 improved with a Class 5 cannabis retail dispensary.  
23 Floors 2 and 3 were vacant. No tenant had been  
24 determined at that time. And the Board had indicated  
25 that when a future tenant was determined, the



1 applicant was to come back and provide operational  
2 testimony as to those second and third-story tenants.

3           Following the approval by this Board, we  
4 met with NJDOT. The site is along a state highway,  
5 NJ-Route 30. According to DOT, the square footage  
6 proposed with the 3-story building was simply too  
7 large for the ingress and egress to the site.  
8 There's some constraints there that essentially, they  
9 said you were overdeveloping and that you needed to  
10 remove that second and third-story of the building.

11           The application before you tonight is  
12 essentially seeking approval to remove that second  
13 and third story. The applicant is still proposing to  
14 construct a single-story building which will be  
15 improved with a classified retail dispensary. From  
16 an operational standpoint, nothing is not changing  
17 from what was provided to this Board back in  
18 September of 2024, security, lighting, number of  
19 employees, number of parking spaces. The site will  
20 look and operate as was originally provided. Instead  
21 of a 3-story building, it will just be a 1-story  
22 building.

23           Your ordinance specifically Section  
24 870-41, allows for these types of minor changes to be  
25 administratively reviewed and approved by your

1 professionals. What we're asking for is simply an  
2 interpretation that this type of minor change would  
3 fall under that section of the ordinance and can be  
4 administratively reviewed and approved by your Board  
5 professionals. And, obviously, all of the  
6 conditions, all the testimony that was put on the  
7 record and memorialized in the original Resolution of  
8 Approval, will still be applicable to my client.

9 Mr. Jose Brito on behalf of Cannabista,  
10 LLC is here in case of any questions for the  
11 applicant but, essentially, that's the nature our  
12 request. We believe it's a very straight-forward  
13 request tonight.

14 MR. EINGORN: Does the Board have  
15 questions about what's being proposed and what's  
16 being requested?

17 So for the record, pursuant to  
18 N.J.S.A. 40:55D-70(b), the Zoning Board has the power  
19 to hear and decide request for interpretations of the  
20 Zoning Ordinance and for decisions on other special  
21 questions upon which the Board is authorized to pass  
22 by any zoning or official map, ordinance in  
23 accordance with this act. And I'm reading from, this  
24 is New Jersey Zoning and Land Use Administration, the  
25 2023 Edition written by William Cox and Stewart

1 Koenig.

2 A request for interpretation in lieu of  
3 appeal of the zoning officer interpretation, may be  
4 made where a property owner believes that a zoning  
5 officer has erred in interpreting the ordinance or  
6 map with regard to an application for development. So  
7 that's what's being asked of you tonight is to  
8 provide a legal interpretation regarding the Zoning  
9 Ordinance. And that ordinance section is 870-41. I  
10 believe counsel is -- I think it's Subparagraph 6;  
11 is that correct? I'd like to get that paragraph into  
12 the record because I think it's important. There's  
13 multiple pieces to it.

14 MR. LARIO: I would say six and eight are  
15 applicable.

16 MR. EINGORN: Six and eight.

17 Let's start with Subsection 6.

18 870-41(A): All activities except the following shall  
19 require site plan approval. Subsection 6: A  
20 proposed development involving a change in use or  
21 occupancy but not affecting the existing circulation,  
22 drainage, building arrangements, landscaping,  
23 buffering, lighting, off-street-parking and other  
24 considerations of site plan review. Normal  
25 maintenance or replacement such as new roof,

1 painting, new siding or similar activities exempt  
2 from the site plan approval. So that's Subsection 6.

3 Subsection 8 says: Any change in the  
4 occupancy of a building or the utilization of a  
5 building or land which does not require more  
6 off-street parking spaces than the previous use based  
7 upon parking requirements of this chapter. So those  
8 are the subsections that counsel has cited and the  
9 Board, as I've recited from the Cox book, does have  
10 the ability to give an interpretation. In this  
11 incidence, the request is that the Board interpret  
12 the Zoning Ordinance such that Dr. Williams has the  
13 ability to give administrative approval to the  
14 alteration of the existing improved site plan.  
15 Right?

16 The applicant wants to remove the top two  
17 stories of the building and is asking the Board to  
18 interpret the Zoning Ordinance such that Dr. Williams  
19 would have the right to administratively grant that  
20 approval. And correct me if I'm misstating your  
21 application?

22 MR. LARIO: I think that was very well  
23 stated. And the only thing I would add is,  
24 obviously, as we go through the construction process,  
25 the Board would retain -- Board professionals would

1 retain jurisdiction to review everything as part of  
2 that. That site plan application is just, again, a  
3 1-story building as opposed to a 3-story building.

4 MR. EINGORN: So the issue is, can the  
5 Board interpret the Zoning Ordinance, Subsection 6  
6 and Subsection 8 such that Dr. Williams has the right  
7 to grant administrative approval to the altered plan,  
8 I guess, where -- I don't guess -- the altered plan  
9 removing the top two stories. And correct me if I'm  
10 wrong, but it does seem that the testimony is that  
11 there's a change in occupancy but not affecting the  
12 existing circulation; no change in circulation.  
13 Right?

14 MR. LARIO: Correct.

15 MR. EINGORN: No change in the  
16 drainage?

17 MR. LARIO: Correct.

18 MR. EINGORN: No change to the building  
19 arrangement?

20 MR. LARIO: We would say that the  
21 building footprint is remaining the same here.

22 MR. EINGORN: Any change to the  
23 landscaping?

24 MR. LARIO: No.

25 MR. EINGORN: No buffering?

1 MR. LARIO: No.

2 MR. EINGORN: Lighting?

3 MR. LARIO: No.

4 MR. EINGORN: Off-street parking?

5 MR. LARIO: No.

6 MR. EINGORN: Any other considerations of  
7 site plan review?

8 MR. LARIO: No.

9 MR. EINGORN: None that you're aware?

10 MR. LARIO: None that we're aware of.

11 MR. EINGORN: So that's the application.

12 Does the Board have questions regarding that request?

13 CHAIRMAN HANCE: So basically it's going  
14 to be the same building but no second and third  
15 floor?

16 MR. LARIO: Exactly.

17 CHAIRMAN HANCE: I'm seeing that you'll  
18 have more parking?

19 MR. LARIO: We're in deintensifying it  
20 essentially, yes.

21 CHAIRMAN HANCE: So nothing has changed  
22 really but the first and second floor.

23 MR. EINGORN: Any other questions?

24 Again, this isn't an approval of a site  
25 plan.

1 CHAIRMAN HANCE: Right.

2 MR. EINGORN: This is a request for an  
3 interpretation regarding the ordinance. Nothing?

4 MS. MASON: We've heard the previous  
5 testimonies very well but I'll explain. We approved  
6 it under the condition that once they're ready to do  
7 the second and third, they will come back. So it  
8 seems like they decided not to do that but they still  
9 have to come back regardless with the interpretation  
10 from the previous presentation.

11 MR. EINGORN: Right. And you're correct.  
12 This would eliminate those conditions of approval.

13 MR. LARIO: Correct.

14 (At which time, Karen Merricks arrives to  
15 the meeting.)

16 MR. EINGORN: Let the record reflect that  
17 Ms. Merricks has appeared. Good evening, Ms.  
18 Merricks.

19 MS. MERRICKS: Hello.

20 MR. EINGORN: Did you just sneak in?

21 MS. MERRICKS: Yes.

22 MR. EINGORN: So you'll just sit this one  
23 out, okay?

24 MS. MERRICKS: Yes.

25 MR. EINGORN: So let's open this matter

1 to the public because it is a public meeting.  
2 Anybody here tonight that would like to be heard o  
3 the application for interpretation filed by  
4 Cannabista, LLC for 2035 Admiral Wilson Blvd.? Going  
5 once; going twice; sold. We'll close the public  
6 portion. No public comment has been made.

7 Counsel, any closing statement?

8 MR. LARIO: No. I just want to thank all  
9 the Board members for your time and attention.  
10 Again, if there's any specific questions, we're happy  
11 to address it. Thank you.

12 MR. EINGORN: Any other specific  
13 questions? None.

14 So, again, the Application For  
15 Interpretation regarding Zoning Ordinance Section  
16 870-41 and whether or not the Board believes that  
17 Dr. Williams has the ability to administratively  
18 grant this ordinance approval.

19 CHAIRMAN HANCE: Yes. I think he  
20 should. There's no change with the first and second  
21 floor. That property will still be occupied as a  
22 dispensary. I see no reason why he can't go forward.

23 VICE-CHAIRMAN STILL: I second that  
24 motion.

25 MR. EINGORN: Was that a motion?



1                   CHAIRMAN HANCE:   Yes.

2                   MR. EINGORN:   So we have a motion and a  
3 second.

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

6                   CHAIRMAN HANCE:   Yes.

7                   MR. EINGORN:   Vice-Chairman Still.

8                   VICE-CHAIRMAN STILL:   Yes.

9                   MR. EINGORN:   Ms. Alston.

10                  MS. ALSTON:   Yes.

11                  MR. EINGORN:   Ms. Rivera.

12                  MS. RIVERA:   Yes.

13                  MR. EINGORN:   Ms. Mason.

14                  MS. MASON:   Yes.

15                  MR. EINGORN:   Five in favor and none  
16 opposed, the motion passes.   Thank you, Counsel.

17                  MR. LARIO:   Mr. Chairman and members of  
18 the Board, thank you very much.

19                  MR. BUENO:   Thank you.

20                  MR. EINGORN:   Have a nice night.

21                  The next matter is Macedonia Baptist  
22 Church, 812-814 Kaighn Avenue.   Counsel, are you  
23 ready to proceed?

24                  MR. PLATT:   Good evening.   I'm still  
25 waiting for the client and the engineer to appear.

1 Can I ask that that one be skipped and we move to the  
2 next one which is Princess Avenue?

3 MR. EINGORN: Okay.

4 UNIDENTIFIED SPEAKER: Are you doing  
5 Macedonia?

6 MR. EINGORN: We're going to come back to  
7 it. The witnesses are not available at this moment  
8 but we've been assured they will be here later.

9 MR. PLATT: Good evening members of the  
10 Board. My name is Stuart Platt from the Platt Law  
11 Group. I'm representing the applicant, The Phoenix  
12 Development Group. I have with me two witnesses,  
13 Lance Bean who is the president and owner of the  
14 company and Brian Seidel who is our professional  
15 planner. The application requires -- the application  
16 is seeking to take an existing church that is vacant  
17 and converting it to five residential apartment units  
18 with off-street parking. The application requires a  
19 a use variance for multi-family units as it is in the  
20 R-2 Zone.

21 We're also seeking a waiver of site plan  
22 because the applicant is converting the existing  
23 building into the five apartments and not proposing  
24 any exterior improvements other than what you might  
25 request. And we have filed one of our notices and we

1 are ready to go. So I'd ask that counsel swear in  
2 our witnesses.

3 MR. EINGORN: Great. If could raise your  
4 right hand, please.

5 - - -

6 BRIAN SEIDEL, P.P.; LANCE BEAN, having  
7 first been duly sworn/affirmed, was examined and  
8 testified as follows:

9 - - -

10 MR. EINGORN: Names and addresses for the  
11 record, please.

12 MR. SEIDEL: Brian Seidel, professional  
13 planner at 2103 East High Street, Pottstown,  
14 Pennsylvania.

15 MR. BEAN: Lance Bean, owner and CEO of  
16 the Phoenix Development Group. The Phoenix Group  
17 address is 111 Village Green Lane, Sicklerville, New  
18 Jersey 08081.

19 MR. EINGORN: For the record, Mr. Seidel  
20 has become a regular before this Board. I would  
21 suggest the Board accept him as a professional  
22 planner.

23 CHAIRMAN HANCE: Yes.

24 MR. EINGORN: Great.

25 MR. PLATT: We have submitted with the

1 application, an Existing Conditions Plan and  
2 Architectural Plans and Elevations prepared by Bishop  
3 & Smith. They're dated February 18, 2025. This is  
4 an existing exhibit that says Multi-Family  
5 Residential, 1401-1403 Princess Avenue. And it is a  
6 3-page plan exhibit. And we'd ask that the 3-page  
7 exhibit be marked as Exhibit A-1 for the record.

8 MR. EINGORN: So marked.

9 (Whereupon Exhibit No. A-1, 3-page  
10 Multi-Family Residential Plan, was marked for  
11 identification.)

12 MR. PLATT: Mr. Bean, can you please  
13 tells about -- you own this property; your company  
14 owns this property?

15 MR. BEAN: Yes.

16 MR. PLATT: And what is -- it's 1401-1403  
17 Princess?

18 MR. BEAN: Yes.

19 MR. PLATT: And tell us when you  
20 purchased the property or your company purchased the  
21 property?

22 MR. BEAN: We took ownership last  
23 September of last year.

24 MR. PLATT: 2024?

25 MR. BEAN: Yes.

1 MR. PLATT: And what is currently at the  
2 property?

3 MR. BEAN: It's a vacant church.

4 MR. PLATT: Do you know how long it has  
5 been vacant?

6 MR. BEAN: I'm not 100 percent sure but  
7 I'm sure it has been over five years, if I'm not  
8 mistaken.

9 MR. PLATT: And what exactly is at the  
10 site right now in terms of physical improvements?  
11 There's the church building?

12 MR. BEAN: Yes.

13 MR. PLATT: And do you have the square  
14 footage on that?

15 MR. BEAN: Not offhand. It guess it's  
16 close to 4,000 square feet.

17 MR. PLATT: How many stories is it?

18 MR. BEAN: Two stories.

19 MR. PLATT: Is there parking at the  
20 site?

21 MR. BEAN: Yes.

22 MR. PLATT: How many spaces are there  
23 now?

24 MR. BEAN: The garage offers four spots  
25 and then there's a corner property so it runs to

1 Princess and then across the street is I think it's  
2 Bradley. So we have that corner that provides extra  
3 parking as well in addition to the 4-unit -- four  
4 garage parking.

5 MR. PLATT: And what do you intend to do  
6 with this vacant church? What is the nature of your  
7 application this evening?

8 MR. BEAN: We have enough space to offer  
9 five apartments. One being a 3-bedroom apartment and  
10 the rest being two.

11 MR. PLATT: And how would they be spaced  
12 in terms of which levels would they be on?

13 MR. BEAN: The first floor we have two  
14 apartments next to each other. On the second floor  
15 we have two apartments next to each other. And then  
16 over the garage, there's an additional space that  
17 offers one apartment.

18 MR. PLATT: And on Princess there's  
19 public transportation too near this site?

20 MR. BEAN: Right on the Haddon Avenue. I  
21 will add that each apartment would have its own  
22 entrance. We have a side entrance on the side of the  
23 building that offers an entrance to the upstairs  
24 apartments. And in the front, each apartment will  
25 have their own entrance.

1                   MR. PLATT: What else is included besides  
2 the bedrooms with each of the apartments?

3                   MR. BEAN: The 3-bedroom would have  
4 enough space for two full bathrooms and one-half  
5 bathroom and the rest will one.

6                   MR. PLATT: Now I'm showing you this  
7 exhibit that was prepared your architects and as you  
8 go through it, on the first page, these are the  
9 existing conditions?

10                  MR. BEAN: Yes.

11                  MR. PLATT: And the property, this corner  
12 property in the aerial, that's in the lower righthand  
13 corner of the first page of the Exhibit A-1?

14                  MR. BEAN: Yes.

15                  MR. PLATT: Now if you go to the second  
16 page of the exhibit, can you just describe for the  
17 record.

18                  MR. BEAN: The second page shows what we  
19 intend the floors plans to be. You see the altered  
20 lower level which is the basement which offers a  
21 substantial amount of storage as well as a small  
22 laundry back in that laundry area for all the  
23 apartments.

24                  MR. PLATT: And there would be no living  
25 space down there, right?

25 MR. PLATT: So what are the materials and



1 the colors that will be on the outside?

2 MR. BEAN: Well, this is a brick  
3 building. The brick is in relatively good shape so  
4 we won't be bothering the brick anyway. We'd  
5 probably just be restoring it and powerwashing it.  
6 But on the window space and door space, you got  
7 dry-rotted wood and so forth and so on. So we're  
8 going to upgrade that, put up some modern siding and  
9 some new windows and doors, of course.

10 MR. PLATT: And what about the side and  
11 rear elevations?

12 MR. BEAN: Side elevations as well.  
13 Right now all the windows are boarded up so we  
14 anticipate we have to replace all the windows, put in  
15 new window framing, new garage. The side view shows  
16 the garage space as well. You'll see two makeshift  
17 walls in the garage space which that's just for looks  
18 but it won't be totally open. The garage space is  
19 for maybe four of the apartments. And as well as you  
20 will see a side entrance for the two upstairs  
21 apartments as well.

22 MR. PLATT: And do you have an estimate  
23 of how much it would cost you to rehabilitate this  
24 now vacant church?

25 MR. BEAN: I have an estimated

1 construction cost between \$500,000 and \$550,000.

2 MR. PLATT: And if the Board were to  
3 grant you approval, what's your schedule to  
4 rehabilitate? How long would it take you once you  
5 get all of your permits to rehabilitate?

6 MR. BEAN: Once permits are approved  
7 I would say the project would last about four to five  
8 months. Five months at the most.

9 MR. PLATT: That's all I have for  
10 Mr. Bean. If the Board has any questions?

11 MR. EINGORN: I'm looking at the  
12 photograph that was supplied. Just for the record,  
13 it's both this part here and this part with this door  
14 as well?

15 MR. BEAN: Yes.

16 MR. EINGORN: It's this whole piece here  
17 not just the one?

18 MR. BEAN: No. The whole building.

19 MR. EINGORN: Got it. Thank you.

20 VICE-CHAIRMAN STILL: Tell me about the  
21 entrances and exits. So there's going to be an  
22 entrance and exit for both?

23 MR. BEAN: Yes. The front picture that  
24 you see on the immediate, you'll see the door space.  
25 That door space is for the entrance of the first

1 apartment on that side. And then on the opposite  
2 side of that door, you'll see the entrance for the  
3 second apartment on the same level. And then on the  
4 side entrance, you got to have access for the  
5 hallway.

6 And then upstairs you'll have two doors  
7 for the entrance of both apartments upstairs. So the  
8 opposite side would be the entrance to the  
9 apartment over top of the garage. I'm proposing five  
10 apartments. It will be subject to have to put in  
11 sprinkler systems in it if you turn it into a  
12 commercial building. So we will have sprinklers,  
13 overhead sprinklers.

14 CHAIRMAN HANCE: I did drive by. Next  
15 time bring more pictures so we can see the garage.

16 MR. BEAN: Got you.

17 CHAIRMAN HANCE: I want full pictures of  
18 everything. Now, inside here, is this two separate  
19 buildings or?

20 MR. BEAN: From it being a church, they  
21 got rid of a common wall but I have to put it back  
22 up.

23 CHAIRMAN HANCE: And you said this has  
24 been an abandoned property for about five years?

25 MR. BEAN: I'm sure over five years. I

1 am not sure how long after that it was but no more  
2 than five.

3 CHAIRMAN HANCE: Let me go back to the  
4 parking. You said that there's four spots in the  
5 garage?

6 MR. BEAN: Yes. The garage holds enough  
7 space for four cars.

8 CHAIRMAN HANCE: And then also you'll use  
9 the public parking on the street also?

10 MR. BEAN: Yes. From a being a corner  
11 building, that side street, which I think is Bradley,  
12 if I'm not mistaken, offers probably like another  
13 four and immediately in front of the property offers  
14 two.

15 MR. EINGORN: Any other questions? Or  
16 can we have the applicant's planner come forward?

17 CHAIRMAN HANCE: So how many parking  
18 spots? He has four in the garage.

19 MR. EINGORN: The ordinance has, I think  
20 it's one-and-a-quarter per unit. So if you have  
21 five, that's six-and-a-quarter spaces so you would  
22 need a parking -- a variance for the parking spaces  
23 as well.

24 MR. PLATT: This is a constant debate  
25 amongst land use attorneys that when you go for a use

1 variance, there's really no parking schedule for that  
2 particular use because there's no parking in that  
3 zone. So we are getting subsumed within the use  
4 variance. Of course, we always like to borrow from  
5 the parking regulations in residential zones to see  
6 how much it would apply. I know there's -- I believe  
7 in the City there's a parking variance fee, if I'm  
8 not mistaken. I'm not sure if it applies to this.

9 MR. EINGORN: I don't know if they still  
10 charge the parking variance fee. There was something  
11 that I wasn't privy to. I think they might have  
12 gotten rid of that.

13 MR. PLATT: I mean, we've noticed for it.  
14 The reason why I say it's subsumed is because we  
15 would avoid that fee. But, obviously, we have to  
16 satisfy you in order to get the use variance if  
17 there's going to be sufficient off-street and  
18 on-street parking to enable this to be converted into  
19 five apartments. So that's what we're trying to  
20 demonstrate.

21 MR. EINGORN: Any other questions for the  
22 applicant here?

23 MS. ALSTON: So we're here just for the  
24 use but they're going to come back? Will they be  
25 coming back for the site plan approval at any time?

1 MR. EINGORN: They're asking for a site  
2 plan waiver.

3 MS. ALSTON: A site plan waiver?

4 MR. EINGORN: Correct. Because they're  
5 not changing any of, and I'm assuming we'll get some  
6 of that testimony from the planner. But they're not  
7 going to change any of the grading, the runoff?

8 MR. BEAN: Everything stays the same  
9 outside.

10 MR. EINGORN: Because it's a preexisting  
11 building.

12 MR. PLATT: It's a rehab on the inside.  
13 There's no exterior site improvements being proposed.

14 MS. ALSTON: Okay.

15 MR. EINGORN: So the request is for the  
16 use variance, --

17 MS. ALSTON: Right.

18 MR. EINGORN: -- a site plan waiver, and  
19 then bulk variances for impervious coverage, rear  
20 yard, side yard, front yard, aggregate side yard, lot  
21 depth and minimum lot width, all of which are  
22 preexisting non-conforming conditions is what I'm  
23 hearing?

24 MR. PLATT: That is correct. That's our  
25 application.

1                   MR. EINGORN: As well as the parking  
2 would be a preexisting non-conformity as well which  
3 I'm assuming you're going to hear testimony about  
4 shortly, not to cut of Mr. Seidel, who is going to do  
5 a great job I'm sure. But that's what is being  
6 discussed.

7                   MS. ALSTON: Thank you.

8                   MR. EINGORN: Any other questions? Let's  
9 hear from Mr. Seidel.

10                  MR. PLATT: Mr. Seidel, you've been  
11 sworn; you've been qualified. The application  
12 requires a use variance and some other bulk variances  
13 so let me start you off. Have you reviewed the  
14 Exhibit A-1 with the elevations and the Existing  
15 Conditions Plan, the proposed units?

16                  MR. SEIDEL: I have.

17                  MR. PLATT: Have you visited the site?

18                  MR. SEIDEL: I have.

19                  MR. PLATT: Could you please provide your  
20 professional opinion of whether or not this property  
21 qualifies for a use variance and the bulk variances  
22 that are either subsumed or preexisting  
23 non-conforming uses?

24                  MR. SEIDEL: Yes. Just for the  
25 introduction of the variances and the relief that's

1 being requested here, so I won't go over that  
2 again. You heard the description of the properties  
3 being converted to apartments from a church. In  
4 reality and I think there's a question that was  
5 brought up about the photograph that was provided.  
6 This is a church now. But architecturally, it has  
7 the appearance and I don't know all the history, but  
8 it appears to be two attached dwelling units that  
9 were previously converted to a church here. So this  
10 was previously a residential dwelling.

11 The property contains this 3-story  
12 church. It is also unique in that it contains the  
13 garage that was just described by the applicant  
14 behind the building that provides the off-street  
15 parking and additional buildable area. It's a corner  
16 lot situated between Princess Avenue and Bradley  
17 Avenue. The side street, there's parking that's  
18 available on both of those roadways.

19 This is also adjoining the Haddon  
20 Avenue corridor. So while the property is located in  
21 the R-2 District, it adjoins the Haddon Avenue  
22 corridor which is located in the C-1 commercial  
23 district. It adjoins the Fayer's Market grocery  
24 store, rooftop billboards on that building.

25 The R-2 District permits a variety of



1 residential uses, including rowhomes, townhomes,  
2 duplexes and semi-detached dwellings. While  
3 apartments are not necessarily permitted in the  
4 residential zone, they are permitted in the C-1 Zone  
5 which is immediately adjacent to this property. And  
6 I bring that up because I think it's unique with all  
7 the types of residential uses that are permitted in  
8 the underlying district. Duplex homes are permitted.

9           So if this was originally two separate  
10 dwelling units, a duplex could be provided here or it  
11 could be converted to a duplex to provide four units  
12 plus one residential unit that's being proposed above  
13 the garage at the rear of the building. So really  
14 the residential increase in density for this  
15 development is only one dwelling unit. It's very  
16 minimal despite the fact that we're asking for  
17 approval for four apartments here.

18           I do believe that the application meets  
19 all the criteria for the use relief. The site is  
20 particularly suited for the proposed multi-family  
21 use. Again, previously developed as two residential  
22 dwellings located on a corner lot. It's located 200  
23 feet from a bus stop, a grocery store, and a  
24 laundromat on Haddon Avenue. The variance will  
25 advance the purposes of zoning and enhance the

1 general welfare; integrates new construction in  
2 investment and infrastructure into the neighborhood.

3 It would advance the purpose of zoning  
4 particularly Purposes 'A,' to guide the appropriate  
5 use of land; 'E,' to promote the appropriate  
6 population densities to contribute to the  
7 neighborhood; provide space in appropriate locations  
8 for a variety of uses. And I believe there will be  
9 no detriment to the public good. The proposal will  
10 improve the appearance of the neighborhood; activate  
11 the site with the residential use; provides  
12 off-street parking in the garage that's there.

13 As I mentioned, I believe four dwelling  
14 units could be permitted if both halves of this  
15 dwelling unit were converted to duplexes as they were  
16 originally designed, minimal impact to available  
17 parking. The Redevelopment Plan requires one parking  
18 space per dwelling unit. You heard from the  
19 applicant that there were going to be four garage  
20 spaces available here so the additional parking, we  
21 believe, can be met on site. Especially taking into  
22 consideration that we're on a corner lot of Bradley  
23 Avenue and there really are no other residential  
24 dwellings that have frontage on that Bradley Avenue.

25 No detriment to the Zoning Plan or the

1     Zoning Ordinance. The property is listed in the  
2     Redevelopment Plan as a property in need of  
3     rehabilitation which is the most dramatic of all the  
4     actions as compared to renovation or conservation.  
5     And I believe it addresses the primary goals and  
6     objectives of the Redevelopment Plan to upgrade the  
7     existing housing stock; transition deteriorated and  
8     vacant properties into functional, modern housing,  
9     consider rezoning areas to correct for outdated land  
10    uses, redevelop vacant properties for residential  
11    reuse and stimulate the increased use of mass  
12    transportation service. I bring that up because of  
13    the proximity to the adjacent bus station.

14             Architectural guidelines also indicate  
15    that every reasonable effort shall be made to provide  
16    a compatible use for structures that require minimum  
17    alteration to the buildings which, again,  
18    I believe this application does; hearing testimony  
19    about no site plan or the waiver of site plan  
20    approval that's being requested because no  
21    substantial changes to the exterior.

22             The bulk variances I believe can be  
23    justified under the c(1) Hardship Criteria, again,  
24    because they are existing conditions. It can also be  
25    supported by the flexible criterias as the benefits

1 will outweigh any detriments. And I believe that the  
2 proofs that I provided previously for the use of the  
3 property, carry forth for those bulk regulations as  
4 well.

5 So in my opinion, I believe that the  
6 variances and the relief can be granted to the  
7 application of no detriment to the Zoning Plan or the  
8 Zoning Ordinance. And I believe the application is  
9 very consistent with the recommendations of the  
10 Redevelopment Plan.

11 MR. EINGORN: Does the Board have any  
12 questions for Mr. Seidel? None. Okay.

13 Counsel, is there anything else you need  
14 to add?

15 MR. PLATT: That's our application this  
16 evening. We will standby for any public comment.

17 MR. EINGORN: Sounds good. Open to the  
18 public. Anybody in the public tonight that would  
19 like to be heard on the application regarding 1401 to  
20 1403 Princess Avenue? Please come forward.

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

23 - - -

24 MICHELLE BANKS SPEARMAN, having first  
25 been duly sworn/affirmed, was examined and testified

1 as follows:

2 - - -

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

5 MS. SPEARMAN: Michelle Banks Spearman,  
6 1471 Baird Avenue, Camden, New Jersey.

7 I am a lifetime resident of Camden and of  
8 Parkside. And one of the founders of our Parkside  
9 Business & Community Partnership. We were founded  
10 because we wanted to improve the Parkside  
11 neighborhood. And we are very concerned about all  
12 these applications that are coming in to convert  
13 single-family homes into multi-family houses. While  
14 I recognize that there may be some parking on the  
15 property and they're referencing parking on the  
16 street, parking conditions in Parkside are very  
17 crowded. We've got people putting cones and fighting  
18 over parking. We're not interested in adding to the  
19 density of the street. So I oppose this  
20 application.

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

23 - - -

24 MIOSHA BRADDOCK LAWRENCE, having first  
25 been duly sworn/affirmed, was examined and testified

1 as follows:

2 - - -

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

5 MS. LAWRENCE: Miosha Braddock Lawrence,  
6 1427 Kennwood Avenue, Camden, New Jersey.

7 I live right around the corner from this  
8 property. And I just want to bring your attention to  
9 cosign on my neighbor that there are a number of  
10 investors coming in and basically overpopulating  
11 Parkside with investment properties, converting  
12 single-family into duplexes, triplexes and now a  
13 fiveplex. I just want to note, 1402 Princess which  
14 is right across the street, is a legal duplex  
15 already. 1404 Princess is coming before the Zoning  
16 Board to be converted into a fourplex. And now  
17 you're going to have five apartments. So this is  
18 literally two, four and five. So six across the  
19 street and five across the street. So 11 apartments  
20 across the street from each other on the corner of  
21 Princess and Bradley. This is going to be  
22 overcrowded at this point within the next 12 months.

23 1404 Princess was suppose to be on the  
24 agenda tonight. It wasn't last month so I'm guessing  
25 it's going to be on next month. So now we're looking

1 at multiple properties. I mean, this is just  
2 becoming ridiculous at this point in my personal  
3 opinion. I'm not saying that you guys are doing  
4 anything unprofessional. But this investment  
5 property owner has already a number of properties in  
6 Parkside; number of properties here in the City of  
7 Camden; and this is what they're doing.

8           They're just turning out multiple  
9 duplexes or triplexes and now a five-unit. They  
10 don't reach out to the community. Outside of the  
11 legal notes that they have to give to the neighbors,  
12 there was no notification with knocking on doors or  
13 reaching out to the community group to say, hey, this  
14 is the type of housing which I'm bringing here. It  
15 sits right behind Fayer's Grocery Store which now  
16 you're going to have residents and customers  
17 fighting. They're going to be blocking people into  
18 that garage. So there's going to be constant  
19 fighting now with this overcrowding.

20           So I just want to make a note that as you  
21 guys are approving this, no one is noticing that  
22 they're congregating these all within feet of each  
23 other. So, yes, there's going to be six across the  
24 street if it's approved and now five directly.  
25 Because they're both on one side of the corner and

1 the other corner. And I just think that we need to  
2 make a note of how this is just now coming into our  
3 community and just dumping in people into smaller  
4 spaces to generate a profit for someone who doesn't  
5 live here.

6 MR. EINGORN: I question. So you live  
7 right by the property?

8 MS. LAWRENCE: I live a block behind it  
9 but I walk pass it all the time.

10 MR. EINGORN: Were you around when it was  
11 a church?

12 MS. LAWRENCE: Yes.

13 MR. EINGORN: What was the parking like  
14 when it was a church?

15 MS. LAWRENCE: When it was a church  
16 because it was a Sunday, most people were parking on  
17 Bradley. And so now that you have 1402 that is a  
18 duplex. There are about three or four cars and some  
19 of them abandoned that belong to those residents.  
20 1404 is now up for conversion from two, a duplex, to  
21 four. And now you're going to bring five across the  
22 street.

23 MR. EINGORN: I was more concerned with  
24 what the parking was like when it was a church.

25 MS. LAWRENCE: Oh, the parking on the



1 church? Since it was just a church on Sundays is  
2 what I'm saying so, yes, there was a bad parking  
3 issue --

4 MR. EINGORN: Got you.

5 MS. LAWRENCE: -- because you have  
6 people shopping at Fayer's; you had the residents.  
7 So this is not going to be an easy -- there are no  
8 lots. The one lot that they might be thinking of is  
9 owned by another church so you can't park there. So  
10 literally -- I'm trying to think two, four -- there's  
11 at least two other occupied properties right next to  
12 the church.

13 MR. EINGORN: Got it. The church brought  
14 a lot of cars.

15 MS. LAWRENCE: Church brought a lot of  
16 cars. So now you have the same issue where you're  
17 going to have a multi-family where you can estimate  
18 some of those apartment residents might have two  
19 cars.

20 MR. EINGORN: And they might not have  
21 any. Not that --

22 MS. LAWRENCE: But I'm just saying the  
23 congestion of multi-families on the same corner is  
24 going to cause a major issue in that community on  
25 that block. Not just for -- like I said, the

1 business and the residents. So that's just the 1401  
2 and 1402. You still have the properties right across  
3 the street on the other side. That's still the 1300  
4 block. So this is serious overcrowding for that  
5 corner.

6 CHAIRMAN HANCE: How long has the church  
7 been there?

8 MS. LAWRENCE: The church has been there  
9 probably a long time. I remember when they were  
10 actively having members. I remember the husband and  
11 wife who were pastoring and they outgrew that space  
12 so they had to leave.

13 CHAIRMAN HANCE: So it's over ten years  
14 maybe?

15 MS. LAWRENCE: I'm not going to say that  
16 long because I've been at my home for over 15 years  
17 and they were actively holding services while I was  
18 living there. Thank you.

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

21 - - -

22 L'TANYA BROOKS, having first been duly  
23 sworn/affirmed, was examined and testified as  
24 follows:

25 - - -

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

3                   MS. BROOKS: L'Tanya Brooks, 1255 Empire  
4 Avenue.

5                   My concern is, one, I wanted to come and  
6 actually hear what the case was for this property.  
7 So we have no visual for the public. You have your  
8 notes there and the diagrams and everything. We have  
9 nothing on what the proposed plan is. There's  
10 nothing here to show any of us in the public what  
11 we're anticipating.

12                   My concern is, again, parking cannot  
13 be -- you mentioned off-street parking. I would like  
14 to see some of that; to see what the diagram looks  
15 like; will it be compatible for what we propose?  
16 In the major plan, the City plan for -- the  
17 Redevelopment Plan for Parkside, the emphasis is,  
18 again, single-unit family housing. And we were  
19 working through the changes to bring duplexes and to  
20 provide housing in Parkside. But now we're going  
21 into five-family units.

22                   It's just not five people that are coming  
23 in this unit. So we could have anywhere from 5, 10,  
24 12, 15 people that are coming here. Will the  
25 infrastructure support it? I'm worried about the

1 water and the sewer because right now, the City is  
2 redeveloping the City. We're getting a sewer system  
3 and everything. Is it designed to hold these other  
4 big properties that are coming in? Are we looking at  
5 all the factors that are concerned that impact this?  
6 I think it's just a lot to put a five units right  
7 there on that corner.

8 MR. EINGORN: Would you like to take a  
9 look at this?

10 MS. BROOKS: Yes, I would.

11 MR. EINGORN: I need this back but if you  
12 just want to take a peek at it, maybe the applicant  
13 can answer some questions about what you may have  
14 about the plans. Counsel, do you want to address  
15 some of the other comments while Ms. Brooks looks at  
16 the --

17 MR. PLATT: Mr. Bean is going to  
18 comment -- I want to point out brief facts. Number  
19 1, this is not an existing single-family residence  
20 that's been converted to five apartments. It's an  
21 abandoned church that is boarded up. It has been  
22 boarded up for some time. Two, by-right we would be  
23 able to get two legal duplexes because these are  
24 actually two different units, if you will, it's 1401  
25 and 1403. So by-right, we would be able to get two

1 duplexes, four.

2           And then, thirdly, it's on a corner lot  
3 so it's not an interior lot. If there's an issue  
4 about parking, it's on a corner lot. Plus, there is  
5 on-site parking of four spaces. I don't like to  
6 argue with people from the public because it doesn't  
7 do me any good. But to suggest that there could be  
8 15 people living here, I think is probably an  
9 excessive estimate. Those are just some facts that I  
10 want to put on the record in terms of comparing some  
11 of the comments which are legitimate comments to  
12 what's actually being proposed in this particular  
13 instance.

14           Mr. Bean, do you have some comments that  
15 you want to put on the record?

16           MR. BEAN: Yes.

17           MR. PLATT: Please step up and keep your  
18 voice up.

19           MR. BEAN: The lady mentioned that  
20 there's a lot of new investors coming into the  
21 community, investing in the community and changing  
22 properties into multi-units. I'm not an investor  
23 coming into the community. I'm a part of the  
24 community. I was born and raised here. My mom is 90  
25 years old and has lived in the same property for over

1 60 years on Denfield right in the Morgan Village  
2 section of Camden. I graduated from Camden High  
3 School.

4 As opposed to the building, it's a  
5 church. The church is not only on Sunday. You got  
6 services all through the week. This church itself is  
7 condensed on Sunday a lot. So parking would be even  
8 more intense if it was still a church. So I'm kind  
9 of doing -- not arguing but having an issue with  
10 parking, we're kind of doing Princess and Bradley a  
11 service by turning it into a multi-unit and not  
12 letting it stay a church.

13 MR. EINGORN: We did give Ms. Brooks a  
14 second to look at the plans. Ms. Brooks, do you have  
15 any other questions or comments regarding the  
16 plans?

17 MS. BROOKS: No, I have no further  
18 questions.

19 MR. EINGORN: Anybody else who hasn't had  
20 a chance to speak, would like to speak tonight? All  
21 right. We'll close the public portion.

22 MR. EINGORN: Counsel, do you have any  
23 closing statement?

24 MR. PLATT: We do not. I think you heard  
25 the summary from myself and Mr. Bean at the end here

1 giving his closing statement. We think that the  
2 variances are justified at this particular location.  
3 This particular use that we would be allowed by-right  
4 for what's being requested. The client is doing a  
5 substantial investment to rehabilitate in the  
6 community, a vacant church which must be an eye sore  
7 with boarded up windows.

8 We think the positive benefits of this  
9 outweigh any potential negatives even with the  
10 parking. There's on-site parking. So as a result,  
11 we think in this case in particular, the site is  
12 specifically suited for this type of use. It looks  
13 like a residential property historically. So we  
14 think it would be appropriate to grant the relief  
15 being requested this evening. Thank you for your  
16 attention.

17 MR. EINGORN: Thank you. So the Board  
18 has heard substantial testimony both from the  
19 applicant and the public, as well as the arguments of  
20 counsel and the discussion by the applicant's  
21 planner. The applicant is here tonight requesting  
22 multiple relief, use variance for the five units,  
23 site plan waiver, and then bulk variances for maximum  
24 impervious coverage, rear yard, side yard, front  
25 yard, aggregate side yard setbacks, lot depth and

1 minimum lot width. And then as discussed, it does  
2 appear they need a parking variance for one space  
3 based upon the testimony of Mr. Seidel.

4 So it's the Board's job now to do a  
5 discussion of the Positive and Negative Criteria and  
6 to make a motion.

7 VICE-CHAIRMAN STILL: Well, I know  
8 parking can be an issue. There was a question on  
9 this end about with those many units in that space,  
10 does the sewage system need to be altered. Was that  
11 it?

12 MS. MASON: Yes.

13 VICE-CHAIRMAN STILL: Does the sewerage  
14 system need to be altered by the applicant?

15 MR. EINGORN: So that's really not our  
16 determination. That would be whatever requirements  
17 they're going to need based upon obtaining their  
18 permits when they submit their plans to the  
19 construction official. That will all be determined  
20 at that time and the applicant if they want to obtain  
21 their permits, will have to deal with that issue at  
22 that point.

23 MS. ALSTON: So I just want to say  
24 something. I like single-family homes. I like the  
25 fact that it offers space and that has been one of my



1 biggest things for a very long time. I also like the  
2 fact that we want the investors to come in into the  
3 areas and turns these empty lots or empty buildings  
4 into liveable space because every day we see homeless  
5 people out there. We see people that just don't have  
6 any place. It is overpopulated.

7 I've been in that Parkside area and it is  
8 true, on either side on any given day of the week,  
9 there are cars parked on both sides. I don't live in  
10 that area but I've been there. And sometimes I'm  
11 visiting and I can't find a parking spot. I have to  
12 go a block out in order to visit people so I do  
13 understand that as well. I was just wondering, does  
14 it have to be five units? And could it be something  
15 less? What was the thought process, right, to make  
16 it a 5-unit versus maybe, you know, two units and  
17 give people more space to live in?

18 MR. PLATT: I think our thought  
19 process, Mr. Bean's thought process -- it's funny,  
20 one member of the public raised the concept of having  
21 these big projects for the City of Camden. But  
22 Lance's view of how he wants to help invest in the  
23 community, every big picture has little dots. So  
24 what he's doing is trying to take these in-fill lots  
25 and rehabilitate them and turn them into useful

1 productive properties again.

2           The reason why he's seeking the fifth  
3 unit here is because he has sufficient, we believe,  
4 off-street-parking. By by-right, he could get two  
5 legal duplexes for each of these properties. So he  
6 can basically come in here and get four duplexes. So  
7 the fifth one allows him, with the parking in the  
8 garage, allows him to make this investment happen  
9 without totally undermining the existing parking  
10 concerns that they have. He's giving additional --  
11 nobody can park at this property today.

12           So whatever contribution there's going to  
13 be to the parking demand issue, he's adding parking  
14 supply. Yes he's created a parking demand. And it's  
15 really up to you. You folks are the experts in your  
16 City. You have to weigh these factors. We believe  
17 they weigh heavily in favor of allowing for it. But  
18 the thought process of adding the fifth one is, he'd  
19 be allowed to have the four by-right to begin with.  
20 So that was the idea for the fifth one with the  
21 additional off-street parking.

22           MS. ALSTON: I do appreciate that. Thank  
23 you. I also want to say that with that many number  
24 of units, it does bring other issues. And I did hear  
25 that you guys did not reach out to the community to

1 see exactly what they would like, the neighborhood.  
2 Did you go to the neighborhood and just talk and say,  
3 hey, what would you like to see or how do you feel  
4 about five units?

5 MR. BEAN: No, I didn't say I've done  
6 that. I mean, I didn't go knock on the doors. I'm  
7 aware that once we have these hearings that the  
8 community is notified ahead of time to come out and  
9 express their concerns like they did. And speaking  
10 of the fifth apartment, not just off-street parking  
11 but the building itself of the space. I'm not sure  
12 if you've been out there on the site to see it but  
13 the building has a whole other, practically a whole  
14 other building attached to it.

15 I guess the church built it for whatever  
16 purpose they used it for. And there's more than  
17 enough space inside and outside for a fifth  
18 apartment. So that was the idea for that space.  
19 Because there's no other idea for it. There's no  
20 existing whole other building to connect to the first  
21 two buildings. And there's a side entrance for  
22 that. So that's the only reason why I anticipated  
23 the fifth apartment.

24 MS. ALSTON: Thank you.

25 MS. MASON: I just want to add in. I've

1    been following a lot of the redevelopment across the  
2    City.  It's my understanding, Parkside is developing  
3    apartments already.  Right?  So we're developing.  
4    We're developing multi-family housing.  We're  
5    developing, you know, single-family housing.  So  
6    what's the difference between an investor in the  
7    community, the community, you know, nonprofit that's  
8    doing apartments as well and bringing folks in and  
9    multiple cars?

10                   There's just an issue across the City and  
11    City's like Camden with parking.  And so,  
12    I think, with this application, he has been creative  
13    and thinking about that parking and then adding that  
14    garage in so that it doesn't make such a hostile.  
15    He's being thoughtful in that.  So, again, with  
16    what's already going on in Parkside, I don't see a  
17    difference between what PBCIP is doing versus what  
18    this young man is bringing forth into the community.

19                   CHAIRMAN HANCE:  I have my two cents  
20    here.  No matter which way they go, if they went with  
21    the two duplexes or the five apartments, it's going  
22    to be a parking issue.  There's a parking issue all  
23    over Camden.  It's like someone opened the door and  
24    everyone is building all over Camden.  Not just  
25    Parkside.  You got Cramer Hill; you got East Camden;

1 you got South Camden. Everybody is building now  
2 because we're overcrowded; we're overpopulated.

3 Not only that, but people can't afford  
4 houses anymore. They can't afford to keep them up so  
5 they are either turning them into a duplex to help  
6 pay that tax, water, electric or they're just letting  
7 it die out as it sits there forever. That's why I  
8 asked, how long has that been empty. You got two  
9 separate homes that they combined and I don't know  
10 how they did that. They combined it into a church.  
11 I feel as though is that to keep up with the times,  
12 we have to build.

13 And I'm a single homeowner and I got  
14 issues with parking. No matter what, even though we  
15 have a parking lot for the spillover, but usually  
16 when they have something in my neighborhood, my  
17 church is the Heart of Camden, that takes all the  
18 parking. And I do get kind of upset because after I  
19 go to the grocery store, I got to carry it a block.  
20 But that's the time. Even when I went there, and  
21 say, hey, can you please not park in front of my  
22 door. You know what I'm saying? That didn't work  
23 because then you got a different old crew coming the  
24 next time. What I'm saying is, the church has been  
25 there and there's always been an issue with parking.

1 I'd rather see people living in that building  
2 than to have it be abandoned.

3 MS. MASON: And we talk about all the  
4 development that's happening in other places. Here  
5 we're trying to build luxury apartments in the heart  
6 of the City. It's not on the outskirts as far as the  
7 waterfront. These are luxury apartments that are  
8 bringing to the heart of the City. We're trying to  
9 boost the center of our City, the heart of the City  
10 and not just the outskirts. And people want to be  
11 in their neighborhoods and have luxury homes and  
12 luxury condos. I think it's just an opportunity to  
13 do just, again, to keep activating our communities.  
14 Our communities that make our City thrive.

15 MS. MERRICKS: I just think that it's  
16 also an opportunity even if he is an investor, that  
17 he's an investor from Camden that came back to give  
18 back to the City that gave to him. And also I think  
19 it's a good opportunity, and this is me and I stick  
20 to it, to give our college students who are  
21 graduating from college, a reason to stay in our  
22 City; a nice place to live and stay and help us build  
23 a City because we need a lot help building our City  
24 up.

25 And who would do better than these young

1 ones coming out of college replacing us and taking  
2 these seats and making sure that our City stays built  
3 up. So I think it's a great idea. Like you said,  
4 parking is bad everywhere.

5 MS. ALSTON: So I just wanted to add. I  
6 think and I'm trying to be very careful with my  
7 wording, of course, that that area is a little bit  
8 overpopulated. It is. And any time you bring in  
9 more people, the chances that there are going to be  
10 issues and the harmony or whatever piece that there  
11 is in that neighborhood now, something may happen to  
12 that. Right?

13 I do think the area is overpopulated. I  
14 understand that we do want investments. I understand  
15 we need more homes. I know that there is that  
16 parking issue there. But for me, that's not the  
17 greatest concern. The greatest concern for me is  
18 that space, is bringing more people into an area  
19 where it's already overpopulated and putting them  
20 into neighborhoods this way. I just wanted to say.

21 MR. PLATT: You aren't going to go on any  
22 day trips to New York City my dear.

23 MS. ALSTON: You're right. I've been  
24 there.

25 MS. MASON: You have the hospital area

1 expansion. You have the Rutgers University and Rowan  
2 expansion. I mean, everywhere you go, there is  
3 expansion. What do we do? Stop the City from  
4 progressing?

5 MS. ALSTON: Yeah, I get it. But I have  
6 been to New York and I've seen the number of people  
7 that are on these city blocks. I just wanted to  
8 mention that for a second.

9 VICE-CHAIRMAN STILL: I think my take is  
10 this very quickly. While lack of parking and  
11 congestion in the City is running rampant, lack of  
12 housing is also running rampant. Right? There's a  
13 lot of people who can't find homes, apartments and so  
14 forth. My biggest thing with new development like  
15 this, is the fact that this was abandoned, right?  
16 So there's a chance that you get squatters. There's  
17 a chance that you get people who -- to the Chairman's  
18 point, he points out the fact that anything empty and  
19 abandoned it can be a fire.

20 MS. RIVERA: Yes.

21 VICE-CHAIRMAN STILL: It can cause a fire  
22 and then you got block-long properties that are being  
23 affected by certain things like that. So the new  
24 development is advantageous in that point that you  
25 had a space that was empty and is being filled with



1 people who need housing. Motion to pass.

2 MS. RIVERA: 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. Merricks.

9 MS. MERRICKS: Yes.

10 MR. EINGORN: Ms. Alston.

11 MS. ALSTON: No.

12 MR. EINGORN: Ms. Rivera.

13 MS. RIVERA: Yes.

14 MR. EINGORN: Ms. Mason.

15 MS. MASON: Yes.

16 MR. EINGORN: Having five in favor and  
17 one opposed, the motion passes.

18 MR. PLATT: Thank you. May I ask that  
19 you skip Macedonia on the agenda. My client and his  
20 witnesses just got here. I need a few minutes to  
21 talk to them. I don't want to waste anybody's time.

22 MR. EINGORN: Ms. Alston has a huge test  
23 tonight so she has to leave early. She may only have  
24 five Board members when you return here. Just a  
25 heads up.

1 MR. PLATT: When are you leaving; soon?

2 MS. ALSTON: Like yesterday.

3 MR. EINGORN: Mold Service, LLC, 1446  
4 Bradley Avenue, is that here?

5 UNIDENTIFIED SPEAKER: Yes.

6 MR. EINGORN: Okay. Come on up. Would  
7 you raise your right hand, please.

8 - - -

9 JOSHUA HERNANDEZ, having first been duly  
10 sworn/affirmed, was examined and testified as  
11 follows:

12 - - -

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

15 MR. HERNANDEZ: My name is Joshua  
16 Hernandez, 4414 Baker Avenue, Pennsauken, New Jersey.

17 MR. EINGORN: Mr. Hernandez, I have one  
18 question for you. First I need to ask you to speak  
19 louder because I can barely hear you which means they  
20 can't barely hear you. There's no microphone  
21 unfortunately. What is your relationship to Mold  
22 Service, LLC?

23 MR. HERNANDEZ: I am the owner.

24 MR. EINGORN: The sole owner?

25 MR. HERNANDEZ: Yes.

1 MR. EINGORN: Great. That's a good  
2 start. So you're here tonight because you want to  
3 convert a single-family home into a three-family  
4 dwelling?

5 MR. HERNANDEZ: Yes.

6 MR. EINGORN: And who is the owner of the  
7 property at 1446 Bradley? Is it Mold Service, LLC?

8 MR. HERNANDEZ: Yes.

9 MR. EINGORN: So tell us a little bit  
10 about what you're proposing here.

11 MR. HERNANDEZ: So the property is  
12 currently zoned as single-family home. So I did  
13 purchase the property next door as well. It's 1448  
14 Bradley Street. And that one was already converted  
15 into a triplex. So that one is already a triplex and  
16 they're both connected together. They both do have  
17 parking lots as well.

18 So this property, I'm just going to be  
19 mimicking the next door property, 1448, the same  
20 exact concept and turning into the same exact -- they  
21 both have the same exact square footage. On the  
22 survey it shows the lot sizes but it's going to be  
23 mimicking. It's the exact same concept both  
24 triplexes -- I mean, apartments on each floor. I'm  
25 sorry.

1 MR. EINGORN: So the applicant has  
2 requested the following, a use variance; bulk  
3 variance for off-street parking spaces; bulk  
4 variances for lot size, rear side and front setbacks.  
5 So we received a packet of photographs.

6 MR. HERNANDEZ: Yes.

7 MR. EINGORN: Did you take these  
8 photographs?

9 MR. HERNANDEZ: Yes, sir.

10 MR. EINGORN: Great. We're going to mark  
11 this packet of photographs, Exhibit A-1.

12 (Whereupon Exhibit No. A-1, Packet of  
13 Photographs, was marked for identification.)

14 MR. EINGORN: The first photograph is a  
15 picture of two brick buildings that share a party  
16 wall; is that correct?

17 MR. HERNANDEZ: Yes.

18 MR. EINGORN: If I'm looking at the front  
19 of the building, which one is the building that we're  
20 talking about tonight?

21 MR. HERNANDEZ: On the righthand side.

22 MR. EINGORN: So this building that I'm  
23 pointing at here?

24 MR. HERNANDEZ: Yes.

25 MR. EINGORN: Got it. And the building

1 next to it, you said is already --

2 MR. HERNANDEZ: It's already zoned as a  
3 triplex, yes.

4 MR. EINGORN: And has the work been  
5 performed on that or is this how it looks today?

6 MR. HERNANDEZ: The work is being  
7 performed as we speak. So we did pass plumbing; we  
8 did pass electric. We have the building inspection  
9 tomorrow but the property is already zoned; permits  
10 approved; drawings and all that. It's all pretty  
11 much... We should finish that property in three  
12 weeks. Mind you, I just purchased the properties  
13 about maybe 40 days ago, maybe 30.

14 MR. EINGORN: Okay. Tell me about the  
15 parking situation?

16 MR. HERNANDEZ: So there is off-street  
17 parking. It was a contingency, I believe, for the  
18 seller who had it before. They were suppose to be  
19 making the lot next to it, a driveway which we did  
20 complete as well. Obviously, we haven't started  
21 construction on the new property at 1446 Bradley  
22 simply because I was waiting for this process to  
23 happen before we started ground-breaking  
24 construction. And I couldn't submit my permits  
25 without the approval from zoning anyway.

1 MR. EINGORN: So the plan is to install a  
2 driveway for this property?

3 MR. HERNANDEZ: Yes. So that property  
4 currently, it has the same setback on the righthand  
5 side. So I believe on the survey it shows that the  
6 property line is about 29 or 20 feet -- 25 feet away  
7 from the actual building, which is the same size as  
8 the lefthand side that was approved. We are able to  
9 fit eight parking spots on that righthand side and  
10 another eight on the lefthand side. So each building  
11 will have its own parking.

12 MR. EINGORN: Is there an existing  
13 curb cut?

14 MR. HERNANDEZ: Currently there's no  
15 existing curb on 1446. So that will be something  
16 that we will submit a permit for. I did speak with  
17 Mike the building inspector and he said, just submit  
18 obviously our zoning permit with the building permit.  
19 We can't move forward without this.

20 MR. EINGORN: So you're asking for three  
21 units in this building. Would there be one on  
22 each -- this looks like a 3-story building; is that  
23 correct?

24 MR. HERNANDEZ: So it's a 3-story  
25 building. So there's one apartment on the first

1 floor, 3-bedroom apartment. There's also a 3-bedroom  
2 on the second floor; 3-bedroom on the third floor.  
3 It's mimicking the next door property.

4 MR. EINGORN: So three 3-bedroom  
5 apartments?

6 MR. HERNANDEZ: Yes. And they all have  
7 separate entrances. The third floor -- the plans on  
8 the 1448 currently, it's that the third floor has a  
9 fire escape leading down to the second floor  
10 which leads down to the first floor. So this  
11 property would obviously mimic that one. The first  
12 floor has its separate entrance and then the second  
13 floor and third floor have their own entrances.

14 MR. EINGORN: I'm sorry. The entrances  
15 would be through a fire escape?

16 MR. HERNANDEZ: Yeah. The first floor  
17 has its own entrance in the rear. And then the  
18 second floor has its entrance through the front door  
19 with the fire wall and then the fire door and that  
20 leads to the third floor with that fire door. And  
21 then they both will have their own fire escapes  
22 through the window. So it's going to look like a  
23 fire escape in Manhattan.

24 MR. EINGORN: I got you. So the second  
25 and third floor will use the front door to the

1 building?

2 MR. HERNANDEZ: Yes.

3 MR. EINGORN: The first floor will use a  
4 separate entrance --

5 MR. HERNANDEZ: The rear.

6 MR. EINGORN; -- on the side in the rear.

7 MR. HERNANDEZ: Yeah.

8 MR. EINGORN: Got it. Anything else you  
9 want to add?

10 MR. HERNANDEZ: So I am an investor in  
11 the ci ty. I guess if that helps. We do luxury  
12 apartments and luxury homes for residents in the City  
13 of Camden. I do also have commercial buildings that  
14 we turn into pretty much. Right now we're using it  
15 as a rental space for a nonprofit in the City which  
16 they pretty much help battered women find housing  
17 temporarily. So they pretty much come in and they  
18 transition every few months. I do sell homes in the  
19 City. If you go on my website, Joshua's  
20 Homemodeling.com, you'll see a lot of our pictures of  
21 the work that we've done in the City. And they're  
22 like things you haven't seen in the City. They're  
23 very beautiful.

24 So we turn these vacant properties  
25 into -- we pretty much boost the economy, if you



1 will, because we're buying something that maybe  
2 immediately after when we're done, I'll look at  
3 another one in the area. So I pretty much stick to  
4 my area such as Broadway. I've recently entered  
5 Parkside where we're now purchasing, myself, and we  
6 pretty much take vacant properties and then they're  
7 not vacant anymore and then they look nice from the  
8 outside and inside.

9 MR. EINGORN: So you're creating a  
10 desirable visual impact?

11 MR. HERNANDEZ: A desirable place to  
12 live, if you will. Extraordinary work.

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

15 CHAIRMAN HANCE: Yes. How long have they  
16 been abandoned?

17 MR. HERNANDEZ: So I went to Hatch Middle  
18 School and I'm 32 now. I went there when I was like  
19 15 and they were vacant then. But apparently from  
20 the neighbors in the area, they're all happy to see  
21 us do work there. And they say they've been there  
22 for 45-plus years and it has been vacant.

23 From about the time that they've been  
24 there, they've never seen anyone live there. It has  
25 always looked the same as it does in the pictures.

1 So I want to say 50-plus years if you guys have  
2 anything that you can find on them. I would love to  
3 see who used to live there.

4 CHAIRMAN HANCE: I've lived on Langham  
5 Avenue so, yes, that's been empty for a long time.  
6 We're not going by my age.

7 MS. MASON: I would have loved to see a  
8 little bit more of what the insides look like, like  
9 the flow. Because right now we only have just like  
10 what the outside looks like and just --

11 MR. HERNANDEZ: And we don't have the  
12 inside. We started framing. So the next door  
13 property, like I said, we started framing. So what  
14 we do is we pretty much do a rustic urban look. So  
15 we take the ceilings and ceilings are all exposed.  
16 We use a fire retardant that's UL listed. We submit  
17 to the township. We do high-hat recessed lights.  
18 And we leave our bricks exposed with lanterns in the  
19 inside. The front of the houses would have goose  
20 lights in the front. And, obviously, there will be  
21 lights on the exterior for the parking side for the  
22 residents.

23 MR. EINGORN: I think what Ms. Mason is  
24 referring to, though, is likely a floor plan.

25 MR. HERNANDEZ: Ahh, the floor plan. We

1 don't have a floor plan. That was submitted to the  
2 township and I didn't submit it to you guys. But the  
3 building department does have the floor plans; not  
4 for this property before but 1448 Bradley. So I can  
5 always obtain that.

6 MS. MASON: How do we approve this being  
7 converted when we don't really have a floor plan?

8 MR. EINGORN: I get that.

9 Do you want to bring him back for more  
10 information on the inside?

11 MS. MASON: I mean, it's up to the Chair  
12 and Vice-Chair. I just -- there's no way to make a  
13 decision without knowing what the floor plan is and  
14 how the flow is going to go. He tells us about the  
15 exit and the entry way but we've seen other, you  
16 know, applications that come in and they actually  
17 show us what that flow is going to look like so that  
18 we're making the right decision. It sounds good; it  
19 looks good. We want to clean up the vacancy but we  
20 don't know what the floor is going to look like.

21 MR. HERNANDEZ: They're huge homes.

22 MS. MASON: Right.

23 MR. HERNANDEZ: They're very big. They  
24 can fit -- even if I went with the one, two bedrooms.  
25 So the size of the living room -- I mean, the size of

1 the bedrooms are like sizes of living rooms. The  
2 property is so huge we couldn't find anything else to  
3 do with the space but just make them better.

4 VICE-CHAIRMAN STILL: Do you want to  
5 explain that to us? Just go through that list.

6 MR. HERNANDEZ: So that's the survey  
7 right there. That's pretty much showing you the lot  
8 size and the building size. They're both together  
9 and the property is showing you pretty much the  
10 sizes, length, width, and all that kind of stuff.

11 MR. EINGORN: Do you know if he submitted  
12 the floor plan with the application?

13 MR. HERNANDEZ: Not with this one, no.  
14 I didn't submit my floor plans with zoning. I did  
15 submit it with the zoning application but that was  
16 just a floor plan, a general floor plan that shows  
17 the first to second floor. I did submit it with the  
18 zoning.

19 MS. MUHAMMAD: I'll see what I have.

20 MR. EINGORN: Wait. Ms. Mason, are you  
21 asking for like a floor plan that lays everything out  
22 where all the bedrooms will be, all the bathrooms?

23 MS. MASON: Yes. If we're saying it's  
24 going to be a triplex, right, and what is that going  
25 to look like inside as far as a triplex?

1                   MR. EINGORN:  Evita is going to check to  
2     see what else might have been submitted real fast.  
3     Maybe it's there and we can knock this out.

4                   MS. MASON:  Okay.

5                   MR. HERNANDEZ:  Yeah.

6                   MS. MASON:  So that we can see the entry  
7     way and if there's an exit.

8                   MR. HERNANDEZ:  The building department,  
9     they won't pass me unless I have the egresses.  
10    That's why I can be able to explain to you here at  
11    the zoning office.  The building inspectors won't  
12    pass me without a fire escape.  They won't give me a  
13    CO without our fire extinguishers, our anti-tip  
14    brackets, our fire escapes.  Especially if it's a  
15    three-story unit, you need your fire escape going  
16    down to the second and the first floor.  So that's  
17    stuff that they won't pass before if I didn't have  
18    it.  So that would be submitted to the building  
19    department.

20                   I know you guys want to see a layout of  
21    it.  I did submit my sketches for what's required for  
22    zoning.  But as far as an actual floor plan, I didn't  
23    get it done because I haven't submitted permits to  
24    the township yet.  Usually we submit them with the  
25    permits.  In order for me to get a CO, I need to have

1 all that in order. Fire escapes, you don't need them  
2 for two-story dwellings. But since this is a  
3 three-story dwelling, I'm required to have one.

4 MS. MASON: Now, is this a street?  
5 Because I don't even see where the street is. What  
6 does this street look like. Are there other houses  
7 on this block?

8 MR. HERNANDEZ: Yeah, there's a bunch of  
9 houses there. Some of them have driveways; some of  
10 them don't have driveways. It's Bradley Avenue.  
11 It's actually maybe a block away from the last  
12 gentleman with the church.

13 MS. MASON: You also mentioned a  
14 driveway as well. I'm just trying to imagine like,  
15 if it's a triplex, that's six apartments there for  
16 both of those units, then how is the driveway going  
17 to accommodate? I just need more information.

18 MR. HERNANDEZ: The last property, 1448  
19 was already approved through you guys and it has a  
20 driveway. That was part of their contingency when  
21 I purchased it. When they got approved, is that she  
22 had to prove that she had the parking and stuff like  
23 that which came with the property. It shows it on  
24 the survey from where the wall, the property line for  
25 the wall. And 20 feet out we have that lot size for

1 parking which you can fit in at an angle. The  
2 property goes all the way back.

3 MS. MASON: Because I think I remember  
4 that. We had a vision of that. Yeah.

5 CHAIRMAN HANCE: To the Board, do you get  
6 these in the mail? They mail you the agenda. Okay.  
7 So once in a while, you got to drive past the  
8 property. Because when you ask someone if there's  
9 houses across the street because you can't see, you  
10 can't really always go on what they tell you.

11 Sometimes you got to drive past that  
12 area. I've been here for a minute so I drive past  
13 most of the properties and especially the ones I have  
14 questions about, because I want to see that  
15 neighborhood. I want to see who lives here. I want  
16 to see how many vacant houses are there. And that  
17 way you can make a better judgement on it. So try it  
18 once in a while to drive past the properties.

19 MS. MASON: Understood. Even if we are  
20 driving by, I still want to see what it looks like on  
21 the inside. I can't get --

22 CHAIRMAN HANCE: I'm not worried about  
23 the inside right now. We're talking about the  
24 outside. You asked about property across the street.  
25 It's actually a full neighborhood.

1 MS. MASON: Right.

2 CHAIRMAN HANCE: A school neighborhood.  
3 Like I said, I'm from Langham Avenue. I've lived on  
4 Langham Avenue for a while. Then I have cousins on  
5 Kenwood so I've hung out on Parkside. They thought I  
6 lived there because I hung there so much.

7 MR. EINGORN: It's good to know the  
8 properties but at the same time, the applicant does  
9 have the burden of proof and should bring substantial  
10 documentation to support the application. Would have  
11 been nice to see the rear of the property.

12 MS. MASON: Right.

13 MR. EINGORN: We'll see what Evita finds.

14 If not, more photographs. Pull an aerial  
15 off the Google Maps so we can see what's going on  
16 around the whole thing. Your floor plans. Maybe an  
17 elevation of what it would look like when it's  
18 cleaned up. Because right now, what you're showing  
19 us, is something that definitely needs to be fixed.  
20 Right? We don't have a great idea of what it's going  
21 to look like; what your vision is, right?

22 MR. HERNANDEZ: For the exterior or for  
23 interior and stuff like that?

24 MR. EINGORN: Right. And for the  
25 driveway. Right?



1 MR. HERNANDEZ: Yeah.

2 MR. EINGORN: Show us the angled parking  
3 that you're talking about. So let the record reflect  
4 that Evita has brought a three-page document which is  
5 a rough sketch of the floor plans. Mr. Hernandez,  
6 can you just identify this document for the record?

7 MR. HERNANDEZ: Yes. This is a sketch  
8 that I provided to the zoning office for the triplex,  
9 for 1446 Bradley.

10 CHAIRMAN HANCE: So the first page is the  
11 first floor?

12 MR. HERNANDEZ: So the first page is the  
13 first floor. It shows where the kitchen is. It  
14 shows obviously the hallway or bathroom in the back  
15 area there for the first floor. We have the three  
16 bedrooms that are listed on the lefthand side and  
17 then the living room in the front. And then we have  
18 our hallway. And then all the measurements are there  
19 for each bedroom and what the sizes are.

20 The second floor, same thing. We got our  
21 kitchen, where the kitchen is, our bathroom, living  
22 room and bedroom. Then we have our third floor with  
23 our kitchen, our bedroom, our living room. So that's  
24 pretty much what the sketch looks like when I  
25 submitted it to the building department.

1 MR. EINGORN: We will mark this --

2 MS. RIVERA: Where's the bathroom on the  
3 first floor?

4 MR. HERNANDEZ: It's in the back area so  
5 next to the kitchen.

6 MR. EINGORN: We will mark these floor  
7 plans as Exhibit A-2.

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

10 MR. EINGORN: Any questions about the  
11 floor plans? It sheds a little light on what the  
12 plan is here.

13 MR. HERNANDEZ: And I have to obviously  
14 submit drawings to the township for --

15 MR. EINGORN: Right. But they don't help  
16 us now.

17 MR. HERNANDEZ: No, they don't help. But  
18 I was waiting on this process to be over with to be  
19 able to do that, that process.

20 MR. EINGORN: Next time bring them here  
21 with you and then you'll have it ready to go for  
22 both.

23 MR. HERNANDEZ: Okay.

24 MR. EINGORN: Any questions for the  
25 applicant? Are we satisfied with what's been

1 provided begrudgingly down there? Yes? Okay. Let's  
2 open to the public. Anybody here tonight that would  
3 like to be heard on the application regarding 1446  
4 Bradley Avenue? Come on up. Good evening, ma'am.

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

7 - - -

8 TASHA WILLIAMS, 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. WILLIAMS: Tasha Williams, 1422  
15 Kenwood Avenue, Camden, New Jersey.

16 So for the property that we're talking  
17 about, I live directly behind the property. They did  
18 a little demolition project and I'm not saying that  
19 it was right, wrong or indifferent When they  
20 bulldozed through the wall that adjoins our property,  
21 I would have loved to have been notified. And he  
22 said he reached out to the public. So I wasn't  
23 notified. I would have preferred that I got a notice  
24 of what was to be teared out and what was behind the  
25 wall. Because in the demolition project, they

1     knocked out the wall and like my little flower garden  
2     is completely gone.

3                 Also there's a tree on the property that  
4     I've been trying to get public works because the tree  
5     in their yard is growing and it may pull down the  
6     electrical wires and I'm scared that a fire might  
7     come in and my residence will go up in flames. So  
8     those are my two concerns regarding the property on  
9     Bradley Avenue; just not being notified; the  
10    demolition. And will something be replaced? Because  
11    you can legit go from my yard to their yard and run  
12    through Bradley over on to Kenwood. So that's a big  
13    concern of mine. Or will I be responsible to replace  
14    the barrier between the two properties?

15                MR. EINGORN: That's a good question. I  
16    will ask the applicant. Anything else?

17                MS. WILLIAMS: No.

18                MR. EINGORN: Thank you.

19                What's the plans for the back there and  
20    the wall that was knocked down?

21                MR. HERNANDEZ: So that was 1448 Bradley,  
22    not 1446 so the property had like a garage that was  
23    falling down so we had to tear it down. The rear  
24    where her gate is, we will replace it. My signs are  
25    posted out there. You can call us at any time. So

1 anyone can call us at any time if there was anything  
2 that done. And the tree -- we just purchased the --  
3 I purchased the property maybe 30 days ago.

4 I was unaware if any trees that are  
5 damaged and any wires. My signs are posted  
6 everywhere. Anyone can call me of any concerns and  
7 they can reach me and we'll take care of it free of  
8 charge. The barrier area where the garage was, it  
9 had to come down because it would have fell on  
10 anybody. And we don't want that. That will get  
11 rectified. I wasn't 1446. It was 1448 which we do  
12 have permits for and we're working there.

13 MR. EINGORN: So when the meeting is  
14 over, you'll talk to Ms. Williams about making the  
15 flower garden right and working on the tree?

16 MR. HERNANDEZ: Yes.

17 MR. EINGORN: Very good.

18 Anybody else from the public that wants  
19 to be heard on this application? Hearing none and  
20 seeing none, we'll close the public portion. Do all  
21 those little administrative items. Does the Board  
22 have any other questions?

23 MS. ALSTON: I don't have a question.  
24 I just feel the same way as Tameeka. I just wish we  
25 had more just so that we can take a look at what was

1 really going on. Like I see the sketch. And a lot  
2 of times, these sketches are enough. But the fact  
3 that you're building three homes, I would have  
4 personally like to see more of a visual of what was  
5 going on in the inside as well. And to her point,  
6 the driveway and what that would look like when it  
7 comes to the parking and the sharing of that space.

8 MR. HERNANDEZ: Unfortunately, I didn't  
9 get to that point where -- I did call the architect.  
10 He did tell me the numbers, what it would cost for  
11 me. So I was kind of taking a risk. It was a lot of  
12 money for me to put out.

13 MR. EINGORN: Let's have you come back  
14 next month. Bring some kind of more detailed floor  
15 plan; something that shows the parking for sure  
16 because right now, you're testifying that you could  
17 have eight spaces but the Board can't see it. So  
18 something that shows how the parking is going to be  
19 arranged. Even if you just redo what you did for the  
20 last one just -- whatever it is that it's going to  
21 be, you want to see what it looks like. A Google Map  
22 imagine from the top aerial and some pictures of the  
23 back. All right?

24 MR. HERNANDEZ: Yes.

25 MR. EINGORN: Bring that -- send that to

1 Evita and we'll see you next month. The meeting is  
2 August 4th.

3 MR. HERNANDEZ: This property has been  
4 vacant for 50 years.

5 MR. EINGORN: So for the public, this  
6 matter is being adjourned to August 4 so that the  
7 applicant can bring back further information  
8 regarding the application. And we will see you  
9 then. Please talk to Ms. Williams about the garden  
10 and the tree?

11 MR. HERNANDEZ: Yes.

12 MR. EINGORN: We're going to take a  
13 2-minute bathroom break.

14 (Proceedings are off the record at  
15 7:07 p.m.)

16 (Proceedings are back on the record at  
17 7:12 p.m.)

18 MR. EINGORN: Back on the record.

19 This is the matter of Macedonia Baptist  
20 Church, 812 to 814 Kaighn Avenue. Counsel, your  
21 appearance?

22 MR. PLATT: Stuart Platt from the Platt  
23 Group on behalf of the applicant. A couple of things  
24 this evening. Number 1, we had bought in a new  
25 planner and there is apparently a discrepancy about

1 the nature of the parking variance that's in the  
2 report of your engineer and planner who I understand  
3 is not here this evening. And I don't think it would  
4 be fair certainly for us to advocate a new position  
5 without your engineer and planner being able to  
6 response. So I'm going to request that as a reason  
7 for adjournment. Plus, we would like to have as much  
8 of a full Board as we can as well. So I think in the  
9 time off -- by the way, we have renoticed everything.

10 We sent the mortuary information that you  
11 had wanted, the science information from the state  
12 and we pulled some permits from the state. I think  
13 in the time that we're going to have off, our planner  
14 can speak with your professionals and get to the  
15 bottom of the parking issue so we know the extent of  
16 what we're dealing with when we come back to the  
17 Board hopefully in August. We've already renoticed  
18 as well for this hearing as well or September.

19 MR. EINGORN: Is September okay because  
20 August looks like it's pretty packed. Are you guys  
21 available in September? Let me get you the date.  
22 Hold on.

23 MR. PLATT: September 4th you said?

24 MR. EINGORN: No. It's September 15th  
25 actually. Because the first is Labor Day. I think



1 the 8th may be they're using the room for something.

2 MR. PLATT: Yes. We just have the  
3 planning testimony and the additional testimony from  
4 the applicant.

5 MR. EINGORN: To the Board, I think we  
6 should have Dena here if there's a change, especially  
7 if there's a change in the parking.

8 So for the public, the matter of  
9 Macedonia Baptist Church, 812 to 814 Kaighn Avenue is  
10 being adjourned to the September 15th meeting. This  
11 will be notice of the adjournment. The applicant  
12 does not require any further notice to the public  
13 other than the notice that's being given right now.

14 MR. PLATT: We also extend any time for  
15 the Board to take action on the application, if  
16 necessary?

17 MR. EINGORN: Great. Thank you, Counsel.

18 MR. PLATT: Have a good evening and enjoy  
19 the rest of your summer.

20 MR. EINGORN: The next matter is GH24  
21 Holdings, LLC, 363 Boyd Street. Good evening,  
22 Mr. Izzo.

23 MR. IZZO: Charles Izzo for the  
24 applicant, G24 Holdings, LLC.

25 MR. EINGORN: Would you raise your right

1 hand, please.

2 - - -

3 WILKINS GARCIA, 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. GARCIA: Wilkins Garcia, 1803  
10 Fireside Lane, Cherry Hill, New Jersey.

11 MR. IZZO: Mr. Garcia, you're here for  
12 363 Boyd Street?

13 MR. GARCIA: Yes.

14 MR. IZZO: And you're redeveloping that  
15 property?

16 MR. GARCIA: Yes.

17 MR. IZZO: What was the configuration of  
18 the house when you bought it?

19 MR. GARCIA: Two bedrooms, one  
20 apartment -- there's two units, two bedrooms each.

21 MR. IZZO: Your project is to  
22 rehabilitate two separate living units?

23 MR. GARCIA: Correct.

24 MR. IZZO: And you're not changing the  
25 floor plan or the exterior measurements or anything

1     like that?

2                   MR. GARCIA:   No.

3                   MR. IZZO:    I ask if you could show the  
4     Board the property and the evidence that you have  
5     that it was already established as a duplex and you  
6     brought in these photographs?

7                   MR. GARCIA:   Yes.

8                   MR. IZZO:    You made yourself, right?

9                   MR. GARCIA:   Yes.

10                  MR. IZZO:    These are pictures of the  
11     house the way it is now while you're working on it?

12                  MR. GARCIA:   Yes.

13                  MR. IZZO:    And the first picture shows  
14     two front entrances to the house?

15                  MR. GARCIA:   Correct.

16                  MR. IZZO:    And did you put those in or  
17     were they there?

18                  MR. GARCIA:   They were existing when  
19     I purchased the property.

20                  MR. IZZO:    You were kind enough to do a  
21     parking evaluation there to show the typical weekday  
22     conditions?

23                  MR. GARCIA:   Yes.

24                  MR. IZZO:    And I ask you to address the  
25     utilities.   And what did you show the Board for

1 utilities?

2 MR. GARCIA: It's two gas heaters and two  
3 electrical meters as well.

4 MR. EINGORN: Mr. Garcia, can you speak a  
5 little louder. I can barely hear you. Please speak  
6 up so the Board can hear you.

7 MR. GARCIA: There's two electrical  
8 meters; two gas meters and two furnaces.

9 MR. EINGORN: Thank you.

10 MR. IZZO: I'm showing the Board that  
11 there's two hot water heaters in the basement of the  
12 property, right?

13 MR. GARCIA: Yes. That's correct.

14 MR. IZZO: And you showed some pictures  
15 of kitchen installation. What was the purpose of all  
16 those pictures?

17 MR. GARCIA: It shows that each unit has  
18 a kitchen.

19 MR. IZZO: What's your application to the  
20 City? What do you want to do here?

21 MR. GARCIA: Basically rent the property  
22 out. It was a duplex when I bought it. I just  
23 painted it; upgraded the heater; new water heater;  
24 and just painted the floors.

25 MR. EINGORN: So you have a side-by-side

1 duplex with two preexisting front entrances; is that  
2 correct?

3 MR. GARCIA: Yes.

4 MR. EINGORN: Are there other houses on  
5 the block that look like this one?

6 MR. GARCIA: Yes, I believe the  
7 neighbors.

8 MR. EINGORN: And they're duplexes as  
9 well?

10 MR. GARCIA: Yes.

11 MR. EINGORN: And it's your understanding  
12 that this was a duplex at the time it was  
13 constructed?

14 MR. GARCIA: Yes.

15 MR. IZZO: And do you know when the house  
16 was built?

17 MR. GARCIA: 1944.

18 MR. EINGORN: 1944 so definitely  
19 preexisting to the zoning ordinance. Questions for  
20 the applicant? The applicant is here requesting a  
21 Certificate of Non-Conforming Use. So any  
22 questions on that?

23 CHAIRMAN HANCE: Are you going to be  
24 living in one of them or no; renting them out?

25 MR. GARCIA: Renting them out.

1                   MR. EINGORN: Anybody here in the public  
2 tonight? We'll open the public portion. Anybody  
3 here tonight that like to be heard on the application  
4 regarding 363 Boyd Street requesting a Certificate of  
5 Non-Conforming Use? Hearing none and seeing none,  
6 we'll close the portion.

7                   The Board is asked tonight for a Cert of  
8 Non-Conforming Use for what looks to be a preexisting  
9 duplex. The testimony is that it was constructed in  
10 1944 which would preexist the zoning ordinance. The  
11 Board should do a quick discussion and a motion.

12                  CHAIRMAN HANCE: In that area, we have  
13 run across this a lot. Someone purchases a duplex as  
14 a duplex and it has the two separate heaters, two  
15 separate hot water heaters, two separate electrical  
16 meters.

17                  VICE-CHAIRMAN STILL: Motion to pass.

18                  MS. MASON: Second.

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

21                  CHAIRMAN HANCE: Yes.

22                  MR. EINGORN: Vice-Chairman Still.

23                  VICE-CHAIRMAN STILL: Yes.

24                  MR. EINGORN: Ms. Merricks.

25                  MS. MERRICKS: Yes.

1 MR. EINGORN: Ms. Rivera.

2 MS. RIVERA: Yes.

3 MR. EINGORN: Ms. Mason.

4 MS. MASON: Yes.

5 MR. EINGORN: Having five in favor and  
6 none opposed, the motion passes.

7 Mr. Izzo, it's my understanding is that  
8 we're missing some professionals for the next matter,  
9 Henstar Homes, LLC?

10 MR. IZZO: Right. I represent the  
11 applicant Henstar, LLC. We have extensive plans that  
12 were prepared by our architect El Donaldo Vid Al,  
13 and he's not available tonight and I would like to  
14 ask the Board to continue the hearing.

15 MR. EINGORN: Evita, can we accommodate  
16 8/4 or do we have to go to 9/15 for Henstar Homes,  
17 LLC, 2770 Thompson Street.

18 MR. IZZO: If possible, if we can go to  
19 September, please. I won't be here myself in  
20 August.

21 MS. MUHAMMAD: September.

22 MR. EINGORN: Mr. Izzo said he's not  
23 available in August so September 15th.

24 For the record, this is notice that the  
25 matter of Henstar Homes, LLC, 2770 Thompson Street,

1 Block 919, Lot 30 will not be heard tonight. It is  
2 being adjourned to the September 15th meeting. This  
3 is the notice of that adjournment. There will be no  
4 further notice from the applicant. 9/15/2025. Thank  
5 you, Mr. Izzo. We'll see you in a couple of months.

6 CHAIRMAN HANCE: Can we have him show up,  
7 this guy here?

8 MR. EINGORN: Who?

9 CHAIRMAN HANCE: Henstar.

10 MR. EINGORN: The Henstar Homes guy?  
11 Mr. Izzo, can you bring your client for the Henstar  
12 Homes matter?

13 MR. IZZO: Yes.

14 CHAIRMAN HANCE: And the reason why, he  
15 was here last year and we passed him for three. And  
16 he already built the other two without coming before  
17 us.

18 MR. EINGORN: I don't know. That's  
19 something for the construction official, not for us.  
20 We're not code enforcement; construction enforcement.

21 CHAIRMAN HANCE: What I'm saying is this,  
22 he knew he had to come before us. So why would we  
23 build two more?

24 MR. IZZO: He did new plans. This is an  
25 oversized property with two structures on it. And he



1 came in with some plans; did get approved by the  
2 Board and went back to the architect to give him new  
3 plans.

4 CHAIRMAN HANCE: He came in last year and  
5 we approved him for three bedrooms.

6 MR. IZZO: Yes.

7 CHAIRMAN HANCE: But then -- I used to  
8 live there. I live on 28th Street right there on  
9 Mitchell. I knew about the property. It used to be  
10 a grapevine yard right there. But why would he build  
11 two more without coming before us?

12 MR. IZZO: He has a plan now to raise the  
13 level of the accessory building which is the nature  
14 of a garage. And to convert that into a living area.

15 CHAIRMAN HANCE: So if possible, I'd like  
16 to see him come in.

17 MR. EINGORN: September 15th.

18 MR. IZZO: Yes.

19 MR. EINGORN: See you then. Enjoy your  
20 vacation.

21 The next matter is Zafar Iqbal Janjua,  
22 1446 S. 4th Street.

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

25 - - -

1                   ZAFAR IQBAL JANJUA, having first been  
2                   duly sworn/affirmed, was examined and testified as  
3                   follows:

4                                   - - -

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

7                   MR. JANUA:    Zafar Iqbal Janua, 317 Yale  
8                   Road, Garden City, New York 11530.

9                   MR. EINGORN:   So the applicant is here  
10                  tonight.  He wants to remodel a single-family  
11                  dwelling in the LI-1 Zone and he needs a Certificate  
12                  of Non-Conforming Use; is that correct?

13                  MR. JANUA:    Yes Your Honor.

14                  MR. EINGORN:   I'm not a judge.  I'm just  
15                  a regular attorney.  So is this a photograph of the  
16                  house?

17                  MR. JANUA:    Yes.

18                  MR. EINGORN:   Did you take this  
19                  photograph?

20                  MR. JANUA:    I took it, yes.

21                  MR. EINGORN:   And that's how the property  
22                  looks today?

23                  MR. JANUA:    The one of the right side.

24                  MR. EINGORN:   So your property is this  
25                  one?

1 MR. JANUA: The one which is boarded.

2 MR. EINGORN: Here?

3 MR. JANUA: Yes, sir.

4 MR. EINGORN: Not the one that's been  
5 painted?

6 MR. JANUA: No.

7 MR. EINGORN: Is this a photograph of the  
8 side of the property?

9 MR. JANUA: That's on the side. Corner  
10 property.

11 MR. EINGORN: Is this the rear of the  
12 property?

13 MR. JANUA: That is true.

14 MR. EINGORN: And this is a preexisting  
15 single-family home?

16 MR. JANUA: Pre-existing.

17 MR. EINGORN: And it shares a party wall  
18 with the neighboring house, right?

19 MR. JANUA: Yes.

20 MR. EINGORN: Do you know about when this  
21 property was constructed?

22 MR. JANUA: Maybe 100 years old.

23 MR. EINGORN: Is it 100 years old?

24 MR. JANUA: Yes. Grandfather.

25 MR. EINGORN: Approximately 100 years

1 old. Looks like a single-family house to me. In the  
2 inside, is there more than one unit or just one unit?

3 MR. JANUA: No. Single unit; three  
4 bedroom and one bathroom, living and dining area.

5 MR. EINGORN: Any questions for the  
6 applicant? This is clearly a single-family  
7 home.

8 CHAIRMAN HANCE: How long have you owned  
9 it?

10 MR. JANUA: A little over a year.  
11 Vacant. All I'm doing is remodeling like updating  
12 electrical, plumbing and then whatever has to be  
13 changed. No alteration; no modification; no  
14 addition; nothing.

15 MR. EINGORN: In the photographs, it  
16 appears that there's other single-family houses in  
17 the vicinity of this, correct?

18 MR. JANUA: There's one attached. There  
19 is one across the side also. There are three, four  
20 houses the next block.

21 MR. EINGORN: So while it's in an  
22 Light-Industrial Zone, it does have residential  
23 components to it?

24 MR. JANUA: It does have. Lot of people  
25 are living on the same block in front of my

1 house.

2 MR. EINGORN: We can see that in this  
3 photograph, right, there are houses here?

4 MR. JANUA: Yes.

5 MR. EINGORN: The evidence does suggest  
6 that this neighborhood does have a residential  
7 component.

8 MR. EINGORN: Any questions? That's a  
9 no. Open to the public. Anybody here tonight that  
10 would like to be heard on the application  
11 regarding 1446 S. 4th Street? We have one.

12 Would you raise your right hand, please.

13 - - -

14 DAVID GONZALES, 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. GONZALES: David Gonzales, 931 S. 4th  
21 Street, Camden, New Jersey.

22 MR. EINGORN: What's going on,  
23 Mr. Gonzales?

24 MR. GONZALES: I live in the neighborhood  
25 of Bergen Square and that property is a friend from

1 the neighborhood. She was here and was concerned  
2 because it said non-conforming and we didn't know  
3 what it was going to be but that is going to be a  
4 residential.

5 MR. EINGORN: You want to keep as a  
6 single-family house?

7 MR. GONZALES: Yeah, a single-family  
8 house. Fix all the houses in the neighborhood.

9 MR. EINGORN: So you're in support of  
10 this application?

11 MR. GONZALES: Absolutely, 1000 percent.

12 MR. EINGORN: Great. That's what we like  
13 to hear. Anybody else? All right.

14 MS. MASON: We have a family residence.

15 MR. EINGORN: Hearing no other public,  
16 we're going to close the public portion. It appears  
17 that this is a preexisting single-family house that  
18 meets the condition required. If the Board agrees  
19 with that, a motion would be in order.

20 VICE-CHAIRMAN STILL: Like we said,  
21 building up vacant places not only generates housing  
22 for those who don't have it but you avoid squatters;  
23 you avoid fires; you avoid things that could happen.  
24 I appreciate that a community member came up and  
25 spoke in favor of the project because communication

1 is key and them knowing what's going on is important.

2 MS. MASON: Motion to approve.

3 MR. EINGORN: Do we have a second?

4 VICE-CHAIRMAN STILL: Second.

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

6 Chairman Hance.

7 CHAIRMAN HANCE: Yes.

8 MR. EINGORN: Vice-Chairman Still.

9 VICE-CHAIRMAN STILL: Yes.

10 MR. EINGORN: Ms. Merricks.

11 MS. MERRICKS: Yes.

12 MR. EINGORN: Ms. Rivera.

13 MS. RIVERA: Yes.

14 MR. EINGORN: Ms. Mason.

15 MS. MASON: Yes.

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

18 The next matter is Red Square  
19 Innovations, LLC, 1194 Atlantic Avenue. Good  
20 evening, sir.

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

23 - - -

24 JOHN BUSH, having first been duly  
25 sworn/affirmed, was examined and testified as

1 follows:

2 - - -

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

5 MR. BUSH: John J. Bush, 1222 Decatur  
6 Street, Camden, New Jersey 08104.

7 MR. EINGORN: Mr. Bush, what is your  
8 relationship to Red Square Innovations, LLC?

9 MR. BUSH: Owner.

10 MR. EINGORN: Are you the sole owner?

11 MR. BUSH: Yes.

12 MR. EINGORN: Sole owner. Very good.  
13 And you have an application. You want a storefront  
14 with three apartments and a one-car garage?

15 MR. BUSH: Correct.

16 MR. EINGORN: And you need a use  
17 variance and an off-street parking variance?

18 MR. BUSH: Yes, sir.

19 MR. EINGORN: Do you want to tell us  
20 about your application?

21 MR. BUSH: Currently, the building is  
22 considered, I guess, a mixed use, downstairs  
23 commercial; upstairs residential. The building has  
24 been vacant for, I would say, over 15 maybe 20  
25 years. I recently purchased the property; went



1 inside and started the demolition process. And I  
2 wanted to take like a more of a progressive vision  
3 and approach to it.

4 So I wanted to make the upstairs floor  
5 one unit apartments, one bedroom per unit. And the  
6 downstairs I wanted it to be more like a  
7 storefront/living and work space on the bottom floor,  
8 bottom level. It has three entry points to the  
9 building. Take a look at the pictures. It already  
10 has an existing garage that needs to be restored.

11 MR. EINGORN: I'm going to refer you to  
12 the packet that was provided. What I'm showing you  
13 is the first page. Are these the proposed floor  
14 plans?

15 MR. BUSH: Correct. Two apartments  
16 upstairs. The bottom level is a rear apartment. In  
17 the front should be a storefront.

18 MR. EINGORN: So you want two 1-bedroom  
19 apartments upstairs and one 1-bedroom apartment  
20 downstairs with a storefront?

21 MR. BUSH: Yes. Correct.

22 MR. EINGORN: Got it. This is a  
23 photograph. This is page two of your packet?

24 MR. BUSH: Yes.

25 MR. EINGORN: This is the front of the

1 building?

2 MR. BUSH: Yes.

3 MR. EINGORN: Actually the front and the  
4 side?

5 MR. BUSH: Yes.

6 MR. EINGORN: And that's how it currently  
7 looks?

8 MR. BUSH: Yes.

9 MR. EINGORN: And this is a corner  
10 property?

11 MR. BUSH: Corner property, yes.

12 MR. EINGORN: This photograph, is this  
13 looking out from the property to the street?

14 MR. BUSH: No. Looking towards the  
15 property from the opposite side of the street.

16 MR. EINGORN: So this is the property  
17 here on the corner?

18 MR. BUSH: Yes.

19 MR. EINGORN: Understood. I had it  
20 backwards. Is this a picture of the garage?

21 MR. BUSH: Yes, that's the existing  
22 garage.

23 MR. EINGORN: The space in front of the  
24 garage, is this the pavement, the sidewalk?

25 MR. BUSH: Yes.

1 MR. EINGORN: Is there a curb cut;  
2 preexisting curb cut, to drive up over the sidewalk?

3 MR. BUSH: Yes.

4 MR. EINGORN: This garage is not  
5 attached, is it?

6 MR. BUSH: No. It's detached. It has a  
7 small yard space that separates the garage from the  
8 property. Like a small yard area.

9 MR. EINGORN: Is this a photograph of the  
10 yard space?

11 MR. BUSH: Yes. That's also the rear  
12 entry if you go through the gates.

13 MR. EINGORN: That blue door here?

14 MR. BUSH: Yes, that blue door. This is  
15 the rear entry.

16 MR. EINGORN: Ms. Rivera, you had a  
17 question?

18 MS. RIVERA: Yes. You want to do a store  
19 there? You said you wanted to do just like a store?

20 MR. BUSH: Yeah. Even like a small  
21 boutique store, coffee shop; like a little work space  
22 type of environment. I'll probably look for a tenant  
23 that wants to start a new business; they want to work  
24 from home. It's like killing two birds with one  
25 stone. That's the way I design that particular unit.

1 MS. RIVERA: Like a homework space;  
2 something for the kids. Nowadays you don't have like  
3 a coffee shop or anything for the kids, computers.  
4 That would be nice.

5 MR. EINGORN: There are other properties  
6 in the vicinity that are like this, correct?

7 MR. BUSH: In regards to?

8 MR. EINGORN: The configuration, the  
9 design of the building itself?

10 MR. BUSH: Yes.

11 MR. EINGORN: With the commercial on the  
12 first floor and the apartments above?

13 MR. BUSH: Yes.

14 MS. MUHAMMAD: The childcare place.

15 MR. BUSH: Yeah, the daycare is directly  
16 across the street.

17 MS. MUHAMMAD: And the cleaners are --

18 MR. BUSH: The old cleaners are adjacent  
19 to the building. It's a duplex that's directly  
20 across from there. That's actually a corner lot. So  
21 it's a duplex on one lot. It's an old cleaners on  
22 another lot. And then it's the daycare center  
23 directly across.

24 MR. EINGORN: So the residential space  
25 upstairs as it's currently configured --

1 MR. BUSH: Yes.

2 MR. EINGORN: -- is there any bedrooms  
3 existing still or has it been demolished?

4 MR. BUSH: No.

5 MR. EINGORN: So you don't know how many  
6 bedrooms this was originally?

7 MR. BUSH: Well, originally, it was a  
8 3-bedroom apartment and 1 & 1/2 bath. The building  
9 is 2,200 square feet so it's a large space at the  
10 top. But if you look at the floor plan layout,  
11 you'll see how my architect designed the two  
12 1-bedrooms. That's more than enough space for an  
13 elderly couple.

14 MR. EINGORN: You're not proposing to  
15 create any additional bedrooms?

16 MR. BUSH: No.

17 MR. EINGORN: It's still going to be --

18 MR. BUSH: No. It's just one bedroom per  
19 unit.

20 MR. EINGORN: Tell me about the parking.  
21 What's the parking like around the vicinity. I know  
22 you have one off-street space but you need 6 & 3/4's  
23 so you're missing five.

24 MR. BUSH: There's a parking space on  
25 Atlantic Avenue. It would turn on to Louis Street

1 and you can see the size of the building. It's like  
2 roughly a half a block the way the building stretches  
3 out. If you look at the picture from the angle that  
4 I captured, if you look, you'll see that the building  
5 takes up roughly half of a block. So that's more  
6 than enough space.

7 MR. EINGORN: Page two, this is the  
8 photograph you're referring to?

9 MR. BUSH: No, the other photograph where  
10 it shows the --

11 CHAIRMAN HANCE: This one?

12 MR. BUSH: Yes, that one. It shows you  
13 how long the building stretches down the block. It's  
14 a huge property.

15 MR. EINGORN: Does the Board have any  
16 other questions? Anything else you'd like to add?

17 MR. BUSH: Not really. I wanted to say  
18 that I'm a resident of Camden. I've been investing  
19 here for 20 years. This is not my first time on the  
20 block. I have properties up and down Mt. Ephraim  
21 Avenue so my area is the Whitman Park section so I  
22 was born and raised there so that's really where my  
23 passion lies in that particular area.  
24 So this is just another property that I'm adding to  
25 the portfolio.

1                   MR. EINGORN: Great. Anybody in the  
2 public here tonight that would like to be heard on  
3 the application regarding 1194 Atlantic Avenue?  
4 Hearing none and seeing none, we'll close the public  
5 portion.

6                   The applicant is here tonight requesting  
7 a use variance for a storefront with three apartments  
8 and one garage. A total rehabilitation and an  
9 off-street parking variance. The applicant does have  
10 one space off-street but needs 6 & 3/4 spaces so he  
11 needs a variance for five-plus spaces.  
12 The Board should do a discussion of the Positive and  
13 Negative Criteria and propose a motion.

14                  CHAIRMAN HANCE: I think it's positive.  
15 That area, that house, it looks like it has a lot of  
16 stress. Again, any time you renew a building like  
17 that, that's large a building. That's good for  
18 Camden. And also, that looks like a fire hazard.  
19 I'm glad someone took over so they can get it back up  
20 and running.

21                  MR. BUSH: It took 15 dumpsters just to  
22 clean the building up.

23                  MS. MASON: I like the concept of the  
24 mixed use and being able to provide a space for  
25 entrepreneurs, small business.

1                   MR. BUSH: That's really good vision. I  
2 would hope that I can find somebody that would  
3 execute that.

4                   CHAIRMAN HANCE: I make a motion that we  
5 pass.

6                   MR. EINGORN: Do we have a second?

7                   MS. RIVERA: 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. Merricks.

14                  MS. MERRICKS: Yes.

15                  MR. EINGORN: Ms. Rivera.

16                  MS. RIVERA: Yes.

17                  MR. EINGORN: Ms. Mason.

18                  MS. MASON: Yes.

19                  MR. EINGORN: Five in favor and none  
20 opposed, congratulations. Good luck with the  
21 project.

22                  MR. BUSH: Thank you. I appreciate it.

23                  MR. EINGORN: The next matter is Ciro  
24 Hildgo, 1047 N. 23rd Street.

25                  MR. EINGORN: Would you raise your right



1 hand, please.

2 MR. HILDGO: I don't speak English well.

3 VICE-CHAIRMAN STILL: He needs a  
4 translator.

5 MR. EINGORN: Sir, can you translate for  
6 him?

7 UNIDENTIFIED SPEAKER: Yes.

8 MR. EINGORN: Would you raise your right  
9 hand, please. Do you swear or affirm the translation  
10 you'll provide tonight will be true and accurate to  
11 the best of your ability?

12 UNIDENTIFIED SPEAKER: Yes, sir.

13 - - -

14 ARSHAD SHRI 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. SHRI: Arshad Shri, 328 Ridgeway  
21 Street, Gloucester City, New Jersey.

22 MR. EINGORN: So I'm going to talk to him  
23 and you'll translate and then you'll tell me what he  
24 says back. All right?

25 MR. SHRI: Yes.

1                   MR. EINGORN: So raise your right hand,  
2 Mr. Hildgo. Do you swear/affirm the testimony you'll  
3 provide to the Zoning Board tonight, will be true and  
4 nothing but the truth?

5                   MR. HILDGO: Yes.

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

8                   MR. HILDGO: 1047 N. 23rd Street, Camden.

9                   VICE-CHAIRMAN STILL: We need his  
10 personal address.

11                  MR. HILDGO: 5224 Marlton Pike, Trailer  
12 42, Pennsauken, New Jersey.

13                  MR. EINGORN: Sir, do you have any  
14 relation to this application at all?

15                  MR. SHRI: No. What do you mean  
16 relationship? We came together. So he get the  
17 property and I'm working for him. So he asked me to  
18 do the zoning.

19                  MR. EINGORN: Are you managing the  
20 property for him?

21                  MR. SHRI: Yes. I work for him with the  
22 property.

23                  MR. EINGORN: Great. So here's what  
24 we're going to do. We're going to call you as a  
25 witness. The applicant is going to call you as

1 witness and we're just going to ask you the  
2 questions.

3 MR. SHRI: Sure.

4 MR. EINGORN: Does that work for you?

5 MR. SHRI: Yes.

6 MR. EINGORN: Raise your right hand  
7 again. Do you swear or affirm the testimony you'll  
8 provide to the Zoning Board tonight, will be true and  
9 nothing but the truth?

10 MR. SHRI: Yes, sir.

11 MR. EINGORN: Great.

12 So, sir, you're here tonight as a  
13 property manager for the applicant; is that  
14 correct?

15 MR. SHRI: Yes.

16 MR. EINGORN: And the property is located  
17 at 1047 N. 23rd Street; is that correct?

18 MR. SHRI: Yes, sir.

19 MR. EINGORN: And I'm showing you a  
20 packet of photographs. Do you recognize these  
21 photographs?

22 MR. SHRI: Yes, sir.

23 MR. EINGORN: Did you take these  
24 photographs?

25 MR. SHRI: Yes.

1                   MR. EINGORN:   Awesome.   Is this a  
2 photograph of the property itself?

3                   MR. SHRI:    Yes, sir.

4                   MR. EINGORN:   Is the property already a  
5 duplex?

6                   MR. SHRI:    Yes, it is.

7                   MR. EINGORN:   Do you know if it was  
8 purchased in this configuration?

9                   MR. SHRI:    It was purchased the same way.

10                  MR. EINGORN:   Has any work been performed  
11 since the property was purchased?

12                  MR. SHRI:    Just the painting and the  
13 flooring.   But the way he purchased it, the way it  
14 was.   It was painted before.   How long ago?   Maybe 15  
15 years ago he buy the property.

16                  MR. HILDGO:   Fifteen, 17.   I don't know.  
17 Long ago.

18                  MR. SHRI:    So the first floor, second  
19 floor was occupied before with people living in  
20 there.   And the first floor I think he was using it  
21 as storage.   And I repainted the property for him and  
22 put the flooring down.   It used to be a commercial, I  
23 think, a bodega, it was.   So he needed to remove --  
24 change it to residential so he can use it or rent it  
25 whatever he wants to do with it.

1 MR. EINGORN: So it was commercial on the  
2 first floor and you want to convert the first floor  
3 into residential?

4 MR. SHRI: Residential, yes.

5 MR. EINGORN: Got it. So you're in the  
6 R-2 Zone so a duplex is legal. The issue is that you  
7 need bulk variances that are lot size, lot width, lot  
8 depth and off-street parking. The property is up  
9 against the sidewalk; is that correct?

10 MR. SHRI: Yes, sir.

11 MR. EINGORN: And there's a house on  
12 either side of the property?

13 MR. SHRI: Yes, sir.

14 MR. EINGORN: So there's no ability to  
15 change the lot size or the width or the depth;  
16 is that correct?

17 MR. SHRI: Yes.

18 MR. EINGORN: And there's no off-street  
19 parking, correct; all parking is on the street?

20 MR. SHRI: There's no -- only parking is  
21 available on both sides of the street on 23rd Street  
22 and Wayne Street.

23 MR. EINGORN: There's no driveway?

24 MR. SHRI: There's no driveway.

25 MR. EINGORN: There's no garage?

1 MR. SHRI: No, sir.

2 MR. EINGORN: And that's an existing  
3 condition, right, you couldn't add parking off the  
4 street?

5 MR. SHRI: No.

6 MR. EINGORN: So what you presented to us  
7 tonight are preexisting non-conforming conditions  
8 right?

9 MR. SHRI: Yes.

10 MR. EINGORN: So, again, this is an R-2  
11 Zone so the use is permitted. The Issue is the bulk  
12 variances. Does the Board have questions for the  
13 applicant? They want to turn the first floor which  
14 was commercial into residential which is allowed  
15 subject to the bulk variances. Questions?

16 For formality sake, we'll open to the  
17 public. There's nobody here so we'll close the  
18 public portion. The Board has heard the testimony  
19 and seen the exhibits. The Board should do a  
20 discussion of the Positive and Negative Criteria and  
21 propose a motion.

22 CHAIRMAN HANCE: I think it's Positive  
23 that people are purchasing vacant homes and bringing  
24 them back to life. Again, a safety hazard. Also,  
25 people do need places to live especially apartments

1 right now. I think it's definitely a plus.

2 VICE-CHAIRMAN STILL: I think the ability  
3 to -- just the foresight to want to address the lack  
4 of housing. There's a lack of housing right now.  
5 And being able to do that in an area that really  
6 needs it, I think that's a positive as well.

7 Motion to pass.

8 MR. EINGORN: A second?

9 CHAIRMAN HANCE: Second.

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

12 CHAIRMAN HANCE: Yes.

13 MR. EINGORN: Vice-Chairman Still.

14 VICE-CHAIRMAN STILL: Yes.

15 MR. EINGORN: Ms. Merricks.

16 MS. MERRICKS: Yes.

17 MR. EINGORN: Ms. Rivera.

18 MS. RIVERA: Yes.

19 MR. EINGORN: And Ms. Mason.

20 MS. MASON: Yes.

21 MR. EINGORN: Five in favor and none  
22 opposed, the motion passes. Congratulations. Thank  
23 you for your time.

24 MR. SHRI: Thank you.

25 MR. HILDGO: Thank you.

1                   MR. EINGORN: We have the following  
2 Resolutions for tonight from April: Denying  
3 Interpretation and Use Variance for Tarek Turner.  
4 That was the firearms dealer.

5                   For May: Denying Non-Conforming Use for  
6 Ahmed Cheikh. That was the convenience store.

7                   Granting Non-Conforming Use for Yosef  
8 Abed. That was a duplex.

9                   Granting Use and Bulk Variance approvals  
10 for Irving Medina. That was the cannabis dispensary  
11 that was moved.

12                  Granting Use Variance and Bulk Variance  
13 approval for 537 Market Street Properties, LLC. That  
14 was the pharmacy with the four apartments.

15                  Granting Bulk Variance approval for  
16 Vision Capital Investments, LLC, 840 Haddon Avenue.  
17 It was a duplex.

18                  Granting Bulk Variance approval for  
19 Jordan & Jordan, 550-554 Line Street. That was three  
20 duplexes.

21                  Granting Use Variance and Bulk Variance  
22 approval for Betty Tyson, 411 Pfeifer Street. She  
23 had a three-family dwelling.

24                  Granting Bulk Variance approval for  
25 Mohammad Farhat, 807 Sylvan Street, a duplex.



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1 MR. EINGORN: Do we have a second?

2 CHAIRMAN HANCE: Second.

3 MR. EINGORN: All in favor?

4 THE BOARD: Yays.

5 MR. EINGORN: So moved. We are  
6 adjourned.

7 - - -

8 \*\*\* (Meeting concluded at 7:55 p.m.) \*\*\*

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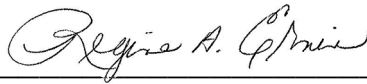
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ZONING BOARD OF ADJUSTMENT**

**Zoning Board of Adjustment  
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