

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

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*City of Camden Zoning Board of Adjustment*  
*August 4, 2025*

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

ZONING BOARD OF ADJUSTMENT  
CITY OF CAMDEN

- - - -

Monday, August 4, 2025

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Transcript of proceedings of the Zoning  
Board of Adjustment taken in City Council Chambers,  
2nd floor City Hall, 520 Market Street, Camden, New  
Jersey 08101, commencing at 5:30 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  
ISABEL NUNEZ  
ALICIA RIVERA  
URSULA MOSS

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

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

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

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1                   VICE-CHAIRMAN STILL: Good evening. This  
2 is the Zoning Board of Adjustment regular scheduled  
3 meeting on August 4, 2025. Reading of the Sunshine  
4 Law: In conformance with the Sunshine Law of New  
5 Jersey, notice of the meeting was posted in the  
6 Municipal Clerk's office on Wednesday, July 30, 2025.  
7 Roll call.

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 is absent.

13 Ms. Alston is absent. Ms. Nunez.

14                  MS. NUNEZ: Here.

15                  MR. EINGORN: Ms. Rivera.

16                  MS. RIVERA: Present.

17                  MR. EINGORN: Ms. Moss.

18                  MS. MOSS: Here.

19                  MR. EINGORN: And Ms. Mason. Absent.

20                  The first matter of business would be to  
21 approve the minutes from July of 2025. Do we have a  
22 motion?

23                  CHAIRMAN HANCE: Motion to approve.

24                  MR. EINGORN: Do we have a second?

25                  VICE-CHAIRMAN STILL: Second.

1 MR. EINGORN: I'll take a vote. Chairman  
2 Hance.

3 CHAIRMAN HANCE: Yes.

4 MR. EINGORN: Vice-Chairman Still.

5 VICE-CHAIRMAN STILL: Yes.

6 MR. EINGORN: Ms. Nunez.

7 MS. NUNEZ: Yes.

8 MR. EINGORN: Ms. Rivera.

9 MS. RIVERA: Yes.

10 MR. EINGORN: Ms. Moss.

11 MS. MOSS: Yes.

12 MR. EINGORN: Very good. Motion carries.

13 I'll read the list. Good evening  
14 everyone. If you could turn your phones off or  
15 silenced so we don't interrupt the people that are up  
16 front tonight. So that we can hear. We don't have a  
17 microphone. So if you could speak loudly and clearly  
18 so everybody can hear you, that would be greatly  
19 appreciated. But the phones do create interruption.  
20 If you have to have a conversation, you could just  
21 take it in the hallway. That would be greatly  
22 appreciated.

23 I'm going to read the list. If you're  
24 here, let me know and we'll mark you present. The  
25 first matter, Mold Service LLC, 1446 Bradley Avenue.

1 MR. HERNANDEZ: Here.

2 MR. EINGORN: Good evening.

3 New Business: MGR Home Improvements  
4 LLC.

5 MR. RAHAWI: Here.

6 MR. EINGORN: I'll mark you for all  
7 three.

8 Florence Holding Group LLC, 2201 to 2227  
9 S. 8th Street.

10 MR. SHEEHAN: Here.

11 MR. EINGORN: Good evening, counsel.  
12 EMR Eastern LLC, two matters.

13 MR. SHEEHAN: Here.

14 MR. EINGORN: CSA IV, LLC, I got two  
15 Matters, 1368 and 1057. Is anybody here for CSA, IV  
16 LLC? We'll recall that at the end.

17 EE Luxury Properties LLC, 1244 Empire.

18 MR. GRAKIAK: Here.

19 MR. EINGORN: Good evening, counsel.

20 Zaki Bushara Saleem, 608 S. 5th Street.

21 MR. SALEEM: Here.

22 MR. EINGORN: Good evening. Next is  
23 436 Marlton LLC.

24 MR. GUZMAN: Here.

25 MR. EINGORN: Good evening.

1                   Is anybody is here tonight for 901 to 909  
2   S. 3rd Street, notice was deficient. That matter  
3   will not be heard tonight. So if you're here for  
4   901 to 909 S. 3rd, it's not going to be heard. I  
5   don't know if you're here or not for that but you're  
6   free to go; you're free to stay. I'll leave that up  
7   to you. And after that, we'll adopt the June  
8   Resolutions. I didn't prepare July yet. I  
9   apologize.

10                  So without further adieu, let's take the  
11   first matter of Old Business, Mold Services LLC, 1446  
12   Bradley Avenue. Good evening, sir, would you raise  
13   your right hand?

14                                 - - -

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

18                                 - - -

19                  MR. EINGORN: Name and address for the  
20   record.

21                  MR. HERNANDEZ: Joshua Hernandez, 4414  
22   Baker Avenue, Pennsauken, New Jersey.

23                  MR. EINGORN: You were here last month,  
24   correct?

25                  MR. HERNANDEZ: Yes.



1 MR. EINGORN: The issue we have tonight,  
2 is that we have a few Board members who weren't here  
3 so we're going to have to start from the top a little  
4 bit. So if you could just tell everybody what the  
5 nature of your application is real quickly.

6 MR. HERNANDEZ: So the nature is to  
7 propose a triplex of a three-story currently  
8 single-family home.

9 MR. EINGORN: And you were here last  
10 month and we brought you back because we needed more  
11 information, correct?

12 MR. HERNANDEZ: Yes, the drawings.

13 MR. EINGORN: And are these the drawings  
14 that you obtained?

15 MR. HERNANDEZ: Yes.

16 MR. EINGORN: Great. And if I look at  
17 the front of the drawings, I'm looking at the bottom  
18 photograph, is it this property here on your  
19 righthand side?

20 MR. HERNANDEZ: Yes.

21 MR. EINGORN: And on page two, is this an  
22 elevation of the proposed --

23 MR. HERNANDEZ: Yes.

24 MR. EINGORN: And it's showing a fire  
25 escape; is that correct?

1 MR. HERNANDEZ: Yes.

2 MR. EINGORN: And that would access all  
3 three floors?

4 MR. HERNANDEZ: Yes. If you needed to go  
5 from the third floor to the second, you would access  
6 the upper.

7 MR. EINGORN: Great. And on the third  
8 page it looks like we have a floor plan; is that  
9 correct?

10 MR. HERNANDEZ: Yes.

11 MR. EINGORN: And these would be the  
12 individual units?

13 MR. HERNANDEZ: Yes.

14 MR. EINGORN: This looks like more  
15 elevations. All right. And you provided photographs  
16 also; is that correct?

17 MR. HERNANDEZ: Yes.

18 MR. EINGORN: Did you take these  
19 photographs?

20 MR. HERNANDEZ: Yes.

21 MR. EINGORN: Let the record reflect that  
22 I'm referring to a packet of five photographs that  
23 was submitted by the applicant. The first photo, is  
24 this the property frontage?

25 MR. HERNANDEZ: Yes.

1 MR. EINGORN: And on page two, is this  
2 the side yard?

3 MR. HERNANDEZ: Yes. The back yard, yes.

4 MR. EINGORN: Is this the back yard?

5 MR. HERNANDEZ: That's the back. You do  
6 have a side yard that's on another photograph.  
7 That's the back of the house.

8 MR. EINGORN: Got it.

9 MR. HERNANDEZ: That's the side of  
10 home.

11 MR. EINGORN: This is the third page.  
12 This is the side. Is this where you propose to  
13 create a driveway?

14 MR. HERNANDEZ: Yes.

15 MR. EINGORN: And how many proposed  
16 parking spaces are there?

17 MR. HERNANDEZ: Currently there are three  
18 parking spaces proposed on that lot.

19 MR. EINGORN: Great. This is the fourth  
20 page. What are you showing us here?

21 MR. HERNANDEZ: That's also where the  
22 cut-curb would be. Where that truck is, you see  
23 the -- the cut curb would be on that section  
24 there.

25 MR. EINGORN: Great.

1 CHAIRMAN HANCE: So that would be for  
2 parking?

3 MR. HERNANDEZ: Parking only, yes.

4 MR. EINGORN: And the last page, is this  
5 an aerial photograph of the property?

6 MR. HERNANDEZ: Yes.

7 MR. EINGORN: Great.

8 So the applicant is here tonight seeking  
9 use variance approval, bulk variance approval for  
10 off-street-parking and bulk variances for lot size  
11 and rear side and front setbacks. I believe the  
12 testimony last month was that the adjoining property  
13 is already approved for a triplex; is that correct?

14 MR. HERNANDEZ: Yes.

15 MR. EINGORN: And your company owns that  
16 property as well?

17 MR. HERNANDEZ: Yes.

18 MR. EINGORN: And just like the proposal  
19 tonight, that property has its own  
20 off-street-parking?

21 MR. HERNANDEZ: Yes.

22 MR. EINGORN: Does the Board have  
23 questions regarding this application?

24 VICE-CHAIRMAN STILL: I wanted to see,  
25 the last time you were you talked about a fence; like

1 it was a lady's fence that was damaged or something.

2 MR. HERNANDEZ: Yeah.

3 VICE-CHAIRMAN STILL: Was there anything  
4 ever done about that?

5 MR. HERNANDEZ: No. So we have to -- we  
6 did buy the materials to do it for her but we have to  
7 get our -- she also said that there was a tree in the  
8 yard that has to get cut. So we have to call PSE&G  
9 because it's too close to the service head. So  
10 they're going to have to get boom lift and that's  
11 exactly where they're going to have to get in.

12 You can't get in through their side yard  
13 so that's the only way. And PSE&G is like three  
14 weeks out right now. We did call them. But they  
15 have nobody available due to the emergency calls that  
16 they've had. So we're just on schedule right now.

17 VICE-CHAIRMAN STILL: Got you. But there  
18 was effort put into --

19 MR. HERNANDEZ: Yeah. We have all the  
20 materials there. She sees them. Yeah.

21 CHAIRMAN HANCE: So you guys did talk to  
22 her after the meeting?

23 MR. HERNANDEZ: We did, yeah. I talked  
24 to her about last week to let her know the update was  
25 that we're on PSE&G's schedule. That's it.

1           MR. EINGORN: So the property that's in  
2 the photograph, is that currently there or do you  
3 have to reconstruct it?

4           MR. HERNANDEZ: Yeah. There's the -- our  
5 partial -- so as you can see on the aerial view, the  
6 roof did fly off already. Mind you, these properties  
7 have been vacant for over 50 years from what I was  
8 told. They've never had any occupants in them. So  
9 the roof flew off and then the side of the home did  
10 fall a bit as well.

11           So I do have the plans to also  
12 reconstruct that. The way it's suppose to go would  
13 be submitting to the building department as well.  
14 But we're trying to get it to the point where we can  
15 actually save it and start working. We're trying to  
16 go through this process.

17           MR. EINGORN: Understood.

18           CHAIRMAN HANCE: But you're not going to  
19 add anything? So everything will be on the same  
20 footage?

21           MR. HERNANDEZ: We're not adding, no.  
22 Same square footage. Everything is the same.

23           MR. EINGORN: Seems to be  
24 straightforward. Any questions? I think the  
25 applicant has done a good job with bringing in the

1 information we needed to see, the Board needed to  
2 see. I know we have some new members to this  
3 application. Any questions?

4 MS. MOSS: No.

5 MR. EINGORN: No? Open to the  
6 public?

7 CHAIRMAN HANCE: Yes.

8 MR. EINGORN: Anybody here tonight in the  
9 public that would like to be heard on the application  
10 of Mold Service LLC regarding the property at 1446  
11 Bradley Avenue?

12 MR. EINGORN: I see somebody in the  
13 aisle. Do you want to speak?

14 UNIDENTIFIED SPEAKER: Yes.

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

17 - - -

18 MIOSHA BRADDOCK LAWRENCE, having first  
19 been duly sworn/affirmed, was examined and testified  
20 as follows:

21 - - -

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

24 MS. LAWRENCE: Miosha Braddock Lawrence,  
25 1427 Kenwood Avenue, Camden.

1                   So I came in on the end so I just wanted  
2                   to clarify if the owner of this property has taken  
3                   care of the damages to the house behind him. Because  
4                   I'm waiting on the text message from the owner.

5                   MR. EINGORN: The testimony was that  
6                   they're trying to take down part of a tree, I think?

7                   MR. HERNANDEZ: Yes.

8                   MR. EINGORN: And then they're going to  
9                   be able to reconstruct the fence once they get the  
10                  tree taken care of. But the materials, according to  
11                  the applicant, were purchased.

12                  MR. HERNANDEZ: The materials are  
13                  on-site.

14                  MR. EINGORN: Please come up. Just  
15                  address the Board quickly. Again, the applicant  
16                  bought the materials; is that correct?

17                  MR. HERNANDEZ: Yes. They're on-site.

18                  MR. EINGORN: And you're prepared to fix  
19                  the fence, right?

20                  MR. HERNANDEZ: Yeah. I talked to her  
21                  last week and I did tell her that we were going to be  
22                  doing the fence. She did say okay; that it was on  
23                  time. I don't know if anything changed from today to  
24                  last week. But we can't put the fence up until  
25                  PSE&G comes with a boom to cut the tree. That's not



1 our job because we can't --

2 MR. EINGORN: Whoa, whoa. You have to  
3 address the Board.

4 MR. HERNANDEZ: We can't get too close to  
5 the service wires. We aren't qualified to do that.  
6 So they have to bring a boom lift. And unfortunately  
7 through her alleyway, they won't be able to get that  
8 boom unless it came through our driveway and cut it.  
9 So as soon as we get into their schedule and they're  
10 able to cut the tree wires, the wires as well. They  
11 have to cut down the tree to get to the wires then  
12 we're able to put everything back together. But  
13 until then, it doesn't make sense to put the fence in  
14 and then we have to take it back down.

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

17 MS. LAWRENCE: So my concern is that that  
18 issue, she had been trying to reach him since June  
19 and he didn't respond to her so she can't even --

20 MR. EINGORN: The issue we have here is  
21 that you're now acting as an attorney.

22 MS. LAWRENCE: No, I'm not acting as --

23 MR. EINGORN: You're speaking for  
24 somebody else.

25 MS. LAWRENCE: I live across the street.

1 So I'm just saying that he's been aware of this for a  
2 while --

3 MR. EINGORN: I understand.

4 MS. LAWRENCE: -- and he still hasn't got  
5 this done. So that's my concern.

6 MR. EINGORN: Sounds like he's working on  
7 it.

8 MS. LAWRENCE: I'm watching the demo  
9 cause I can see it because his back is to my front.  
10 So that's my concern that it's just -- they knew they  
11 did it. If she had not come here, they wouldn't have  
12 addressed it.

13 MR. EINGORN: Okay. But they are. Do  
14 you have anything related to the actual application?

15 MS. LAWRENCE: Yes. Can I see a copy of  
16 the plans cause we asked last time and we couldn't  
17 see them.

18 MR. EINGORN: Sure. They didn't have  
19 them the last time. That's why you couldn't see  
20 them.

21 MS. LAWRENCE: Okay. Can I just take a  
22 moment to see it cause this is the first time I've  
23 gotten to see it.

24 MR. EINGORN: Yes.

25 MR. HERNANDEZ: We can't close it until

1 they come and cut the tree, the wires. It's been  
2 open. We're on their schedule. I can't do anything  
3 about it. I do have text messages with her as well  
4 showing that I did reach out last week and she did  
5 respond.

6 MS. LAWRENCE: And so this is all being  
7 converted into a triplex, correct?

8 MR. EINGORN: That's the application,  
9 correct.

10 MS. LAWRENCE: Okay.

11 MR. EINGORN: And I think the testimony  
12 was that the piece on the left side when you're  
13 facing it, is already approved for a triplex.

14 MS. LAWRENCE: So I understand that a lot  
15 of investors are coming into the City of Camden. And  
16 I just want to make a note that since, what, around  
17 2019 to today, Camden has lost nearly 950 homes,  
18 existing homes, to investors. We are slowly but  
19 surely becoming like Newark, New Jersey.

20 Newark has less than 40 percent  
21 homeownership rate. People who live and work in  
22 Newark cannot buy in Newark because they allow  
23 investors over time to come in and buy these  
24 properties and create housing. But they're not  
25 creating whether it's an affordable housing market

1 for people who live and work there.

2 People who work at City Hall in Newark  
3 can't live there anymore because there's nothing  
4 available because the investors are buying them up by  
5 hundreds. And now that's happening in the City of  
6 Camden. Like this information just came. I'm like,  
7 950 in basically five years have turned over to  
8 investors who are now converted them into duplexes,  
9 triplexes and etc.

10 And now we're just going to lose our  
11 homeownership rate. One of the biggest things is  
12 that people took pride. I love the City of Camden.  
13 But we had a high ownership rate. A lot of people  
14 don't realize that. But now we are turning into  
15 Newark because we are allowing these investors to  
16 come in; communities are not happy with it.  
17 Residents aren't happy with it. But it's just  
18 becoming -- it's becoming overwhelming is what I'm  
19 saying; that we have so many of these investors  
20 coming in and converting these homes into rentals.

21 And I can understand and I've said this  
22 before, if it was just that they were rehabbing the  
23 property and keeping the existing property as one  
24 block and lot or not cutting them up into duplexes  
25 and triplexes, I can understand that. But that's

1 all they want to do. I get phone calls all the time  
2 saying, people are asking like, I know you do  
3 homeownership education but do you have anybody who  
4 wants to rent? And I'm like, that's not the purpose  
5 of the program. We're trying to create and stabilize  
6 these communities with homeownership opportunities.  
7 I just wanted to, you know, share that information  
8 that this continuing to cause a trend here in this  
9 City.

10 MR. EINGORN: Thank you.

11 CHAIRMAN HANCE: I want to make a  
12 comment, I understand that. But what we heard from  
13 him tonight was, it has been empty for over 40, 50  
14 years. And the reason why I say that is because the  
15 neighbors, the residents should get together if  
16 they're really concerned about their neighborhood and  
17 try to buy-out these properties so they can keep them  
18 as homes. That would be their choice. But something  
19 that has been abandoned so long and it's falling down  
20 right now.

21 MS. LAWRENCE: It wasn't falling down.  
22 Like I said, I face the back. He's demoed it. But I  
23 want to point out, the issue with the back property  
24 taxes particularly here is, etc. if you're saying the  
25 neighbors should get together, there could be

1 a six figure, \$100,000 property tax lien. And unless  
2 the City is willing to negotiate or reduce that lien,  
3 how many people have \$100,000 sitting around just to  
4 acquire the property? That's fixing it up. To  
5 acquire.

6 CHAIRMAN HANCE: Acquire, right.

7 MS. LAWRENCE: I work for a nonprofit  
8 CDC. It's the same issue. We would love to be able to  
9 buy abandoned properties in Parkside. That has been  
10 the model that we have used for decades, buying  
11 abandoned properties hopefully at a lower price. But  
12 if there's a huge tax lien and then if you can't find  
13 the owners, how do you acquire that? That's not a  
14 simple matter of just get together and buy them.

15 CHAIRMAN HANCE: Right.

16 MS. LAWRENCE: So I'm saying yes. I  
17 don't even think it has been empty for 50 years.  
18 I think that's an exaggerated number. Cause like I  
19 said, I've been working in Parkside for over 20  
20 years. I've lived where their back is my front for  
21 16 years. Yes, I will admit that much time but it has  
22 not been that long. So, yes, residents are concerned  
23 but there are other obstacles in the way of --  
24 nonprofits all over the City would like to do that.

25 But when you have these existing liens

1 and tangled titles, all these things are obstacles.  
2 So if a nonprofit CDC does this everyday is having  
3 that difficulty, just resident trying to do it, it's  
4 ten times worse. So that's all I'm saying; that  
5 making a note that we are having droves of investors  
6 come into this City. They're not here to stabilize  
7 the community. They're here only 100 percent to make  
8 money and that's it.

9 CHAIRMAN HANCE: We hear you. Thank  
10 you.

11 MR. EINGORN: Anybody else in the public  
12 tonight that would like to be heard on 1446 Bradley  
13 Avenue? Hearing none and seeing none, we'll close the  
14 public portion. Sir, do you have any closing  
15 remarks?

16 MR. HERNANDEZ: No.

17 MR. EINGORN: So the applicant is here  
18 tonight requesting use variance and bulk variance  
19 approval to convert the property to a three-family  
20 dwelling. The Board should do a discussion of the  
21 Positive and Negative Criteria and make a motion  
22 regarding the application.

23 CHAIRMAN HANCE: I'm going to have to say  
24 it's positive. Because a lot of these homes have  
25 been vacant and abandoned for years. I remember as a

1 kid going to school that they were abandoned. And,  
2 again, I always say this, there's a lot of homes  
3 being burned down. Not by the people in Camden but  
4 by the people that's coming into Camden, the homeless  
5 people trying to stay warm, trying to stay cool,  
6 whatever the case may be. I think it's always a  
7 blessing to go down the street and see that old house  
8 looking like a brand new house whether it's an  
9 apartment or a house or a duplex, there's someone  
10 there.

11 I think it's a lot more safer to have  
12 someone in that neighborhood than to have that place  
13 abandoned. I'm going through the same thing. I live  
14 right on Broadway. I'm going through the same thing  
15 as Waterfront South. We have had six to seven fires  
16 in Waterfront South. And now they're shells standing  
17 there. So I think it's always a blessing to bring  
18 something back to life, especially in Camden. Camden  
19 is coming back. Believe it or not, Camden is the  
20 future.

21 MR. HERNANDEZ: Yes.

22 MR. EINGORN: The case in chief has been  
23 closed. The Board is ready to make its decision.  
24 Thank you. I need to swear in Dena.

25 - - -



1           DENA MOORE JOHNSON, PE, CME, having first  
2       been duly sworn/affirmed, was examined and testified  
3       as follows.

4                               - - -

5           MS. MOORE: Just a question. I know  
6       they're here for a use. Is this coming back for site  
7       plan?

8           MR. EINGORN: It's not been cited for  
9       site plan.

10          MS. MOORE: So the parking, stormwater,  
11       none of that will be looked at?

12          MR. EINGORN: No. It hasn't been cited  
13       for any site plan or reasoning whatsoever.

14          MS. MOORE: You know there's stormwater  
15       regulations in the City of Camden.

16          MR. EINGORN: The applicant is going to  
17       have to comply with everything that the building code  
18       and code enforcement and all that.

19          MS. MOORE: Okay. Because when you make  
20       dirt and when you put asphalt on dirt, it makes a  
21       difference so that needs to be looked at. I'm just  
22       putting it on record because --

23          MR. HERNANDEZ: It's going to be gravel.  
24       We're going to do the same thing that we did. I have  
25       another property. The properties are existing and

1 the other one is already a triplex. We do finish in  
2 30 days. We have our CO. The one to the left of it  
3 is completed. We did another similar property on  
4 Broadway, 1709 S. Broadway which I came before the  
5 Board and turned it into a quadplex.

6 So the driveway, our architect gave us  
7 plans to do the driveway in gravel. So that's the  
8 same exact concept that he's approving on this end.  
9 I'm not sure why but this is the plans he gives us  
10 and we just follow them and submit them to the  
11 construction office. It will be proper.

12 MS. MOORE: Because the stormwater in  
13 Camden, you have to make sure that you're 25-year  
14 peak storm or your post-development does not exceed  
15 your predevelopment. So I don't know if anyone has  
16 done these calculations, but I'm here as a P.E. and I  
17 have it on record that I heard this, and it's on the  
18 record, and that it needs to be done.

19 MR. HERNANDEZ: Okay. Yes. That's fine.  
20 Thank you.

21 MR. EINGORN: Anybody else from the Board  
22 would like to chime in on this and make a motion.

23 VICE-CHAIRMAN STILL: I make a motion to  
24 pass.

25 MR. EINGORN: Do we have a second?

1 MS. NUNEZ: Second.

2 MR. EINGORN: Roll-call vote. Chairman  
3 Hance.

4 CHAIRMAN HANCE: Yes.

5 MR. EINGORN: Vice-Chairman Still.

6 VICE-CHAIRMAN STILL: Yes.

7 MR. EINGORN: Ms. Nunez.

8 MS. NUNEZ: Yes.

9 MR. EINGORN: Ms. Rivera.

10 MS. RIVERA: Yes.

11 MR. EINGORN: And Ms. Moss.

12 MS. MOSS: Yes.

13 MR. EINGORN: Five in favor and none  
14 opposed, the motion passes. Thank you, sir.

15 MR. HERNANDEZ: Thank you.

16 MR. EINGORN: The next matter we have are  
17 for MGR Home Improvements LLC.

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

20 - - -

21 MOHAMMED RAHAWI, having first been duly  
22 sworn/affirmed, was examined and testified as  
23 follows:

24 - - -

25 MR. EINGORN: Please state your name and

1 address for the record.

2 MR. RAHAWI: Mohammed Rahawi, 1877 West  
3 5th Street, Piscataway, New Jersey 08854.

4 MR. EINGORN: Sir, what's your  
5 relationship to MGR Home Improvement LLC?

6 MR. RAHAWI: I'm the owner.

7 MR. EINGORN: Are you the sole owner?

8 MR. RAHAWI: Yes.

9 MR. EINGORN: So you have three  
10 properties, 435 Mechanic; 452 Mechanic; and 457  
11 Mechanic?

12 MR. RAHAWI: Correct.

13 MR. EINGORN: And are they all  
14 preexisting single-family homes?

15 MR. RAHAWI: Yes.

16 MR. EINGORN: Let's take a quick look at  
17 the photographs.

18 MR. RAHAWI: No problem.

19 MR. EINGORN: Anything you want to tell  
20 us about these properties?

21 MR. RAHAWI: No. I'm just looking to get  
22 them grandfathered in, I guess you could say. So  
23 that's where I'm at.

24 MR. EINGORN: You took the photographs  
25 that are attached to the applications?

1 MR. RAHAWI: Yes.

2 MR. EINGORN: I'm looking at 457  
3 Mechanic. Could you just tell me which property? Is  
4 it this one or this one?

5 MR. RAHAWI: It's on the right side.

6 MR. EINGORN: This one here?

7 MR. RAHAWI: Yes.

8 MR. EINGORN: Is the reason you're here  
9 because these are in the Light Industrial Zone?

10 MR. RAHAWI: Yes, LI-1.

11 MR. EINGORN: It seems pretty  
12 straightforward. Does the Board have questions for  
13 the applicant? The applicant is here for a Cert of  
14 Non-Conforming Use for all three properties. They  
15 look like preexisting homes. Do you know about how  
16 old they are?

17 MR. RAHAWI: The public records say 1900  
18 built.

19 CHAIRMAN HANCE: How long have you owned  
20 them?

21 MR. RAHAWI: February 2025 I took over  
22 ownership.

23 MS. RIVERA: Is this the lot or the back  
24 yard?

25 MR. RAHAWI: That's the back yard.

1 MS. RIVERA: Is there an alley in the  
2 back?

3 MR. RAHAWI: For which property, 435?

4 MS. RIVERA: Yes.

5 MR. RAHWAI: Let me see. An alley in the  
6 back, yes, there is.

7 MS. RIVERA: So they can park cars in  
8 there?

9 MR. RAHAWI: No. No parking there.

10 MR. EINGORN: So as the Board will  
11 recall, the standard here is not the standard for a  
12 variance. It's whether or not the constructed  
13 property preexisted the zoning ordinance based upon  
14 the photographic evidence. And the testimony  
15 appears to be the case. Is there any questions from  
16 the Board or should we open to the public?

17 CHAIRMAN HANCE: Open to the public.

18 MR. EINGORN: Anybody here tonight that  
19 would like to be heard on the applications of MGR  
20 Home Improvement, LLC? They are for 435 Mechanic,  
21 452 Mechanic, and 457 Mechanic. Anybody here tonight  
22 that like to be heard? Hearing none and seeing none,  
23 we'll close the public portion.

24 These are three separate applications so  
25 although we took them together for expediency

1 purposes, I would suggest that we do three separate  
2 votes. Let's start with 435 Mechanic Street. Do we  
3 have a motion for that one?

4 CHAIRMAN HANCE: I make a motion.

5 MR. EINGORN: Do we have a second?

6 VICE-CHAIRMAN STILL: Second.

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

8 Chairman Hance.

9 CHAIRMAN HANCE: Yes.

10 MR. EINGORN: Vice-Chairman Still.

11 VICE-CHAIRMAN STILL: Yes.

12 MR. EINGORN: Ms. Nunez.

13 MS. NUNEZ: Yes.

14 MR. EINGORN: Ms. Rivera.

15 MS. RIVERA: Yes.

16 MR. EINGORN: And Ms. Moss.

17 MS. MOSS: Yes.

18 MR. EINGORN: Having five in favor, the  
19 motion passes.

20 For 452 Mechanic Street, do we have a  
21 motion?

22 VICE-CHAIRMAN STILL: Motion.

23 MR. EINGORN: Second?

24 CHAIRMAN HANCE: Second.

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

1 Chairman Hance.

2 CHAIRMAN HANCE: Yes.

3 MR. EINGORN: Vice-Chairman Still.

4 VICE-CHAIRMAN STILL: Yes.

5 MR. EINGORN: Ms. Nunez.

6 MS. NUNEZ: Yes.

7 MR. EINGORN: Ms. Rivera.

8 MS. RIVERA: Yes.

9 MR. EINGORN: And Ms. Moss.

10 MS. MOSS: Yes.

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

13 And lastly, 457 Mechanic Street, do we  
14 have a motion?

15 VICE-CHAIRMAN STILL: Motion.

16 MR. EINGORN: Do we have a second?

17 MS. NUNEZ: Second.

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

19 Chairman Hance.

20 CHAIRMAN HANCE: Yes.

21 MR. EINGORN: Vice-Chairman Still.

22 VICE-CHAIRMAN STILL: Yes.

23 MR. EINGORN: Ms. Nunez.

24 MS. NUNEZ: Yes.

25 MR. EINGORN: Ms. Rivera.



1 MS. RIVERA: Yes.

2 MR. EINGORN: Ms. Moss.

3 MS. MOSS: Yes.

4 MR. EINGORN: Having five in favor and  
5 none opposed, the motion passes. Thank you, sir.

6 MR. RAHAWI: Thank you.

7 MR. EINGORN: The next matter is Florence  
8 Holding Group LLC, 2201 to 2227 S. 8th Street.

9 MR. SHEEHAN: Good evening. My name is  
10 Kevin Sheehan. I'm an attorney with Parker McCay and  
11 we're the attorneys for Florence Holding, LLC. With  
12 me is Pat Mancini from Florence Holding and American  
13 Supply which operates out of the site and Gregory  
14 Fusco who is a professional engineer licensed in the  
15 State of New Jersey. If you can have them sworn in,  
16 we'll get started.

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

19 - - -

20 GREGORY B. FUSCO, P.E.; PATRICK MANCINI,  
21 having first been duly sworn/affirmed, was examined  
22 and testified as follows:

23 - - -

24 MR. EINGORN: Please state your names and  
25 addresses quickly for the record.

1 MR. FUSCO: Gregory B. Fusco, 80 S. White  
2 Horse Pike, Berlin, New Jersey.

3 MR. MANCINI: Patrick Mancini, 2201 to  
4 2227 S. 8th Street, Camden, New Jersey.

5 MR. SHEEHAN: So Mr. Chairman, Florence  
6 Holding Group is the owner of the property. It's  
7 located on Florence Street and 8th Street with access  
8 on Florence Street. It's an existing 44,000-plus  
9 square foot building. The proposal is to construct a  
10 6,600-plus square foot portion to the building that  
11 had been missing for many years. The warehouse has  
12 been in existence for over 40 years. The part that  
13 they're going to reconstruct was probably been down  
14 for at least 30 years according to the aerial maps.

15 The property is located in the R-2 Zone.  
16 It's an existing warehouse. The warehouse use is not  
17 permitted in the zone so we're requesting a "d"  
18 variance tonight. And there's a couple variances  
19 that Dena will identify when she goes through her  
20 report. So what I'd like to do is, Mr. Mancini has  
21 been sworn in; ask him a bunch of questions related  
22 to the use and the operation on the site; and then we  
23 can go through Dena's report. So up there, Pat, is  
24 that an aerial map that identifies the existing site?

25 MR. MANCINI: Yes, it is.

1 MR. SHEEHAN: And that's the warehouse  
2 there?

3 MR. MANCINI: Yes.

4 MR. SHEEHAN: And who is Florence Holding  
5 Group?

6 MR. MANCINI: Florence Holding Group is  
7 the property owner.

8 MR. SHEEHAN: And does Florence Holding  
9 Group operate out of the site or another company?

10 MR. MANCINI: No. Florence Holding Group  
11 leases the property to American Supply Company.

12 MR. SHEEHAN: And what does American  
13 Supply do on the site?

14 MR. MANCINI: We are a warehousing  
15 business.

16 MR. SHEEHAN: What kind of warehousing do  
17 you do? What kind of products?

18 MR. MANCINI: We store products for other  
19 companies and we do their receiving and their  
20 shipping. We act as their warehouse for their  
21 materials for either their products or items that  
22 they sell.

23 MR. SHEEHAN: And what kind of products  
24 do you --

25 MR. MANCINI: So in the Camden facility,

1 we have some carbon boxes that are used for another  
2 company's packing operation. We have empty glass  
3 bottles that are used for other companies that they  
4 use for bottling. We have a company that sells  
5 plastic bags to other companies, of course. We also  
6 have a business in there that has sodas and  
7 mixers.

8 MR. SHEEHAN: What hours? What are your  
9 hours of operation?

10 MR. MANCINI: So we only operate this  
11 warehouse Monday, Wednesday, Friday from 12 to 4 or 1  
12 to 4. And occasionally on other days we might have a  
13 container come in.

14 MR. SHEEHAN: How many employees -- when  
15 you're operating during those hours, how many  
16 employees are on-site?

17 MR. MANCINI: Two.

18 MR. SHEEHAN: Just yourself and somebody  
19 else?

20 MR. MANCINI: Well, yes. Any one of us  
21 that would go over from the main warehouse.

22 MR. SHEEHAN: And when you're on the  
23 site, your customers are coming to the site, picking  
24 up goods or dropping off goods?

25 MR. MANCINI: Our customers don't pick

1 up the goods but they would hire or we help them hire  
2 LTL service. So their products would be picked up  
3 and delivered to their customers.

4 MR. SHEEHAN: And when they're dropping  
5 goods off to your site, what kind of vehicles are  
6 they using?

7 MR. MANCINI: Inbound it depends on the  
8 size of the loads. So usually like on a Monday,  
9 Wednesday, Friday afternoon there's pickups. So it's  
10 usually short sprint trucks. It could be one pallet  
11 or six pallets. Those are pretty good ranges for  
12 pickups. Sometimes there's a full truck load.  
13 That's a trailer size. And that might be once or  
14 twice a week; same hours; same time.

15 If a container comes in, if a container  
16 comes in from the port, that usually comes in in the  
17 morning so that might happen once every two weeks or  
18 once a month. Those are usually -- that's like when  
19 the bulk of the materials come in. So then we store  
20 it, break it down, set up their orders that go out in  
21 smaller loads Monday, Wednesday, Friday.

22 MR. SHEEHAN: And the smaller loads that  
23 go out, about how many of those go out a day?

24 MR. MANCINI: On Monday, Wednesday,  
25 Friday as they were saying in that time period, it

1 could be one to four.

2 MR. SHEEHAN: One to four. So three or  
3 four vehicles in during the day?

4 MR. MANCINI: It's only a one to four  
5 hours' operation.

6 MR. SHEEHAN: One to four --

7 MR. MANCINI: I mean like one truck or  
8 four at the most.

9 MR. SHEEHAN: So total vehicles on a day  
10 about maybe four or five in and one to four out?

11 MR. MANCINI: Correct.

12 MR. SHEEHAN: And then two employees?

13 MR. MANCINI: Correct.

14 MR. SHEEHAN: Okay.

15 MR. MANCINI: Or one employee.  
16 Sometimes they're just working in those time periods.

17 MR. SHEEHAN: So if you can point to the  
18 map, where do you take deliveries and where are the  
19 improvements proposed?

20 MR. MANCINI: This is on Florence Street.  
21 Of course, this is the whole warehouse. But we have  
22 two large overhead bay doors and two inside of those  
23 spots. We only use one of them for those short  
24 straight trucks. And that's like right about here.

25 And then over here, well, currently under

1 construction which was a previously approved  
2 project, there was an old loading dock falling  
3 apart. We had three loading dock bays. So we're  
4 repairing that. When that gets done, that's where we  
5 will take in most of the trucks and will still go  
6 inside. But if we have a 53-footer, we load and  
7 unload on the street. That's another reason why we  
8 need two vehicles.

9 MR. SHEEHAN: When you go the  
10 improvements, will all the loading be on your site as  
11 opposed to any on the street?

12 MR. MANCINI: Correct.

13 MR. SHEEHAN: And then what else is on  
14 Florence Avenue around your site?

15 MR. MANCINI: Well, you can probably see  
16 right here on pretty much the whole scope the  
17 dimensions of ours is across the street is a trucking  
18 company, a hauler.

19 MR. SHEEHAN: And then is there one  
20 residence also to the left of that?

21 MR. MANCINI: Yes, Angel who is one  
22 resident right here. And this is his property with  
23 his stuff that he has there. This is an empty lot.  
24 And then right next to us, that area, that's another  
25 type of -- it's an empty warehouse building and has

1     been empty for quite some time.

2                   MR. SHEEHAN:   So for the most part, the  
3     block is industrial with the exception of that one  
4     residence?

5                   MR. MANCINI:   Correct.

6                   MR. SHEEHAN:   Anybody have any questions  
7     of Mr. Mancini?

8                   CHAIRMAN HANCE:   I'm just curious.   When  
9     you say they're trucking companies, are they stored  
10    vehicles?   Are they dropping off?

11                   MR. MANCINI:   Our warehouse?

12                   CHAIRMAN HANCE:   Yes, right across the  
13    street.

14                   MR. MANCINI:   So he has got a few --  
15    half a dozen tri-axles so I don't know exactly what  
16    he hauls but it looks like dirt and stone; that type  
17    of company.   There's also around the corner on 7th  
18    Street there's a trucking company over here.

19                   CHAIRMAN HANCE:   Thank you.

20                   MR. SHEEHAN:   Any other questions of  
21    Mr. Mancini?

22                   MR. EINGORN:   Does the Board have  
23    questions?   No.

24                   MR. SHEEHAN:   Do you want to go through  
25    Dena's report and we can answer her questions and any



1 more you may have?

2 MR. EINGORN: Sure.

3 Mr. Chairman, I'm referring to Remington  
4 & Vernick's letter dated July 30, 2025. Starting on  
5 page 2 the Zoning Requirements: The applicant's  
6 proposed warehouse use is not in conformance with the  
7 permitted principal uses in the R-2 Zone per  
8 Section 870-52. According to the applicant, the  
9 facility was or is currently being used as a  
10 warehouse.

11 Pursuant to Section 870-187B(3), any  
12 nonconforming use of structures or land and any  
13 nonconforming buildings may be continued  
14 indefinitely, but such buildings or uses shall not be  
15 re-established if such use has been voluntarily  
16 discontinued for any reason for a period of one year  
17 or more.

18 While the site is currently improved with  
19 this facility, based on satellite imagery, it appears  
20 that the facility has not been in operation for many  
21 years. The applicant shall provide evidence or  
22 documentation confirming that such use did not cease  
23 operation as a warehouse use for more than one year,  
24 as related to the request for a d(2) use variance for  
25 the facility expansion, or seek a d(1) variance to

1 operate the warehouse facility.

2 So I won't go through the rest of the  
3 testimony regarding the use. But are you seeking  
4 tonight a d(2) variance or d(1)?

5 MR. SHEEHAN: Pat, has the property  
6 been -- when you purchased the property, who owned  
7 it?

8 MR. MANCINI: It was LJL Holdings, aka  
9 Discount Cabinet Corner.

10 MR. SHEEHAN: How long had they operated  
11 on that site?

12 MR. MANCINI: I'm not exactly sure but  
13 they were in operation when we were buying from  
14 them.

15 MR. SHEEHAN: And when did you buy from  
16 them?

17 MR. MANCINI: February of 2021.

18 MR. SHEEHAN: So they were operating on  
19 the site at that time?

20 MR. MANCINI: Yes.

21 MR. SHEEHAN: And since you purchased the  
22 property, have you been continuously operating that  
23 same use on that site?

24 MR. MANCINI: Right away, yes.

25 MS. MOORE: So then it's a d(2) use

1 variance, correct?

2 MR. SHEEHAN: Yes.

3 MS. MOORE: So I'll adjust the variance  
4 in the back to state d(2) as opposed to d(1).

5 And then you'll provide the testimony  
6 necessary regarding the use variance, Special  
7 Reasons, everything, positive and negative?

8 MR. SHEEHAN: Greg will do that, yes.

9 MS. MOORE: Moving on to page 3 and the  
10 Zoning Table. I'll note, you have some preexisting  
11 nonconforming conditions, including the maximum lot  
12 area, what's required is 8,000 square feet. What's  
13 proposed is 56,612 square feet. That's preexisting  
14 non-conforming. The maximum impervious coverage, 60  
15 percent. You're proposing 100 percent. Also  
16 preexisting nonconforming. Front yard setback of 8th  
17 Street, 10 feet is required. You have zero proposed,  
18 preexisting nonconforming. The front yard along  
19 Florence Street, 10 feet. You have zero at one point  
20 which is preexisting nonconforming. And then the  
21 other 1.5 feet, that's the reconstructed building  
22 which you would be requesting a variance this  
23 evening.

24 MR. SHEEHAN: Yes.

25 MS. MOORE: Also, we'll note the maximum

1 building coverage, you're requesting a variance this  
2 evening. That's 40 percent and you are proposing 95  
3 percent with --

4 MR. SHEEHAN: With the enclosure, yes.

5 MS. MOORE: -- the addition, right.

6 Front yard along Bulson Street, it's  
7 unimproved. Ten feet are required for the building  
8 setback. You have zero feet. That's preexisting  
9 nonconforming. And then we have two additional  
10 variances requested regarding the zoning. That would  
11 be the one side yard. What's required is 10 feet.  
12 You have zero feet due to the enclosed loading area.  
13 You're requesting that variance this evening?

14 MR. SHEEHAN: Yes.

15 MS. MOORE: And off-street parking, it's  
16 0.66 spaces per 1,000 square feet of gross floor  
17 area. What's required would be 35 spaces. You are  
18 proposing zero. You're requesting that variance,  
19 correct?

20 MR. SHEEHAN: We're requesting a  
21 variance. I think it's based on the addition. But  
22 we're still requesting the variance.

23 MS. MOORE: Okay. So moving on to page  
24 4. The building coverage calculation must include  
25 the existing facility footprint, the area to be

1 re-constructed, and the enclosed loading area. The  
2 applicant should recalculate the building coverage to  
3 confirm and revise the area and bulk requirement  
4 chart on the site plan accordingly. You'll do that?

5 MR. SHEEHAN: Yes.

6 MS. MOORE: While building expansions are  
7 proposed, such expansions are occurring on an  
8 existing impervious surface. Thus, no changes are  
9 proposed for the lot coverage. You acknowledge that?

10 MR. SHEEHAN: Yes.

11 MS. MOORE: The property has three  
12 frontages and one side yard. No rear yard. You  
13 acknowledge that?

14 MR. SHEEHAN: Yes.

15 MS. MOORE: The Use Variance Comments,  
16 your testimony will include these comments here and  
17 we'll move on to the Performance Standards, page 5.  
18 I forgot to underline. If a street opening is  
19 necessary for the roadways, the application would be  
20 subject to the Street Opening Permit Ordinance of the  
21 City. The City Engineer should be contacted  
22 concerning the application and fees involved. So  
23 that's for Florence Street and South 8th Street.  
24 You acknowledge that?

25 MR. SHEEHAN: Yes.

1 MS. MOORE: Parking, Loading and  
2 Circulation. So we already mentioned about  
3 requesting a variance regarding parking. And if a  
4 variance is granted for the parking spaces due to  
5 demonstrating hardship or other good and sufficient  
6 reasons, the applicant shall then make a cash  
7 contribution to the City for each required space not  
8 provided in order to develop a program of  
9 constructing public parking lots, unless the Zoning  
10 Officer has determined that a developer is entitled  
11 to a partial or complete waiver of this cash  
12 contribution requirement. The contribution shall be  
13 in an amount equal to the cost of providing the  
14 required minimum number of parking spaces to be  
15 calculated by the City Engineer. I can tell you that  
16 requirement is \$6,000 per space.

17 MR. SHEEHAN: We acknowledge that and  
18 we'll work with the zoning officer.

19 MS. MOORE: Okay.

20 Per Section 870-234, facilities for the  
21 secure and convenient parking of bicycles shall be  
22 provided. The number of spaces and/or racks shall be  
23 determined by the Zoning Board. The applicant shall  
24 provide provisions for bicycle parking or a waiver  
25 requested.

1 MR. SHEEHAN: We're going to request a  
2 waiver due to the nature of the use. There's only  
3 two employees half a day, three days a week.

4 MS. MOORE: And that's actually a  
5 variance where it's located in the Zoning Board's  
6 reference in the zoning. So that you are requesting  
7 a variance for that?

8 MR. SHEEHAN: Yes.

9 MS. MOORE: Testimony should be provided  
10 as to where employees of the warehouse facility will  
11 park. I know that there are two. You're saying two  
12 employees. Where are they parking? And if there's a  
13 shared parking agreement with the adjacent property  
14 owners, such agreement should be provided for review  
15 to our office and the Zoning Board Solicitor.

16 MR. SHEEHAN: They're going to park on  
17 the street. I'll have Mr. Mancini just testified.  
18 Since the time you've been there since 2021, is there  
19 anybody that parks on the street on Florence Avenue?

20 MR. MANCINI: No. Just the one  
21 resident. Sometimes he parks on the street right  
22 here or he parks across the street.

23 MR. SHEEHAN: Do you ever have trouble  
24 parking two vehicles on the street?

25 MR. MANCINI: No.

1 MS. MOORE: Pursuant to Section  
2 870-231C(1)(b), two loading areas shall be provided  
3 for the warehouse facility, which shall be 12 feet  
4 wide and 50 feet long with 14 feet vertical clearance  
5 per Section 870-231C(2). The loading area should be  
6 dimensioned on the site plan. You'll add that  
7 dimension?

8 MR. MANCINI: So there's three loading  
9 docks.

10 MS. MOORE: Do you meet the dimensions  
11 though?

12 MR. FUSCO: When it's all said and done,  
13 there will be three loading dock bays.

14 MS. MOORE: Okay. But do you meet the  
15 dimensions that are on the plans?

16 MR. FUSCO: Let me check.

17 MR. SHEEHAN: It's 12-by-50.

18 MR. MANCINI: It's 48 feet.

19 MR. FUSCO: Yes, we do.

20 MS. MOORE: For all three?

21 MR. FUSCO: Yes. It's 50 feet deep.

22 Excuse me.

23 MS. MOORE: Okay.

24 MS. MOORE: If they're not dimensioned  
25 now, you'll dimension them on the plan?



1 MR. SHEEHAN: Yes. Mr. Mancini said they  
2 may be 48 feet so we're going to request a variance  
3 for 48 feet in case when he dimensions those, if  
4 there's a problem, I don't want to have to come back.  
5 If that's all right?

6 MS. MOORE: Okay. So we'll just add that  
7 on the back. Sorry.

8 MR. EINGORN: So is that C(2) or C(1)(b)  
9 here or both?

10 MS. MOORE: I think the vertical  
11 clearance may be a C(1). But for now let's just put  
12 the size in the 231C(1)(b).

13 MR. EINGORN: Okay.

14 MS. MOORE: If that's not correct, I'll  
15 have it changed. But for now, that's what I'm  
16 assuming. I don't have the ordinance on me.

17 MR. EINGORN: Me neither.

18 MS. MOORE: Moving on to the next one.

19 The applicant should replace all sidewalk  
20 and curb along the property's frontages. The ADA  
21 ramp at the South 8th Street and Florence Street  
22 intersection should be replaced if it does not meet  
23 current ADA standards.

24 MR. FUSCO: I believe that the ramp is  
25 new and we'll check it and verify it.

1 MS. MOORE: It looked new. I just wanted  
2 to make sure that it meets current standards.

3 MR. FUSCO: We'll verify and if it  
4 doesn't, the applicant will replace it.

5 MS. MOORE: And how about the curb and  
6 sidewalk?

7 MR. FUSCO: If it's a requirement, we'll  
8 have to replace the curb and sidewalk.

9 MS. MOORE: Okay. Do you  
10 acknowledge my comments in the Stormwater Collection  
11 and Management Section, Grading, Utilities? You  
12 understand that the project has to be approved by  
13 both the City Engineer and the City Fire Chief?

14 MR. SHEEHAN: Yes.

15 MS. MOORE: Construction Details, you're  
16 fine with all this?

17 MR. SHEEHAN: Yes.

18 MS. MOORE: I'm trying to skip through.  
19 You're good?

20 MR. SHEEHAN: Yes.

21 MS. MOORE: Planting Design.

22 Per Section 870-244.B, a Landscape Plan  
23 shall be submitted with each site plan application.  
24 The applicant has not provided a landscape plan. A  
25 landscape plan should be provided or a waiver

1 requested.

2 MR. FUSCO: We're asking for a waiver.  
3 There's no way we can plant landscaping at all.

4 MS. MOORE: Our office will take no  
5 exception to the granting of that waiver should the  
6 Board grant it.

7 If no new landscaping is proposed, the  
8 applicant shall make efforts to clean up the site and  
9 remove any overgrown vegetation.

10 MR. FUSCO: That's the intent, yes.

11 MR. MANCINI: We do currently.

12 MS. MOORE: All right.

13 Lighting: A Lighting Plan should be  
14 provided with this site plan application and must  
15 comply with all applicable requirements in Section  
16 870-243.

17 MR. FUSCO: The only area that really  
18 requires lighting would be a loading zone. There's  
19 no parking lot so-to-speak. That's something we  
20 would like to discuss with you and resolve.

21 MR. MANCINI: We put lights up around the  
22 outside of the building.

23 MR. FUSCO: But that complies with the  
24 ordinance.

25 MS. MOORE: Okay. Right. We just need

1 to make sure of safety.

2 MR. EINGORN: So condition of approval?

3 MR. SHEEHAN: Yes. Work with R&V.

4 MS. MOORE: All right. So you'll just  
5 add that? Because it all should be preexisting.  
6 That portion should be fine.

7 MR. MANCINI: It is now.

8 MS. MOORE: Okay.

9 MS. MOORE: The applicant is to provide a  
10 traffic impact assessment in accordance with Section  
11 870-274 of the City Ordinance.

12 MR. SHEEHAN: We're going to ask for a  
13 waiver for that because of the number of vehicles.  
14 Only two employees and eight total trucks.

15 MS. MOORE: Right. Okay. So can you  
16 provide a statement?

17 MR. SHEEHAN: Yes.

18 MS. MOORE: Not an assessment but I need  
19 a statement because we had decided and it probably  
20 wasn't this Board but the Planning Board had decided  
21 if it's anything beyond a single-family home, they  
22 want to know what's going on with the traffic. Okay.

23 MR. FUSCO: Yes.

24 MS. MOORE: So just existing versus  
25 proposed.

1 MR. SHEEHAN: We will do that.

2 MS. MOORE: Signed and sealed.

3 MR. SHEEHAN: Okay.

4 MS. MOORE: So I'll change that from  
5 assessment to statement.

6 MR. EINGORN: So no waiver?

7 MS. MOORE: No waiver.

8 The applicant is to provide testimony  
9 regarding any and all environmental concerns, studies  
10 and remediation pertaining to the site.

11 MR. SHEEHAN: Is there any remediation?

12 MS. MOORE: Any known?

13 MR. MANCINI: We had a -- when we bought  
14 the property, we had to do a Phase 2 environmental  
15 study.

16 MS. MOORE: You did?

17 MR. MANCINI: Yes.

18 MS. MOORE: Okay.

19 MR. MANCINI: And that was done through  
20 Petrodi.

21 MS. MOORE: So that's within the past  
22 five years?

23 MR. MANCINI: It was done in --

24 MR. FUSCO: 2021, yes.

25 MS. MOORE: Can you provide that to our

1 office?

2 MR. MANCINI: I cannot provide it. LJL  
3 Holdings who I've asked them for it, has not been  
4 cooperative or Discount Cabinet Corner which is Joe  
5 and Lou DiMedio.

6 MS. MOORE: All right. You're going  
7 to --

8 MR. MANCINI: I've called Petrodi and  
9 I asked them for it just because I wanted to know  
10 about it. Because when we settled, we had a  
11 three-way payout on that study. The realtors and  
12 American Supply and Discount Cabinet Corner, we split  
13 it three ways but it went under their name because  
14 they were the owners of the building. So when I  
15 called Petrodi to ask for a copy of it, they said I  
16 needed their permission. Then they just don't  
17 respond to me. And they were storing items in the  
18 warehouse and they never paid their bill.

19 MS. MOORE: Okay. Can you try to get a  
20 copy of that? I don't know who would have that. If  
21 you have an LSRP. No, probably not. But the DEP,  
22 someone to just get a copy of that Phase 2 and  
23 provide that to our office.

24 MR. MANCINI: We'll try.

25 MS. MOORE: Thank you.

1                   Storage and Waste Disposal: Provisions  
2 shall be provided for the storage and waste disposal  
3 of the proposed warehouse facility. How do you  
4 handle your storage and waste?

5                   MR. MANCINI: Waste Management picks up  
6 every two weeks. One two-yard dumpster.

7                   MR. SHEEHAN: Where is the dumpster  
8 located?

9                   MR. MANCINI: We just put the dumpster  
10 out the night before outside the bay door.

11                  MS. MOORE: That's a private pick up?

12                  MR. SHEEHAN: Yes.

13                  MS. MOORE: And you said once every two  
14 weeks?

15                  MR. MANCINI: Once every two weeks.

16                  MR. SHEEHAN: And it's stored inside  
17 before it's picked up?

18                  MR. MANCINI: Yes.

19                  MR. FUSCO: So because it's just the two  
20 employees, there's really no solid waste that's  
21 generated. It's mostly recyclables and --

22                  MR. MANCINI: And waste from cardboard  
23 and plastic wrap, that kind of stuff.

24                  MR. FUSCO: So no trash enclosure is  
25 really required.

1 MS. MOORE: So testimony is being  
2 provided regarding any anticipated outdoor storage.  
3 So no anticipated outdoor storage?

4 MR. FUSCO: No.

5 MS. MOORE: So then the next comment  
6 deals with outdoor storage that would be not  
7 applicable because you have none. Also, the next  
8 comment is not applicable.

9 The Site Plan should be revised to  
10 identify the location of a dumpster enclosure.  
11 So that's not applicable. And then any other  
12 applicable requirements to be met. And you're  
13 acknowledging Number 6, correct?

14 MR. SHEEHAN: All other applicable  
15 requirements?

16 MS. MOORE: Yes.

17 MR. SHEEHAN: Other than the two.

18 MS. MOORE: All right.

19 Miscellaneous: The north arrow should be  
20 added to the Site plan.

21 MR. SHEEHAN: Yes.

22 MR. FUSCO: We added.

23 MS. MOORE: A survey of the site should  
24 be provided.

25 MR. FUSCO: Yes.



1 MS. MOORE: The applicant shall provide  
2 testimony regarding compliance with all of the  
3 performance standards under Section 870-222  
4 pertaining to air quality, emissions, toxic and  
5 radioactive substances, drainage, electronic  
6 equipment, glare, heat, noise, odor, ventilation,  
7 vibration, visibility, storage and waste.

8 MR. FUSCO: The applicant will  
9 comply.

10 MS. MOORE: Testimony should be provided  
11 as to what site improvements are being proposed,  
12 including any facade improvements proposed to the  
13 building. So you mentioned exactly what you're  
14 doing. You're filling in that space. Any facade  
15 improvements to the building?

16 MR. FUSCO: The areas around that space,  
17 at one time there was a structure there. There was a  
18 wall across the front. I'm assuming when the wall  
19 finally came down, it damaged both sides so there's  
20 every intent to replace the brick and siding and  
21 repair where the new structure will be inserted.

22 The applicant has already gone around and  
23 cleaned and painted the remaining facade. And any  
24 other cracks in the building, any other intents, the  
25 intention there is to repair those also.

1 MS. MOORE: All right. You provided the  
2 testimony regarding the type of warehouse facility  
3 proposed, the nature of the operation and information  
4 regarding the tenants of the facility. You did that  
5 already. The hours of operation and the number of  
6 employees, you also took care of that.

7 You note on plan that the applicant will  
8 comply with the City's "Ordinance Establishing  
9 Standards for the Submission of Maps and Other  
10 Documents in a Digital Format." You'll add that  
11 note?

12 MR. SHEEHAN: Yes.

13 MR. FUSCO: Will do.

14 MS. MOORE: And you'll also add the note  
15 regarding site safety?

16 MR. FUSCO: Yes.

17 MS. MOORE: And the signature block will  
18 be corrected for the Zoning Board Chairman, Zoning  
19 Board Secretary, Zoning Board Engineer and then  
20 Zoning Office/Administrator Officer?

21 MR. FUSCO: Yes.

22 MS. MOORE: The Summary of Variances and  
23 Waivers, you have a d(2) use variance you're  
24 requesting. The building coverage. The front yard  
25 for the reconstructed building on Florence Street.

1 One side yard. Enclosed loading area. The number of  
2 parking spaces and bicycle facilities -- I'm sorry  
3 not 'and' -- bicycle facilities and the loading area  
4 dimension. We added Section 870-231C(1)(b). I'll  
5 make sure that that's correct. If that's not the  
6 correct one, I'll correct it.

7 And then Waivers, we have a Landscape  
8 Plan. Any others that I may have missed?

9 MR. SHEEHAN: No.

10 MS. MOORE: Okay.

11 You're aware of the approval process as  
12 listed on page 8 and 9. If you have any questions,  
13 you can contact my office.

14 MR. SHEEHAN: Yes.

15 MS. MOORE: And approvals, I don't have  
16 any listed. Do you have any outside agency approvals  
17 that you believe that you need?

18 MR. FUSCO: No, I don't believe there are  
19 any.

20 MS. MOORE: Okay. Well, that concludes  
21 my review.

22 MR. SHEEHAN: So, Greg, you're a licensed  
23 professional planner in the State of New Jersey?

24 MR. FUSCO: Yes, I am.

25 MR. SHEEHAN: I would submit Mr. Fusco as

1 an expert in professional planning.

2 MR. EINGORN: Yes.

3 MR. SHEEHAN: Did you evaluate this  
4 application to determine whether or not the applicant  
5 meets the d(2) Positive and Negative Criteria  
6 necessary for the variance?

7 MR. FUSCO: Yes, I do.

8 MR. SHEEHAN: Can you summarize that for  
9 the Board?

10 MR. FUSCO: Certainly.

11 Members of the Board, as the applicant  
12 indicated, they purchased the property in 2021 and  
13 they've been warehousing goods and materials since  
14 that time. Prior to occupying the building, you  
15 heard the applicant state that the former owner  
16 actually assembled cabinetry and warehouse cabinetry  
17 at the site.

18 My review of the historic aerial images  
19 indicates that the buildings have existed the way  
20 they are now except for the void that the applicant  
21 is requesting fulfilled since 1970. And it's clear  
22 that warehousing took at this place at this facility  
23 since then. In addition, my inspection of the  
24 interior while working with the applicant, it's  
25 obvious that warehousing has taken place in all the

1 buildings that make up this site for a very long  
2 time.

3           The applicant, as part of the use  
4 variance testimony, the applicant must demonstrate  
5 that the expansion of the existing nonconforming use  
6 meets the purpose of the New Jersey Municipal Land  
7 Use Law and documented that the expansion of the  
8 warehouse building and the use carries out one of the  
9 Special Reasons outlined in Section 40:50-D-2 of the  
10 Municipal Land Use Law.

11           The application clearly conforms with  
12 "Special Reason" 'G' which states, to provide  
13 sufficient space and an appropriate location, and I'm  
14 paraphrasing here, to reconstruct 6,684 square feet  
15 of warehouse area for the light industrial nature of  
16 the building that exists now and has existed since  
17 1970 for the preexisting nonconforming use which is  
18 warehousing.

19           In addition, because the building already  
20 exists, and the reconstructed area will not expand  
21 beyond the existing limits of the property and the  
22 existing limits of the building, the variance being  
23 requested is not inconsistent with the surrounding  
24 neighborhood or the intent and the purpose of the  
25 Master Plan or Zoning Ordinance.

1           Reconstruction of the space does not  
2   change the boundary of existing structures around it  
3   and does not change the intensity use in my opinion.  
4   They're still warehousing goods. There are no  
5   residents or drawings on the street and, therefore,  
6   no immediate residential impact. The adjoining  
7   properties to the east is also used for warehousing.

8           The property across the street is used  
9   for outdoor storage, I believe, outdoor storage of  
10   construction equipment and construction vehicles.  
11   It's my understanding that the dwelling that's  
12   associated with that property across the street, is  
13   involved with that property for the storage of  
14   outdoor vehicles.

15           The only negative issue about this  
16   application is the parking aspect. The applicant  
17   has indicated that he only has two employees. There  
18   are really no visitors to the site except the two  
19   employees. And there really has never been any  
20   location on this site for parking. With that, I  
21   believe that the use variance can be granted as  
22   requested. With regard to the (c) variances and the  
23   c(1) variance, again, the building exists as it is.  
24   He's not changing anything with the existing  
25   building.

1           It just so happens that years ago  
2     apparently there's an existing wall foundation.  
3     Apparently there was a wall there. When wed  
4     reviewed the historic aerials, there was also a roof  
5     over the front of the structure. It collapsed at  
6     some point in time. All the applicant is requesting  
7     to do is reconstruct that area and they're not going  
8     to reconstruct the area beyond the limits of the  
9     existing structure. So, therefore, the proposal does  
10    not harm the intent or the purpose of the existing  
11    zoning of the area.

12           MR. SHEEHAN: Mr. Chairman, that  
13    concludes our testimony.

14           MR. EINGORN: Does the board have any  
15    questions for the applicant?

16           CHAIRMAN HANCE: I have a couple of  
17    comments. It's a safety issue. I feel as though it  
18    should be reconstructed. It should be safe. If  
19    something collapses, that's not good. Also, the  
20    tractor trailers that's being loaded on the street,  
21    once you do that, it will be off-street, it will be  
22    on-site?

23           MR. SHEEHAN: Right.

24           MR. EINGORN: Anything else? Okay. Open  
25    to the public. Anybody here tonight from the public

1 that would like to be heard on the application of  
2 Florence Holding Group, 2201 to 2227 S. 8th Street?  
3 Anybody here tonight? Hearing none and seeing none,  
4 we'll close the public portion.

5 Counsel, do you have any closing  
6 remarks?

7 MR. SHEEHAN: No. We would just ask that  
8 the Board, we think we've addressed all the criteria  
9 and ask the Board to grant the application.

10 MR. EINGORN: Okay. So the Board --

11 MS. MOORE: We need to mark this as an  
12 exhibit.

13 MR. EINGORN: Did you want to mark the  
14 exhibits?

15 MR. SHEEHAN: Yes. We'll make the aerial  
16 A-1 and the Site Plan A-2.

17 (Whereupon Exhibit No. A-1, Aerial Map,  
18 was marked for identification.)

19 (Whereupon Exhibit No. A-2, was marked  
20 for identification.)

21 MR. EINGORN: We will move those into  
22 evidence. Anything else? More questions?

23 So the Board wants the standard of review  
24 for use and bulk variance approval so we need a  
25 discussion of the Positive and Negative Criteria and



1 a motion. As always, any motion to approve would be  
2 subject to the condition of complying with the letter  
3 of R&V dated July 30th of 2025.

4 I also noted three conditions of  
5 approval: To work with R&V on the lighting; to  
6 provide a traffic impact statement to attempt to  
7 obtain the Phase 2 from the engineering, the  
8 environmental engineering company.

9 So I'll turn it over to the Board for  
10 discussion and a motion.

11 CHAIRMAN HANCE: I think it's a  
12 commercial area. He's updating the building to make  
13 it safe not only for him but for the people coming  
14 into the facility. Also, the tractor trailers that I  
15 was concerned about being on the street, will be  
16 unloaded inside the facility. So I think that's a  
17 plus.

18 VICE-CHAIRMAN STILL: I think it's  
19 pre-existing; something that they were doing already  
20 there. They're just going to continue to do it. And  
21 it's not going to stretch beyond the footprint that's  
22 already there. So that's good too.

23 MR. EINGORN: And a motion?

24 VICE-CHAIRMAN STILL: Motion to pass with  
25 conditions.

1 MR. EINGORN: The conditions previously  
2 stated?

3 VICE-CHAIRMAN STILL: Yes.

4 MR. EINGORN: Do we have a second on that  
5 motion?

6 CHAIRMAN HANCE: Second.

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

9 CHAIRMAN HANCE: Yes.

10 MR. EINGORN: Vice-Chairman Still.

11 VICE-CHAIRMAN STILL: Yes.

12 MR. EINGORN: Ms. Nunez.

13 MS. NUNEZ: Yes.

14 MR. EINGORN: Ms. Rivera.

15 MS. RIVERA: Yes.

16 MR. EINGORN: Ms. Moss.

17 MS. MOSS: Yes.

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

20 MR. SHEEHAN: Thank you.

21 MR. MANCINI: Thank you.

22 MR. EINGORN: At this time, we'll take a  
23 five-minute break.

24 - - -

25 (The proceedings are off the record at

1 6:36 p.m.)

2 (The proceedings are back on the record  
3 at 6:42 p.m.)

4 - - -

5 MR. EINGORN: For those of you following  
6 along on the agenda, we're going to take CSA IV, LLC.  
7 There's two matters for them. We're going to take  
8 them ahead of EMR Eastern, LLC. The applicant is  
9 represented by counsel. Good evening, Counsel.

10 MR. PLATT: Good evening. Mr. Solicitor,  
11 Mr. Chairman, members of the Board. My name is  
12 Stuart Platt. I represent CSA IV, LLC, the applicant  
13 at 1368 Walnut Street, Block 1267, Lot 34, and also  
14 the next application which is 1057-1059 Empire Avenue  
15 moving expeditiously, we'll do them separately if you  
16 don't mind. With me tonight I have Angad Guglani.  
17 He's the owner of the company. And also, Gabrielle  
18 Bembery. She is the property manager.

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

21 - - -

22 ANGAD GUGLANI; GABRIELLE BEMBERY, having  
23 first been duly sworn/affirmed, was examined and  
24 testified as follows:

25 - - -

1 MR. EINGORN: Please state your names and  
2 addresses for the record.

3 MR. GUGLANI: Angad Guglani, 535 Route  
4 38, Suite 325, Cherry Hill, New Jersey 08002.

5 MS. BEMBERY: Gabrielle Bembery, 535  
6 Route 38, Suite 325, Cherry Hill, New Jersey  
7 08002.

8 MR. PLATT: May we proceed?

9 MR. EINGORN: Yes.

10 MR. PLATT: Thank you. Ms. Bembery, you  
11 are the property manager for the applicant?

12 MS. BEMBERY: Yes.

13 MR. PLATT: And we're here on the  
14 application which is 1368 Walnut Street?

15 MS. BEMBERY: Yes.

16 MR. PLATT: And we are seeking a  
17 Section 68 nonconforming Use for continuing the  
18 relief as a warehouse, correct?

19 MS. BEMBERY: Correct.

20 MR. PLATT: Do you have some photos of  
21 that application that I can have?

22 MS. BEMBERY: Yes.

23 MR. PLATT: These photos may or may not  
24 be in your packet but we're going to give them to  
25 you, the recent photos and mark it as Exhibit A-1,

1 please for the record.

2 MR. EINGORN: Are these all the same?

3 MR. PLATT: If you already have them --

4 MR. EINGORN: We'll mark this photograph  
5 A-1 for the record.

6 (Whereupon Exhibit No. A-1, Photograph,  
7 was marked for identification.)

8 MR. PLATT: And while we're here, Exhibit  
9 A-2 for the record is the Property Record Card.

10 Ms. Bembery, can you tell us, the  
11 applicant does own the property, correct?

12 MS. BEMBERY: Correct.

13 MR. PLATT: And they intend the  
14 continuing use as a warehouse?

15 MS. BEMBERY: Yes.

16 MR. PLATT: What renovations are you  
17 proposing at this particular address on Walnut?

18 MS. BEMBERY: Sure. So we're proposing  
19 to paint the exterior, renovate the roof and check to  
20 make everything is sound as far as the structure;  
21 paint the roll-up doors with removing the graffiti  
22 that we're planning to cover up just to make the  
23 exterior look a lot nicer, along with the interior.  
24 Interior paint to make look a little bit better;  
25 cosmetic.

1 MR. PLATT: And I'm showing you what we  
2 marked as A-2 for the record. This is the Property  
3 Record Card that we've obtained an OPRA from the  
4 City?

5 MS. BEMBERY: Yes.

6 MR. PLATT: And that document speaks for  
7 itself. So you can see as far back as the earliest  
8 one which is, and the handwritten is tough to read,  
9 it shows that under the building information, the  
10 predominant building use is warehouse, general  
11 storage?

12 MS. BEMBERY: Yes. Correct.

13 MR. PLATT: And that's the kind of use  
14 that you are going to continue here, correct?

15 MS. BEMBERY: Correct.

16 MR. PLATT: That is essentially all the  
17 testimony I have on this application for the  
18 preexisting nonconforming use continuation.

19 MR. EINGORN: Does the Board have  
20 questions regarding the request for a Cert of  
21 Non-Conforming Use for a warehouse?

22 MS. RIVERA: What kind of stuff are you  
23 guys having in there?

24 MS. BEMBERY: So we'd like to lease to  
25 tenants who would do export/import businesses

1 storage, lot of trucking storage like materials, type  
2 of warehousing industrial tenants.

3 CHAIRMAN HANCE: I have been there.  
4 Before I came here, I was there. It's very clean.  
5 And someone did some cleaning up of the trash.  
6 Definitely warehouses. They're huge. I'm familiar  
7 with Parkside. I used to live on Langham Avenue.  
8 It's neck-and-neck.

9 MR. EINGORN: Any questions? Open to the  
10 public. Anybody in the public here tonight that like  
11 to heard on the application of CSA IV, LLC regarding  
12 1368 Walnut Street? Hearing none and seeing none,  
13 we'll close the public portion.

14 The Board has heard the testimony and  
15 seen the photographs and the Tax Cards. The  
16 applicant is here requesting a Cert of Non-Conforming  
17 Use for a warehouse. The Board should do a quick  
18 discussion and a motion.

19 VICE-CHAIRMAN STILL: Again, preexisting.  
20 Something they were doing already and they want to  
21 continue to do it. Like the Chairman said, it's a  
22 clean area as long as they keep it clean. Those  
23 things are a positive and alike the neighborhood.

24 MR. EINGORN: To the extent that they  
25 pick a tenant, you'll bring them back to get the

1 proper permits and everything?

2 MR. PLATT: Yes.

3 MR. EINGORN: Any other comments; a  
4 motion?

5 CHAIRMAN HANCE: I make a motion.

6 MR. EINGORN: Do we have a second?

7 MS. NUNEZ: Second.

8 MR. EINGORN: Roll-call vote. Chairman  
9 Hance.

10 CHAIRMAN HANCE: Yes.

11 MR. EINGORN: Vice-Chairman Still.

12 VICE-CHAIRMAN STILL: Yes.

13 MR. EINGORN: Ms. Nunez.

14 MS. NUNEZ: Yes.

15 MR. EINGORN: Ms. Rivera.

16 MS. RIVERA: Yes.

17 MR. EINGORN: Ms. Moss.

18 MS. MOSS: Yes.

19 MR. EINGORN: Having five in favor and  
20 none opposed, the motion carries.

21 MR. PLATT: Thank you.

22 MR. EINGORN: Your witness is already  
23 sworn.

24 MR. PLATT: Yes. With respect to the  
25 next application, it is 1057 to 1059 Empire Avenue,



1 Block 1267, Lot 33. It's basically a corner to this  
2 property. I would ask -- I have at least one  
3 photograph to hand out. We have these. We'll mark  
4 this one as Exhibit A-1. And as they're being passed  
5 around, that particular photograph, that's an aerial  
6 shot of the property. And what is the current use  
7 out there, Ms. Bembery?

8 MS. BEMBERY: It's currently being used  
9 for an import/export business. It was leased when we  
10 purchased it, that first building. There are two  
11 separate buildings. The one that you're looking at  
12 is 1057-1059, so that one currently, there's trailers  
13 parked in front of it. It's being used as an  
14 import/export business for appliances.

15 MR. PLATT: Do you have a close-up of  
16 this building as well?

17 MS. BEMBERY: We do not only because of  
18 the trailers in the front. There really wasn't a way  
19 to get an angle from the front of it. I'm sorry  
20 about that. It was because of all the trailers there  
21 so the aerial photo was the best photo that we could  
22 get to show the entire building to you.

23 MR. PLATT: And your request again this  
24 evening, is to continue the use as a warehouse  
25 storage use as well?

1 MS. BEMBERY: Yes. Correct.

2 MS. RIVERA: And you're going to rent  
3 this to whomever?

4 MS. BEMBERY: Yes. When we purchased,  
5 this one, it was already being in use. This first  
6 one was in use already. And it was just the end  
7 buildings that weren't in use. So we'd like to  
8 continue the use as it is.

9 VICE-CHAIRMAN STILL: As industrial?

10 MS. BEMBERY: Yes, industrial.

11 MR. PLATT: Exhibit A-2 which I will  
12 identify as a Property Record Card.

13 (Whereupon Exhibit No. A-2, Property  
14 Record Card, was marked for identification.)

15 So I'm handing you what's been marked as  
16 the Property Record Card. Is this a copy of what  
17 we've received from the OPRA Request?

18 MS. BEMBERY: Yes, it is.

19 MR. PLATT: And as far back as you can  
20 tell according to this document which speaks for  
21 itself, the use of this property like the last one is  
22 for a warehouse general storage as well?

23 MS. BEMBERY: Yes, it is.

24 MR. PLATT: And as you already indicated  
25 that you want to continue that use as it is?

1 MS. BEMBERY: Yes.

2 MR. PLATT: What renovations are you  
3 planning if at all for this particular property?

4 MS. BEMBERY: We'd like to do the same  
5 renovations, keep the exterior clean, repaint, take  
6 care of the roof. Make sure everything is nice and  
7 well-kept. Same process for both buildings.

8 MR. PLATT: That's all I have,  
9 Mr. Chairman, for this application.

10 CHAIRMAN HANCE: I was there again today.  
11 All the properties are right in the same vicinity  
12 actually so they are hand-in-hand.

13 MR. GUGLANI: Similar block.

14 CHAIRMAN HANCE: I did some walking and  
15 some driving there. It looks pretty clean. Kind of  
16 dark. I think you should pain the building to give it  
17 some brightness back there. Other than that, it's a  
18 well-kept area.

19 MR. EINGORN: Any other comments? None.  
20 Open to the public?

21 CHAIRMAN HANCE: Yes.

22 MR. EINGORN: Anybody here tonight in the  
23 public that would like to be heard on the application  
24 of CSA IV, LLC regarding 1057 to 1059 Empire Avenue.  
25 Hearing none and seeing none, we'll close the public

1 portion.

2 The applicant is here tonight seeking a  
3 Cert of Non-Conforming Use for a warehouse that's  
4 currently rented for such purpose. The Board should  
5 do a quick discussion and propose a motion.

6 VICE-CHAIRMAN STILL: I think with an  
7 area like this, they could easily let it go. Not a  
8 lot going on outside. A lot going on inside. But  
9 they don't, right. I think the positive factor is  
10 that if they keep it clean and maintain it, it's  
11 preexisting storage that's already being done and  
12 they want to do the same thing. That's good. Motion  
13 to pass.

14 MR. EINGORN: Do we have a second?

15 CHAIRMAN HANCE: Second.

16 MR. EINGORN: Roll-call vote. Chairman  
17 Hance.

18 CHAIRMAN HANCE: Yes.

19 MR. EINGORN: Vice-Chairman Still.

20 VICE-CHAIRMAN STILL: Yes.

21 MR. EINGORN: Ms. Nunez.

22 MS. NUNEZ: Yes.

23 MR. EINGORN: Ms. Rivera.

24 MS. RIVERA: Yes.

25 MR. EINGORN: and Ms. Moss.

1 MS. MOSS: Yes.

2 MR. EINGORN: Having five in favor and  
3 none opposed, the motion carries.

4 MR. PLATT: Thank you for adjusting the  
5 agenda.

6 MR. GUGLANI: We do want to do some  
7 construction just basically repaving cause the  
8 parking lot is tore up. In order to do that, we need  
9 to pull a permit. We can't pull permit until the  
10 zoning permit gets issued by the Zoning Board which  
11 takes 60 days sometimes. Is there any way to do that  
12 quicker?

13 MR. EINGORN: I will do my best. No  
14 promises but I'll do my best.

15 MR. PLATT: Thank you.

16 MS. BEMBERY: Thank you.

17 MR. GUGLANI: Thank you.

18 MR. EINGORN: You could probably contact  
19 the Construction Office and tell them you were  
20 approved and they may let you go.

21 MS. MUHAMMAD: Is the paving part of this  
22 application?

23 MR. EINGORN: No, but it's probably --

24 MS. MUHAMMAD: Then he'd need to put in  
25 an application with the zoning office.

1 MR. PLATT: We'll check with the  
2 Construction Office tomorrow. We don't want to hold  
3 you up any further.

4 MR. EINGORN: Back on schedule. EMR  
5 Eastern Properties, LLC.

6 UNIDENTIFIED SPEAKER: Our attorney  
7 stepped out of the room. You can move on to the next  
8 one.

9 MR. EINGORN: Do we have EE Luxury  
10 Properties, LLC, 1244 Empire Avenue? Good evening,  
11 counsel.

12 MR. EINGORN: Yourself?

13 MR. GRABIAK: Good. I have a few  
14 exhibits tonight that I want to pass out.

15 Good evening everyone. My name is Luke  
16 Grabiak. I come with the law firm of Del Duca, Lewis  
17 & Berr. We represent the applicant this evening, EE  
18 Luxury Property, LLC which is the owner of the  
19 property located at 1244 Empire Street designated as  
20 Block 1272, Lot 42 on the Camden Tax Maps.

21 Here with me this evening are  
22 Mr. Santiago Peralta, the principal of the applicant,  
23 as well as the applicant's architect Chuck Maillet.  
24 Just a brief couple opening comments before I ask the  
25 principal of the applicant and the architect to

1 provide some testimony.

2           The property is currently improved with a  
3 single-family semi-detached dwelling unit that shares  
4 a party wall with the neighboring property known as  
5 1242 Empire Avenue. The existing building, as you  
6 can see in Exhibit A-2, Exhibit A-2 shows what's  
7 there today on the left and a proposed rendering on  
8 the right of the three pages which shows the existing  
9 frontage, rear and side of the building. And on the  
10 right side of Exhibit A-2, you'll see what the  
11 proposed building looks like after the applicant's  
12 renovations are complete. But as you can see on the  
13 left side of Exhibit A-2, the existing building is in  
14 pretty rough shape. It has been vacant for at least  
15 several years on information and belief. And it is  
16 really in poor condition.

17           The applicant is proposing to make some  
18 renovations to the property. The footprint will not  
19 be changing, but some interior fit-out renovations to  
20 convert the existing single-family detached --  
21 semi-detached dwelling unit to a duplex with one unit  
22 upstairs and one unit downstairs. Each unit will  
23 have one bedroom and one bathroom. But, again, the  
24 applicant is not proposing to change the existing  
25 footprint of the building.

1           Now, the property has several existing  
2 nonconforming conditions including front yard  
3 setback, combined side yard setback, building  
4 coverage, impervious coverage which relate to this  
5 application and are relevant because I think those  
6 existing nonconforming conditions kind of reflect  
7 the undersized nature and narrowness of this lot.  
8 There are a few new variances required for lot area,  
9 lot width and single-side yard setback. Those are  
10 existing nonconforming conditions that are not  
11 changing as a result of this application, but are  
12 required as result of the conversion to a duplex.

13           Duplexes are a permitted use in this  
14 zone. However, the bulk requirements for duplexes  
15 appear to contemplate a duplex with one unit next to  
16 the other side-by-side units as opposed to a duplex  
17 with one unit atop the other. And so if you look at  
18 the bulk requirements for duplexes in the R-2 Zone,  
19 you can see that the lot area and the lot width are  
20 doubled for duplexes.

21           Here we're proposing a duplex with one  
22 unit atop the other. So we do need bulk variances  
23 for lot area and lot width and one for side yard  
24 setback as well. But that's really by a result of  
25 how duplexes -- excuse me -- the bulk requirement for



1 duplexes are contemplated in the R-2 Zoning  
2 Ordinance. And if you take a look at that ordinance,  
3 you can see that the lot area and lot width  
4 requirements are doubled for duplexes. But, again,  
5 here we're proposing a duplex with one 1-bedroom unit  
6 upstairs and one 1-bedroom unit downstairs.

7 As you can see in our plans which I've  
8 marked as Exhibit A-1 which are the same plans that  
9 we submitted with our initial submission for this  
10 application, we are proposing three parking spaces at  
11 the rear. There's an existing garage back there that  
12 will be demolished. There really is not much space  
13 back there. There's kind of a narrow drive aisle.  
14 It's shared between our property, and the property,  
15 if you're looking at our building, to the left.  
16 We're proposing three spaces back there.

17 To the extent that the Board thinks that  
18 there's not enough room back there for those three  
19 spaces, we would have no objection to that. What we  
20 would propose is, perhaps two spaces at the rear of  
21 the property, both facing the rear property line as  
22 opposed to what the plans show now which are three  
23 spaces which are facing the right side, the right  
24 side line.

25 The variances for lot area, lot width and

1 side yard setback, we think, can be granted under  
2 c(1) or c(2). Under c(1) nothing about the exterior  
3 of the building is changing aside from some siding  
4 improvements, new windows and maybe a new door. But,  
5 again, the existing footprint is not changing. And  
6 the variances really are the result of how duplexes  
7 are contemplated under the R-2 bulk requirements, as  
8 well as the existing property. It's undersized and  
9 it's narrow for the R-2 Zone.

10 We think the variances can also be  
11 granted under c(2). If you look at, like I mentioned  
12 earlier, the photos of the existing property in  
13 Exhibit A-2, the property is in poor condition. As  
14 our architect will testify, the proposed renovations  
15 will advance the purposes of zoning, Purpose 'I'  
16 under Section 2 of the MLUL by promoting a more  
17 desirable visual environment.

18 As far as the Negative Criteria, the  
19 applicant's proposal, we don't see any substantial  
20 detriment; not really any detriment at all to the  
21 neighboring community. You'll hear testimony that  
22 there are several other duplex uses on Empire Street  
23 on the same block in the R-2 Zone. And, again, we  
24 think what the applicant is proposing, will attract  
25 new tenants or new residents to the area. It

1 certainly looks a lot better than what's there today.

2 So to the extent that there's -- we don't  
3 see any real substantial detriment; any detriment at  
4 all to the neighboring community; no negative impact  
5 to the Zoning Ordinance. It's a permitted use in the  
6 R-2 Zone. And so unless the Board has any questions  
7 from me, I'd ask that the applicant, the principal of  
8 the applicant, Mr. Peralta, to step forward to  
9 provide just some brief testimony if that's okay.

10 MR. EINGORN: Yes.

11 MR. GRABIAK: And the applicant is also  
12 here tonight Franciso Alberto Cruz Angeles. He's the  
13 applicant's friend and he's going to be doing some of  
14 the renovation work on the property. And he'll be  
15 translating to the extent that we need some  
16 translation if that's okay.

17 MR. EINGORN: If you're going to  
18 translate, then we'll just go that route as opposed  
19 to in and out.

20 MR. GRABIAK: Pardon me?

21 MR. EINGORN: I'd rather do a full  
22 translation than bits and pieces. It makes it easier  
23 for the record.

24 MR. GRABIAK: I think that's probably  
25 best, if that's okay.

1 MR. EINGORN: Let's start with the  
2 translator. Please raise your right hand.

3 Do you swear/affirm that the translation  
4 you'll provide to the Zoning Board tonight, will be  
5 true and accurate to the best of your knowledge and  
6 abilities? Can you state your name and address?

7 MR. CRUZ ANGELES: Francisco Alberto Cruz  
8 Angeles, 2829 Clinton Street, Camden, New Jersey.

9 MR. EINGORN: So now when I ask a  
10 question, you're going to translate it to the  
11 applicant's representation. So what he says to you,  
12 you're going to speak back. You got to go in, out,  
13 in, out. Got it?

14 MR. CRUZ ANGELES: Yes.

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

17 - - -

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

21 - - -

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

24 MR. GRABIAK: Can we just ask him to  
25 promise that he won't lie to the Board?

1 MR. PERALTA: Okay.

2 MR. GRABIAK: State your name and address  
3 for the record.

4 MR. PERALTA: My name is Santiago  
5 Peralta, 2902 Finlaw Avenue, Pennsauken, New Jersey.

6 MR. GRABIAK: Were you here for my  
7 opening remarks?

8 MR. PERALTA: Yes.

9 MR. EINGORN: Did you hear everything  
10 counsel said?

11 MR. PERALTA: Yes.

12 MR. GRABIAK: And were my opening remarks  
13 true?

14 MR. PERALTA: Yes.

15 MR. GRABIAK: And you're proposing to  
16 convert the existing dwelling into a duplex,  
17 correct?

18 MR. PERALTA: Yes.

19 MR. GRABIAK: One bedroom unit upstairs  
20 and one bedroom unit downstairs, correct?

21 MR. PERALTA: Yes.

22 MR. GRABIAK: And these photos that are  
23 marked as Exhibit A-2, that shows the existing  
24 building today, correct?

25 MR. PERALTA: Yes.

1 MR. GRABIAK: And this shows what the  
2 building will look like once the renovations are  
3 done?

4 MR. PERALTA: Yes.

5 MR. GRABIAK: And you plan to rent the  
6 building out, the separate units out to third  
7 parties, to other people, correct?

8 MR. PERALTA: Yes.

9 MR. GRABIAK: And the photos that I've  
10 marked as Exhibit A-3 show other duplexes in the  
11 neighborhood, correct?

12 MR. PERALTA: Yes.

13 MR. GRABIAK: For example, the property  
14 immediately to the right is a duplex, correct?

15 MR. PERALTA: Correct.

16 MR. GRABIAK: And 1245 Empire Street is  
17 also a duplex, correct?

18 MR. GRABIAK: With one unit upstairs and  
19 one unit downstairs?

20 MR. PERALTA: Yes.

21 MR. GRABIAK: And 1247 Empire is also a  
22 duplex, correct?

23 MR. PERALTA: Yes.

24 MR. GRABIAK: Thank you. That's all the  
25 questions I have for Mr. Peralta. Unless the Board

1 has any questions for Mr. Peralta, I'd ask the  
2 applicant's architect to provide some additional  
3 testimony.

4 MR. EINGORN: That sounds great.

5 CHAIRMAN HANCE: Has any work been  
6 done yet?

7 MR. PERALTA: Say again?

8 CHAIRMAN HANCE: Has any work been done  
9 on the houses yet?

10 MR. PERALTA: Yes.

11 CHAIRMAN HANCE: What has been done?

12 MR. CRUZ ANGELES: I'm the contractor.

13 MR. EINGORN: Luke, is he working on the  
14 property?

15 MR. GRABIAK: Yes.

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

18 - - -

19 FRANCISCO ALBERTO CRUZ ANGELES, having  
20 first been duly sworn/affirmed, was examined and  
21 testified as follows:

22 - - -

23 MR. EINGORN: We already got your name  
24 and address. Are you doing the work on the  
25 property?

1 MR. CRUZ ANGELES: Yes.

2 MR. EINGORN: Great. And work has been  
3 done on the property?

4 MR. CRUZ ANGELES: Yes.

5 MR. EINGORN: And what has been done?

6 MR. CRUZ ANGELES: Just the beams and the  
7 roof.

8 CHAIRMAN HANCE: So you reinforced the  
9 property?

10 MR. CRUZ ANGELES: Yes.

11 CHAIRMAN HANCE: You made it stable?

12 MR. CRUZ ANGELES: Yes.

13 MR. EINGORN: Any other questions for the  
14 applicant or his representative?

15 MS. RIVERA: Exhibit A-3, what have you  
16 done on those houses?

17 MR. EINGORN: Those are other houses.

18 MR. GRABIAK: Those are other houses on  
19 Empire in the R-2 Zone that are existing duplexes  
20 today. And we think that speaks to the Negative  
21 Criteria, no substantial detriment to the community  
22 because there are other existing duplexes with one  
23 unit upstairs and one unit downstairs in the area.

24 MR. EINGORN: And those photographs, they  
25 do show certain rowhomes; is that correct?



1                   MR. GRABIAK: I believe so. But they are  
2 duplexes. They're rowhomes with units upstairs and  
3 units --

4                   MR. EINGORN: The property at issue,  
5 that's also a rowhome, correct? It shares a party  
6 wall?

7                   MR. GRABIAK: What I would share is, it's  
8 a single-family semi-detached dwelling under the  
9 ordinance but, yes, it's a rowhome. It shares a  
10 party wall with 1242.

11                  MR. EINGORN: So there's similar type  
12 setups in the area?

13                  MR. GRABIAK: Right. And 1242 which it  
14 shares a party wall with this and is also an existing  
15 duplex today. A 2-bedroom unit upstairs and a  
16 2-bedroom unit downstairs.

17                  MS. MOSS: Are there separate entrances?

18                  MR. GRABIAK: There is one entrance which  
19 leads you to a hallway. And our architect is going  
20 to provide some testimony on that. But there will be  
21 a small hallway with a doorway leading to the  
22 downstairs unit and then a doorway leading upstairs  
23 to the upstairs unit.

24                  MR. EINGORN: Let's hear from your  
25 architect.

1 MR. GRABIAK: Okay.

2 MR. EINGORN: Good evening, sir. Would  
3 you raise your right hand, please.

4 - - -

5 CHARLES MAILLET, R.A., having first been  
6 duly sworn/affirmed, was examined and testified as  
7 follows:

8 - - -

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

11 MR. MAILLET: Charles Maillet,  
12 M-A-I-L-L-E-T, 44 Kettle Creek Road, Freehold, New  
13 Jersey

14 MR. EINGORN: Give us a brief run-down of  
15 your credentials so we can accept you as a  
16 professional in architecture.

17 MR. MAILLET: Yes. I'm licensed by the  
18 State of New Jersey; have been since 1989 with no  
19 interruption. So I've been practicing architecture  
20 the entire time. I graduated from Catholic  
21 University in Washington, D.C.; passed the boards in  
22 1989; was licensed by the State.

23 MR. EINGORN: And you've testified in  
24 front of zoning and planning boards throughout New  
25 Jersey?

1 MR. MAILLET: I have.

2 MR. EINGORN: Great. I would suggest  
3 that the Board accept Mr. Maillet.

4 CHAIRMAN HANCE: Yes.

5 MR. GRABIAK: Mr. Maillet, were you  
6 present for my opening remarks?

7 MR. MAILLET: Yes.

8 MR. GRABIAK: And were they true and  
9 accurate to the best of your knowledge?

10 MR. MAILLET: Yes.

11 MR. GRABIAK: And you prepared what we  
12 call as the site plan that has been handed out to the  
13 Board members marked as Exhibit A-1, correct?

14 MR. MAILLET: Yes.

15 MR. GRABIAK: Can you just give a brief  
16 overview of your plans?

17 MR. MAILLET: Yes.

18 As Luke just said before, one unit is on  
19 top of the other. It's an existing two-level home.  
20 It does have a party wall with the adjacent house.  
21 The first floor that we're proposing is about 800  
22 square feet, one bedroom, one office, a small  
23 office. And then the second floor, about 730 square  
24 feet. Same configuration. Small bedroom; small  
25 office.

1           The entrance is a shared entrance in the  
2   front with a stair. There's a small vestibule and a  
3   stair that leads directly up to the second floor.  
4   The units are separated by that vestibule.

5           MR. GRABIAK: And the applicant is not  
6   proposing to change the existing footprint, correct?

7           MR. MAILLET: Correct.

8           MR. GRABIAK: Just the fit-out the  
9   existing, we'll call it, a single-family  
10   semi-detached unit for a duplex with one unit  
11   upstairs and one unit downstairs?

12          MR. MAILLET: The existing exterior walls  
13   and foundation are not to be changed.

14          MR. GRABIAK: Okay. And in your  
15   professional opinion, the renovations that the  
16   applicant is proposing will promote a more desirable  
17   visual environment in the neighborhood, correct?

18          MR. MAILLET: Absolutely.

19          MR. GRABIAK: And is it your  
20   understanding that the undersized nature and  
21   narrowness of the property make it generally  
22   impractical to conform with the lot locality area  
23   requirement and the lot width requirement, correct?

24          MR. MAILLET: Yes.

25          MR. GRABIAK: And that's because the

1 property is undersized and it is narrow?

2 MR. MAILLET: Yes.

3 MR. GRABIAK: Which is an existing  
4 non-conformity, correct?

5 MR. MAILLET: Yes.

6 MR. GRABIAK: That's all the questions I  
7 had for the applicant's architect. If the Board has  
8 any questions for any of us, we'd be happy to answer  
9 it; any additional questions.

10 MS. RIVERA: You said about the three  
11 cars in the back. Now, are you going to fit the  
12 three cars or are you going to do two cars?

13 MR. GRABIAK: I think what we're going to  
14 do here, I think it's more realistic to revise the  
15 plans to provide for two cars facing -- two spots.  
16 Which if you see, there's 18 feet back there by 38  
17 feet in the rear yard. Sufficient space for two cars  
18 to meet the parking stall width and length  
19 requirements; both dimensions of parking stall, width  
20 and length.

21 And so I think what we're going to do is  
22 if we can, as a condition of approval, send a revised  
23 set of plans to the Board's professionals to show two  
24 spaces facing the rear property line as opposed to  
25 what's shown here. And to that end, we will need a

1 parking space -- a parking variance for a half a  
2 space. We're going to propose two spaces where two  
3 and a half spaces are required.

4 MR. EINGORN: What's the existing garage  
5 like? How big is it?

6 MR. GRABIAK: Do you know how big the  
7 existing garage is? I think it's partially  
8 demolished.

9 MR. MAILLET: I'm going to guess about  
10 150 square feet.

11 MR. EINGORN: So it's not big enough to  
12 park two cars?

13 MR. MAILLET: No.

14 MR. EINGORN: Understood.

15 MR. GRABIAK: By removing the existing  
16 garage, we think, you know, we're opening up the rear  
17 of the property for parking, to the extent that there  
18 is enough space back there. I think the most  
19 reasonable way to do it would be to ask for a  
20 variance for a half a space. We'll propose two  
21 spaces where two and a half spaces are required for  
22 the duplex use.

23 VICE-CHAIRMAN STILL: I must have missed  
24 it. I'm sorry. Is there a resident that lives in  
25 the house next door here?

1 MR. GRABIAK: In 1242?

2 VICE-CHAIRMAN STILL: Yes.

3 MR. GRABIAK: I believe it's an existing  
4 duplex similar to what we're proposing with two  
5 bedrooms upstairs and two bedrooms downstairs.

6 VICE-CHAIRMAN STILL: My question is more  
7 pertaining to, have you spoken to them or anyone?  
8 Is there a relationship with anyone to let them know,  
9 hey, we're doing this here; we're connected to your  
10 home; probably going to be making some noise, so for  
11 and so on?

12 MR. GRABIAK: Have you spoken with the  
13 neighbor at 1242 about what your plans are?

14 MR. PERALTA: No.

15 MR. GRABIAK: No, it does not appear that  
16 we have.

17 MR. EINGORN: Following notice of the  
18 application, have you heard from anyone?

19 MR. CRUZ ANGELES: They have two  
20 mailboxes outside.

21 MR. EINGORN: But nobody contacted the  
22 applicant about this, correct?

23 MR. GRABIAK: Did anybody contact you  
24 about this application?

25 MR. PERALTA: No.

1 MR. CRUZ ANGELES: They have two gas  
2 meters there.

3 MR. GRABIAK: We didn't hear anything.  
4 My office did not hear anything. It doesn't sound  
5 like they have either.

6 MS. MOSS: Do the residents next door  
7 utilize the back of their home? Do you see any  
8 traffic behind the house like where the cars to go  
9 through?

10 MR. PERALTA: No.

11 MR. CRUZ ANGELES: They have the same  
12 entrance. On the right side, they have the same  
13 alleyway. It's for both houses.

14 MS. MOSS: Right. Do they use it all?

15 MR. CRUZ ANGELES: I don't see anybody  
16 there. I see cars back there. I don't know. They  
17 have at least parking there. I see like two cars.  
18 One in the driveway.

19 CHAIRMAN HANCE: So I am very familiar  
20 with that neighborhood. My daughter owns a house  
21 there. She lives there. Behind those homes it's  
22 very narrow.

23 MR. GRABIAK: Yes. There's an alley,  
24 correct?

25 CHAIRMAN HANCE: Right. Cutting it



1 close. I mean, cars can get back there.

2 MR. GRABIAK: We're not proposing for  
3 any -- there is a shared driveway leading from Empire  
4 Street which is where cars would access to the rear  
5 parking area. I don't think that -- unless that  
6 alley back there is wide enough. Is the alley back  
7 there wide enough for cars to drive? That's really  
8 not the intent. The intent is for cars to enter from  
9 Empire.

10 CHAIRMAN HANCE: Right.

11 MR. CRUZ ANGELES: I drove my truck to  
12 the back.

13 MR. GRABIAK: You've driven your truck to  
14 the rear parking area?

15 MR. CRUZ ANGELES: Yes, to put materials  
16 there.

17 CHAIRMAN HANCE: Yes, the houses are  
18 distressed.

19 MR. EINGORN: Any other questions?

20 MS. RIVERA: Now that you're putting this  
21 thing for two apartments, what is the drainage and  
22 all that kind of stuff? Is it the same; is it  
23 different? Because you're going to have more living  
24 in that house.

25 MR. GRABIAK: Right. The existing

1 property is 100 percent covered. The impervious is  
2 100 percent. We're not proposing to change that other  
3 than to make some minor parking area driveway  
4 improvements. It's an existing nonconforming  
5 condition. The property is already completely  
6 covered. We don't see -- I mean, there will be no  
7 increase in drainage issues as a result of our  
8 application. It's an existing nonconforming  
9 condition for impervious.

10 MR. EINGORN: How many bedrooms is the  
11 property now?

12 MR. CRUZ ANGELES: It's empty.

13 MR. GRABIAK: I think it's like  
14 completely cleared.

15 MR. CRUZ ANGELES: Everything is empty.

16 MR. EINGORN: Is that how it was bought,  
17 completely --

18 MR. GRABIAK: When you bought it --

19 MR. CRUZ ANGELES: When we get the house,  
20 the house was really -- like the floor -- there was  
21 nothing.

22 MR. EINGORN: Gutted? And you're  
23 proposing two total bedrooms?

24 MR. GRABIAK: Two total bedrooms,  
25 correct.

1 MR. EINGORN: Right. So you're  
2 potentially decreasing the number of bedrooms in the  
3 property?

4 MR. GRABIAK: Potentially. We can't  
5 testify to that because we don't know how many  
6 bedrooms previously were in there. But, yes, only  
7 two bedrooms total.

8 CHAIRMAN HANCE: If you look up the  
9 history of the house, it tells you three bedroom, one  
10 bedroom?

11 MR. GRABIAK: We did submit an OPRA  
12 request. I can't remember off the top of my head how  
13 many were there before. I'd imagine probably at  
14 least three bedrooms.

15 CHAIRMAN HANCE: My daughter has three  
16 bedrooms.

17 MR. GRABIAK: Yes. To that extent we  
18 would be reducing the number of bedrooms by one.

19 MR. EINGORN: So the usage is potentially  
20 coming down as opposed to going up. That's the only  
21 question. I was --

22 MR. GRABIAK: That's correct.

23 MR. EINGORN: Any other questions?

24 CHAIRMAN HANCE: No.

25 MR. EINGORN: We will open to the

1 public. Anybody in the public tonight would like to  
2 be heard on the application of EE Luxury Properties,  
3 LLC for 1244 Empire Avenue? Good evening, sir.

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

6 - - -

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

10 - - -

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

13 MR. SPEARMAN: William Spearman, 1471  
14 Baird Avenue.

15 MR. EINGORN: Mr. Spearman, what would  
16 you like to say?

17 MR. SPEARMAN: I'm gathering my thoughts  
18 here. First of all, let me thank you so much for  
19 your service. I was just talking to Dena. I  
20 remember being on City Council for seven years and  
21 serving on the Planning Board for five years and I  
22 remember giving up many nights doing what you're  
23 doing. So thank you because whereas the Planning  
24 Board, we were approving plans. You have a tougher  
25 job because you have to, many times, say no which is

1 a tough job. Thank you for your service and thank  
2 you for what you're doing. I'm glad I'm not doing it  
3 anymore.

4 Look, let's face it, Camden is turning  
5 around. It's coming back. We need outside  
6 investors. We need people to come in, invest in  
7 properties, rehab them, and make them habitable for  
8 our residents and for residents to move back to  
9 Camden. Earlier you approved three properties on  
10 Mechanic Street. Thank you. That was great.  
11 Single-family houses. We have families that need  
12 homes; that need the bedrooms; fantastic. You  
13 approved the property on Bradley Avenue tonight,  
14 which was a property that's been vacant for 25 years.

15 CHAIRMAN HANCE: At least.

16 MR. SPEARMAN: And it's a huge property  
17 with a big side yard. Great. Fantastic. We need  
18 it. We need that property occupied. And I'm excited  
19 about it. I'm glad to hear it.

20 This property is a little bit different.  
21 And the reason why it's different is, because it is  
22 so small. This was a 3-bedroom unit. They said the  
23 property next to it was a duplex. It was an illegal  
24 conversion. We had a slumlord, not even a slumlord.  
25 We had some people who were squatters actually who

1 just moved in and started fixing it up and put in two  
2 mailboxes. But it was not a legal conversion. It  
3 was an illegal conversion and it's not really a  
4 duplex.

5 This property that they're talking about  
6 doing, first all, I'm glad they're doing it. It was  
7 in really bad shape. The roof had collapsed; the  
8 porch had collapsed. It was horrible. So I'm glad  
9 they're rehabbing it. I just don't feel it's big  
10 enough to be a duplex. If it was a rehab to be a  
11 single-family home like the ones on Mechanic Street.  
12 Great. Lovely. I love it. I actually have some  
13 families that can move in. But I don't think it's  
14 big enough to be a duplex. And I think we can't just  
15 let investors do whatever they want with their  
16 properties.

17 I think we have to be a little bit more  
18 judicious about how we allow people to come into our  
19 neighborhoods and rehab our properties. You want to  
20 come in; you want to rehab the properties, fine.  
21 But don't just come in and create something that's so  
22 small and so congested that it really doesn't help  
23 the community. The property next door, again, was an  
24 illegal conversion. The duplexes across the street  
25 are a lot bigger. So we're talking properties that

1 are probably closer to 2,000 square feet as opposed  
2 to I think he said it was, what, like 1,500 or 1,600  
3 square feet.

4 MR. GRABIAK: 1,897 square feet.

5 UNIDENTIFIED SPEAKER: With the basement.

6 MR. SPEARMAN: With the basement. I just  
7 want to point that out. So that property is very  
8 small. So you want to come in and do the rehab, I'm  
9 all for it. But, please, make it a single-family  
10 home, a 3-bedroom so that our families have a decent  
11 place to live. That's my only comments. Thank you  
12 so much.

13 MR. EINGORN: Thank you.

14 Would you raise your right hand, please.

15 - - -

16 MICHELLE BANKS SPEARMAN, having first  
17 been duly sworn/affirmed, was examined and testified  
18 as follows:

19 - - -

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

22 MS. BANKS SPEARMAN: Michelle Banks  
23 Spearman, 1471 Baird Avenue.

24 Tonight, I'd just like to thank the Board  
25 for their time and their service. And just to remind

1 you that the Zoning Board is here to enforce the  
2 Zoning Code and variances should be granted  
3 sparingly. We're trying to do zoning by  
4 exception, not by the law.

5 The Zoning Code reflects the goals of the  
6 Master Plan. The Zoning Code requires a duplex to  
7 have a minimum of a 4,000 square foot lot. And this  
8 is a reflection of the Master Plan whose goal is to  
9 decrease densities. Parkside is designated in the  
10 Master Plan as a medium density area. And the lot  
11 size restrictions are a tool to regulate density.  
12 And while a duplex is a permitted use in the R-2  
13 Zone, it requires a much larger lot. And that  
14 purpose is, to decrease density, to provide light, to  
15 provide for open space.

16 And what we have here is, you got a small  
17 house and they're trying to convert it into a duplex.  
18 And there's just not enough space you're creating. I  
19 don't see where it's a -- you're really not meeting  
20 the Positive Criteria to benefit the neighborhood.  
21 It's renovated. But the negative is, you're making  
22 it more crowded. You're changing the character of  
23 the neighborhood. We talked about all the different  
24 duplexes that might on that block. There's got to be  
25 a limit to the number of duplexes. Because you



1 change the character of the neighborhood. You change  
2 the values of our properties. And it sets a bad  
3 precedent. Allowing unvetted duplexing in order to  
4 permit investors to make greater profit, is  
5 destroying the character of Parkside one variance at  
6 a time.

7 So I'm asking that the Board really  
8 consider their decision. I have no objection if they  
9 convert this -- I understand that it's an undersized  
10 lot and that they need a bulk variance because they  
11 can't even meet the size requirements for a  
12 single-family home. But I have no objection to a  
13 variance for a single-family home because that will  
14 be a benefit to the community; it will take care of  
15 an eye sore and it won't be a burden on the  
16 community. Thank you.

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

19 - - -

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

23 - - -

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

1 MS. PHIFER: Bridge Phifer, 1487 Kenwood  
2 Avenue, Camden. So, again, thank you all for your  
3 service. Welcome to Parkside. We're so happy that  
4 the rehab is happening there at that location.

5 I just want to remind the Board that we  
6 came you before two years ago with the construction  
7 of new properties that sit there on Empire Avenue,  
8 1231, 1233, 1235, 1237 Empire Avenue. We've invested  
9 somewhere around \$2 million in housing construction  
10 for that block. Really investing in a way to create  
11 a greater environment for the people who live there.  
12 And also, I should add, the perponderance of the  
13 people who live in that neighborhood or on that  
14 block, they actually own their own homes.

15 And that's okay for them to be rehabbing  
16 the property for a renter. But the idea that it's a  
17 1,200 square foot home. How do I know that? Because  
18 we're currently rehabbing a home at 1224 that we will  
19 be selling this year. And so, to rehab that home for  
20 a two 1-bedroom apartment, it really goes against the  
21 trajectory of what's really happening and the level  
22 of investment that is happening there on that block.  
23 So I just urge you to really consider the decision  
24 that you're making tonight. Because what we need are  
25 certainly rehabbed homes. But what we do not need

1 is, you know, a highly densely populated block where  
2 families have issues with what I've constantly heard  
3 from folks is parking. And just so --

4 MR. EINGORN: Well, isn't it possible  
5 with two 1-bedroom apartments you'd have far less  
6 people? If you have a family, you could have up to  
7 six people. With one-bedroom apartments, you  
8 generally one have one or two people.

9 MS. PHIFER: How would you have less  
10 people? We don't know how many people would be  
11 living in the 1-bedroom apartment. If the assumption  
12 is that it's one person, okay, that's great. But  
13 what if there's three people there?

14 MR. EINGORN: Aren't you making my point?

15 MS. PHIFER: No. So that would be six  
16 people which in a 3-bedroom home, they could be three  
17 to four to five people. So I don't think there's a  
18 deficit in terms of the number of people that would  
19 be housed there.

20 MR. EINGORN: So you'd agree that by  
21 generally reducing the number of bedrooms, you reduce  
22 the number of people and the number of cars?

23 MS. PHIFER: Not necessarily.  
24 Considering where we find ourselves currently in the  
25 state of housing, I don't know if that's necessarily

1 the case.

2 MR. EINGORN: So then you don't really  
3 know if we're increasing the density or not?

4 MS. PHIFER: Don't know if we're  
5 increasing it; don't know if we're decreasing it.  
6 But what I do know is that, it's a small home, 1,200  
7 square feet. Six hundred feet of apartments, is that  
8 the idea, is that really what we really want to  
9 provide for housing along the block. Again, where  
10 substantial investment has been made. Thank you.

11 MR. EINGORN: Thank you.

12 Anybody else in the public that would  
13 like to heard on this application? Hearing none and  
14 seeing none, we'll close the public portion.  
15 Counsel, any closing remarks?

16 MR. GRAKIAK: Yes. So I just want to  
17 remind the Board that it is a permitted use in the  
18 R-2 Zone. And looking at the definition or the bulk  
19 requirements for duplex, it contemplates a building  
20 on a single lot containing two dwelling units, each  
21 of which is totally separated from the other by  
22 unpierced ceiling and floor extending from exterior  
23 wall to exterior wall.

24 So clearly it contemplates a duplex with  
25 side-by-side units as opposed to what we're proposing

1 here which is a duplex with one unit on top the  
2 other. Again, it's a permitted use. The applicant  
3 will provide two parking spaces where many of these  
4 properties along Empire Avenue and in the area in  
5 general, provide no parking spaces. So we are  
6 providing two parking spaces and in all likelihood,  
7 reducing the amount of bedrooms.

8 By permitting a duplex with one bedroom  
9 per unit, we don't think that that is really  
10 increasing the density on this property. The  
11 applicant can very well be constructing a  
12 single-family dwelling with three bedrooms, which in  
13 all likelihood, would probably house more  
14 individuals, larger families than what we're  
15 proposing here. So I just want the Board to keep  
16 that in mind. Thank you.

17 MR. EINGORN: Thank you.

18 So the Board has heard substantial  
19 testimony from the applicant, the applicant's  
20 architect, as well as members of the public who have  
21 all provided very important feedback. The Board is  
22 tasked with doing a discussion of the Positive and  
23 Negative Criteria related to bulk variances, in this  
24 case for lot size, lot width, lot depth, side yard  
25 setback and off-street parking. So discussion of the

1 Positive and Negative Criteria and then a motion.  
2 And I did hear a condition to submit revised plans  
3 for two parking spaces as opposed to three to the  
4 extent that the Board is inclined to grant this  
5 application.

6 CHAIRMAN HANCE: It's always positive  
7 like I always say, that seeing something empty being  
8 filled. This is a different era. People are buying  
9 houses again which is also buying apartments and  
10 duplexes. I'm very familiar with the area. It is  
11 crowded. I was just there. And parking is very  
12 one-to-none. When I'm pulling out, someone else is  
13 pulling in. But I think it's great someone would  
14 want to do a rehab in that rea.

15 And also, again, empty homes to me is a  
16 fire hazard. Always have been. It's a Catch 22.  
17 What I didn't like was when we asked about how many  
18 bedrooms and they didn't know how many bedrooms there  
19 are in the house, which I look it up all the time and  
20 it tells you. Any real estate agent will tell you  
21 that it's two bedrooms, basement and a garage.  
22 And they didn't talk to the neighbors at all. We  
23 like them to talk to the neighbors to see how they  
24 feel.

25 VICE-CHAIRMAN STILL: So just to echo

1 what the Chairman was saying, what's not asked was if  
2 there a tenant next door just for communication. I  
3 know it's not absolutely necessary because everybody  
4 gets a letter. But knowing or communicating with the  
5 next door neighbor, makes these types of situations a  
6 little easier I think a negative is just to try to  
7 create a living space in such a small area. But when  
8 you get -- we're all kind of assuming how many people  
9 are going to be there on the inside.

10 We're all assuming these people that are  
11 going to live there, aren't drivers. Right? They  
12 could be commuters so then they don't have cars. But  
13 it's a lot of assumption going on inside when it  
14 comes down to it, like I said, to echo what the  
15 Chairman is saying, in houses like this, one, you get  
16 squatters; you get fires; and then you got two houses  
17 burning down if something happens in this one. And  
18 then it might go through the block. So, again,  
19 I agree with filling the empty spaces with  
20 reconstruction, new construction and alleviating  
21 eyesores in the community.

22 MS. MOSS: I have question about the  
23 exits. There's only one entrance and one exit?

24 MR. MAILLET: Yes.

25 MR. EINGORN: Is there any rear exit to

1 this property?

2 MS. MAILLET: There's no rear exit.  
3 If you look at the floor plans...

4 MS. RIVERA: Does the top floor have an  
5 exit?

6 MR. MAILLET: No. The only way to exit  
7 the second floor unit would be the main stairs to the  
8 front.

9 MR. GRABIAK: The first floor has an exit  
10 for the everybody.

11 CHAIRMAN HANCE: I can also say, I've  
12 been here 16 years and I do not remember passing any  
13 duplexes on Empire at all. As far as I know, to go  
14 back -- like I said, I lived on Langham Avenue and I  
15 have family on Wildwood. They have been all been  
16 single homes since I have been growing up there.

17 MR. EINGORN: Any other discussion or a  
18 motion?

19 CHAIRMAN HANCE: I'm going to make a  
20 motion to deny.

21 MS. RIVERA: I second that.

22 MR. EINGORN: All right. We have a  
23 motion to deny and a second. So we I don't do many  
24 denials but we've had been in the past. Just a  
25 reminder, you're voting either in favor of the motion



1 which would be a 'yes,' a 'yes' to deny. Or a 'no'  
2 against the motion which would be a 'no' not to deny.  
3 Now I confused myself. It's either 'yes' in favor of  
4 the motion or 'no' against the motion. And the  
5 motion is to deny.

6 MR. EINGORN: We'll take a roll-call vote  
7 on the denial Chairman Hance.

8 CHAIRMAN HANCE: Yes.

9 MR. EINGORN: Vice-Chairman Still.

10 VICE-CHAIRMAN STILL: Yes.

11 MR. EINGORN: Ms. Nunez.

12 MS. NUNEZ: No.

13 MR. EINGORN: Ms. Rivera.

14 MS. RIVERA: To deny, yes.

15 MR. EINGORN: Ms. Moss.

16 MS. MOSS: Yes.

17 MR. EINGORN: So we have four in favor in  
18 denial and one opposed, the motion would carry and  
19 this application would be denied. I appreciate your  
20 time gentlemen.

21 MR. GRABIAK: Thanks everyone.

22 MR. EINGORN: Thank you, counsel.

23 Dena made the call and now we're going to  
24 do EMR.

25 MR. SHEEHAN: Good evening, Mr. Chairman.

1 My name is Kevin Sheehan from Parker McCay. We're  
2 the attorneys for the applicant EMR Eastern. I don't  
3 know which order you have them in. I apologize. But  
4 the first one I'm going to do is Block 280, Lots 8,  
5 16, 20, 21, 22, 23. Then Block 281, Lots 25, 28, 21,  
6 25, 35.01, 36 and 36.01. And then there's a future  
7 parking on Block 274, Lot 22.

8 The property is located at the  
9 intersection of Ferry Avenue and Atlantic Avenue.  
10 It's part of the existing EMR campus where they do  
11 their recycling operations. The property has  
12 historically been used for recycling operations on  
13 the property. EMR acquired the property and has  
14 continued that recycling operation at approximately  
15 2015. It intends to reconfigure the site and to  
16 modernize it; clean it up; to put up a barrier wall  
17 and Living Wall and plantings in front of it so that  
18 the operations behind are not as visible to the  
19 public.

20 They're going to demolish several of the  
21 buildings that are on-site and build one building and  
22 basically just reconfigure the way it operates.  
23 They're not looking to expand the use. What they're  
24 looking to do is to clean up what is there and make  
25 it more palpable and more esthetically pleasing to

1 the neighborhood and the City and the area.

2 What we're asking for is a Certification  
3 of Non-Conforming Use. If you have an existing  
4 nonconforming use, you will be dealing with those.  
5 And it's -- it was not permitted in the ordinance.  
6 The ordinance has changed. And you're not expanding  
7 the use at all. We're not expanding the land area of  
8 this use at all. Then we're asking for that  
9 nonconforming use. And then we're also asking for  
10 site plan approval.

11 I'll bring up our four witnesses, swear  
12 them in and then I'll go through the testimony and  
13 we'll do it similar to what I did for the American  
14 Supply. We'll have a history of the site. We'll  
15 have the engineer just give a quick overview and then  
16 we'll run through Dena's report and then our planner  
17 to wrap everything up. If you all would come up to  
18 be sworn in first. One at a time starting with Nick,  
19 state your name and address for the record.

20 MR. EINGORN: We have to swear them in  
21 first. Would you raise your right hand, please.

22 - - -

23 BRIAN MOENCH, P.E.; ANGELO ALBERTO, P.P.;  
24 NICHOLAS SALAMONE; EDWARD SCIABA, having first been  
25 duly 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. SALAMONE: Nicholas Salamone, 2930  
6 Felton Road, Norristown, Pa.

7 MR. SCIABA: Edward Sciaba. Address is  
8 630 Carpenter Street, Philadelphia, PA.

9 MR. MOENCH: Brian Moench, Moench  
10 Engineering. The office is located at 4000 Clarks  
11 Creek Road, Plainfield, Indiana.

12 MR. ALBERTO: Angelo Alberto, CIP  
13 Management, LLC, 121 Market Street, Camden, New  
14 Jersey.

15 MR. SHEEHAN: Do you have the aerials?

16 MR. SALAMONE: Yes.

17 MR. SHEEHAN: So we're going to mark that  
18 A-1.

19 (Whereupon Exhibit No. A-1, 2010 Aerial  
20 Map, was marked for identification.)

21 MR. SHEEHAN: Nick, is that aerial of the  
22 site of the two EMR properties that we're here for  
23 tonight from 2010?

24 MR. SALAMONE: Yes.

25 MR. SHEEHAN: Before I get into specific

1 questions, can you identify your relationship to the  
2 application and the property and your knowledge of  
3 this area?

4 MR. SALAMONE: Sure. The name of my  
5 company is Salamone Contractors. We've performed  
6 work for EMR and the historic companies prior in the  
7 waterfront. We have done construction and  
8 maintenance on these sites since 2000; for the  
9 historic owners as well.

10 MR. SHEEHAN: So you have personal  
11 knowledge of these sites and the operations on the  
12 site since at least 2000?

13 MR. SALAMONE: I do.

14 MR. SHEEHAN: Can you just outline what  
15 the EMR-CMC property that we're talking about now?

16 MR. SALAMONE: The EMR-CMC property is  
17 within this triangle encompassing Atlantic and  
18 Ferry.

19 MR. SHEEHAN: So that's Atlantic for the  
20 record. Atlantic Avenue, Ferry Avenue and the  
21 railroad track that goes and behind?

22 MR. SALAMONE: Yes, correct.

23 MR. SHEEHAN: And EMR owns that property  
24 now?

25 MR. SALAMONE: Correct.

1 MR. SHEEHAN: Who owned the properties  
2 from 2000 forward?

3 MR. SALAMONE: So one property was owned  
4 by Franchi and the other property was owned by  
5 Fanelli.

6 MR. SHEEHAN: The other way around?

7 MR. SALAMONE: I'm sorry?

8 MR. SHEEHAN: Fanelli owned the one and  
9 Franchi owned the other?

10 MR. SALAMONE: Yes. I just delineated.  
11 Two owners.

12 MR. SHEEHAN: Two owners.

13 MR. SALAMONE: Flipped-flopped in the  
14 progression of the imagining.

15 MR. SHEEHAN: So from the 2010 map that  
16 we've marked as A-1, can you just identify what those  
17 properties were used for and what the map shows?

18 MR. SALAMONE: Sure. So this aerial  
19 photo shows historic use of all these properties for  
20 recycling and stockpiling of that recycling and  
21 sorting.

22 MR. SHEEHAN: Is that Fanelli in the  
23 middle?

24 MR. SALAMORE: Correct.

25 MR. SHEEHAN: And then up top and around

1 it is Franchi?

2 MR. SALAMONE: Franchi operated these  
3 sites here.

4 MR. SHEEHAN: And those photographs, they  
5 show scrap and recycling materials in the center in  
6 the Fanelli property?

7 MR. SALAMONE: Correct. All properties  
8 show some sort of scrap on recycling on this map.

9 MR. SHEEHAN: And from your personal  
10 knowledge, are you aware that those properties were  
11 used for scrap and recycling at least in 2010?

12 MR. SALAMONE: Yes, sir.

13 MR. SHEEHAN: EMR bought the property in  
14 2015, correct?

15 MR. SALAMONE: Correct.

16 MR. SHEEHAN: And have they been using it  
17 for some version of scrapping and recycling for their  
18 own uses since 2015 when they purchased it?

19 MR. SALAMONE: Yes.

20 MR. SHEEHAN: Does anybody have any  
21 questions of Mr. Salamone?

22 CHAIRMAN HANCE: Yes. Question: Is this  
23 the same property as MyAuto.com? Are we talking  
24 about that same property?

25 MR. SHEEHAN: Ed, where is MyAuto.com?

1 MR. SCIABA: MyAutoStore is just out of  
2 the picture. But also utilized part of this property  
3 and part of this property here.

4 CHAIRMAN HANCE: So we're coming down  
5 Ferry Avenue, correct?

6 MR. SHEEHAN: Yes. So Broadway is up  
7 here, Ferry Avenue, Atlantic Avenue, and then 676 to  
8 the top.

9 MR. SICABA: This is an old picture.

10 CHAIRMAN HANCE: Yes, an aerial.

11 MR. SICABA: We have one from 2024 which  
12 may help.

13 CHAIRMAN HANCE: With a better picture?

14 MR. SICABA: Yes.

15 MR. SHEEHAN: Can you show him the '24  
16 picture?

17 MS. MOORE: That's A-1, right?

18 MR. SHEEHAN: Yes, A-1. And A-2 is the  
19 2024 aerial?

20 MR. SCIABA: Yes.

21 (Whereupon Exhibit No. A-2, 2024 Aerial  
22 Map, was marked for identification.)

23 MR. SCIABA: The plan isn't for this area  
24 here. It's this area here. This is the adjacent  
25 property.



1                   CHAIRMAN HANCE:   Okay.

2                   MR. SCIABA:   This is the area that  
3 MyAutoStore utilizes here, here and here.

4                   MR. EINGORN:   Can you just explain to the  
5 Board while you're explaining to Chairman Hance who  
6 is getting a closer look?

7                   MR. SHEEHAN:   Chairman Hance, what was  
8 your question?

9                   MR. SALAMONE:   You're asking about the  
10 property of MyAutoStore?

11                  CHAIRMAN HANCE:   Right.   I wanted to know  
12 if you guys own that property right now?

13                  MR. SHEEHAN:   Yes, we do.

14                  CHAIRMAN HANCE:   That's along where the  
15 trees are here, am I correct?

16                  MR. SHEEHAN:   Yes.   All this property  
17 here is owned except there's one little property in  
18 the middle here that's not Lot 21.

19                  CHAIRMAN HANCE:   The other one was  
20 recycable, am I correct?

21                  MR. SHEEHAN:   Pardon me?

22                  CHAIRMAN HANCE:   Recycable?

23                  MR. SHEEHAN:   It's all recycling, yes.

24                  MR. SHEEHAN:   Any other questions of  
25 Mr. Salamone?   All right.   Brian, do you have the

1 site plan?

2 MR. MOENCH: Yes.

3 MR. SHEEHAN: So A-3 will be the site  
4 plan.

5 (Whereupon Exhibit No. A-3, Site Plan,  
6 was marked for identification.)

7 MR. SHEEHAN: Brian, can you just give a  
8 quick overview of what is proposed on the site before  
9 we go into Dena's report?

10 MR. MOENCH: What's being proposed on the  
11 site is a recycling of the commercial metals that EMR  
12 handles on a daily basis. The site itself will  
13 handle any commercial metals as they come in, either  
14 from a third party account such as a commercial  
15 vendor, into the property. They get processed or  
16 handled, sorted accordingly and then they are either  
17 mailed or packaged so they can be sold directly to  
18 the mill.

19 MR. SHEEHAN: Is the land area that this  
20 is going to occur in, is that any larger than what  
21 was previously there?

22 MR. MOENCH: It is not. The original per  
23 Nick's testimony, was 11.21 acres and we're  
24 developing 11.21 acres as well.

25 MR. SHEEHAN: And this is not a new use

1 for the site. It's the same use; just cleaning up  
2 the site for EMR's purposes?

3 MR. MOENCH: Yes. It's the same intended  
4 use on the property. The advantage of this and we're  
5 able to modernize it, make some improvements to the  
6 property and then it'll create efficiency within the  
7 business, but also some efficiencies on the property  
8 itself while eliminating some environmental issues  
9 that may exist.

10 MR. SHEEHAN: From a traffic standpoint,  
11 all the traffic is going to go out onto Atlantic  
12 Avenue?

13 MR. MOENCH: That is correct. So this  
14 being Atlantic Avenue, we have the capability of  
15 doing recycling on approval to have our trucks stay  
16 on the property rather than on public right-of-way.  
17 So we're able to turn into the property, stay in  
18 front of our scale area which is approximately 200  
19 feet in length. So we're able to get the trucks in;  
20 get them out of the public right-of-way onto our  
21 property's stage, as they come across the scale; and  
22 then obviously they'll be disbursed accordingly  
23 depending what the materials on that particular  
24 truck. Then put inside of a warehouse facility or on  
25 to the ground for further processing.

1 VICE-CHAIRMAN STILL: Quick question.  
2 What are some of the environmental issues that you  
3 currently see; that you commented on addressing?  
4 What are some environmental issues that you see?

5 MR. MOENCH: Right now as you can tell  
6 from the aerial photographs, this is barren earth.  
7 So the potential for groundwater contamination or  
8 ground contamination, it is present with barren  
9 earth. What we're proposing is 100 percent  
10 impervious surface of concrete including where the  
11 site is draining from from Ferry Avenue internal with  
12 a lined concrete ditch that would break the  
13 stormwater runoff down to a HDPE line retention basin  
14 down the south corner which doesn't necessarily show  
15 up on this aerial. It would be down in this corner  
16 of the triangle. The primary benefit is capping this  
17 with a hard surface; directing any runoff that we may  
18 have into a concrete ditch; directing it into a  
19 retention basin that's lined which then eliminates  
20 any potential for any contaminates that may be  
21 present on this property to be exposed to  
22 groundwater.

23 VICE-CHAIRMAN STILL: Thank you.

24 MR. MOENCH: Another thing I may add real  
25 quick, if I may, with the barren earth, vehicle

1 movements on that create a great deal of dust and  
2 it's very hard to control. With the new impervious  
3 surface, we're able to concrete it then use water  
4 trucks using the water source of collected water at  
5 the bottom of the property to help keep that dust  
6 down.

7 MR. SHEEHAN: Do you just want to quickly  
8 go over the...

9 (Whereupon Exhibit No. A-4, Elevation  
10 Plan, was marked for identification.)

11 MR. SHEEHAN: Now A-4 is an elevation of  
12 the new building and the fence, correct?

13 MR. MOENCH: That is correct.

14 MR. SHEEHAN: Could you just explain that  
15 quickly?

16 MR. MOENCH: Yes, I can. So part of the  
17 new project is, propose a 37,000-plus square foot  
18 warehouse. That provides several benefits for us.  
19 One, it allows us to put our precious metals inside  
20 of the facility. Allows our process to be done  
21 inside of a facility. That facility itself shows up  
22 in this elevation. So that facility would be  
23 fronting on Ferry Avenue. So between the gaps of  
24 where we would have buildings, we're proposing a  
25 Living Wall.

1           Let me describe what a Living Wall is.  
2   It's basically a structurally-backed green wall of  
3   lining material. In this particular case the  
4   structural backing would be a concrete wall eight  
5   feet tall. In front of it would have a planting bed  
6   and allows vines to grow up on that concrete wall.  
7   So from an esthetic standpoint, you'll see a green,  
8   and I'm in Philadelphia and I apologize being a Cubs  
9   fan, if you imagine Rigley Field, that's what you're  
10   going to see along this Ferry Avenue as well as on  
11   Atlantic.

12           So the Living Wall will be there and also  
13   supplemented with vegetative growth and smaller  
14   bushes along the sidewalk. So as Mr. Sheehan said,  
15   if we're fortunate enough in our approval to move  
16   forward, the beautification and the esthetics that  
17   would come with this project, would also bring a  
18   tremendous view to the community.

19           MR. SHEEHAN: I have no other questions  
20   of Mr. Moench. We can go through Dena's report and  
21   answer questions that come up.

22           MS. MOORE: Mr. Chairman, I'm referring  
23   to Remington & Vernick's letter dated July 30, 2025.  
24   Starting on page two: The applicant's proposed use  
25   is not a permitted principal use of the PRI Zone per

1 Section 870-107. The applicant proposes to expand  
2 this existing, nonconforming use; therefore, a "d(2)"  
3 variance will be necessary.

4 MR. SHEEHAN: It's our opinion, and I  
5 think our planner will testify as well, based on the  
6 testimony that we're not expanding the use. We're  
7 reconfiguring what's on the site but we're not  
8 expanding the use. The land area has -- the land  
9 area in this use is going to occur, is unchanged.  
10 So for that reason, we're asking for the  
11 Certification of Non-Conforming Use and not the "d"  
12 variance. If you deny that then we will ask for the  
13 "d" variance.

14 MS. MOORE: Okay. Our office is saying  
15 that the d(2) variance is necessary so you'll provide  
16 the appropriate testimony.

17 MR. SHEEHAN: We talked about the history  
18 of the site.

19 MS. MOORE: Yes. Okay.

20 Moving forward. Area and Bulk  
21 Requirements. On the Table I have a quite a few  
22 things that are To Be Determined by the applicant  
23 with notes on page 4. So going through the building  
24 coverage, impervious coverage, building height, all  
25 of those are To Be Determined with the notes.

1           This building coverage calculation shall  
2 include the footprint of the proposed scale house.  
3 Thus, the building square footage shown on the Site  
4 Analysis Table on Sheet 5, should be revised to  
5 include the scale house square footage. The  
6 applicant shall verify the building coverage  
7 calculation. That's building coverage.

8           Impervious Coverage. Impervious coverage  
9 calculation shall be provided both percentage and  
10 square footage.

11           The Building Height: Elevations of the  
12 proposed processing facility and scale house must be  
13 provided to confirm compliance with the height  
14 requirement. So I'm assuming that there are no  
15 variances required?

16           MR. SHEEHAN: That's correct.

17           MS. MOORE: So you're going to provide  
18 those numbers to me now?

19           MR. MOENCH: I put them on the drawings  
20 or I can give it to you now.

21           MS. MOORE: You can give it to me now.  
22 Building coverage, what's proposed?

23           MR. MOENCH: 11.9 percent.

24           MS. MOORE: So you're in conformance.  
25 Okay. Impervious coverage, required, you can have



1 100 percent. What are you proposing?

2 MR. MOENCH: 85.5 percent.

3 MS. MOORE: And that's in conformance.

4 Building height, you can have five stories or 75  
5 feet.

6 MR. MOENCH: The building height will be  
7 33 feet.

8 MS. MOORE: How many stories?

9 MR. MOENCH: One story.

10 MS. MOORE: Okay. And you said 35 feet?

11 MR. MOENCH: Thirty-three (33) feet.

12 MS. MOORE: In conformance.

13 The principal building setback front yard  
14 Ferry Avenue, what's required is 25 feet setback.  
15 And you're proposing zero. So you're requesting that  
16 variance?

17 MR. SHEEHAN: Yes.

18 MS. MOORE: Going down. Accessory  
19 building, building height for the scale house. Ten  
20 feet is required. I have that, To Be Determined.

21 MR. MOENCH: That will be 20 feet in  
22 height. Two stories.

23 MS. MOORE: That's in conformance.

24 Right. You don't need a variance for that. This is  
25 max.

1 MR. SHEEHAN: 75 is permitted.

2 MS. MOORE: And then off-street parking.  
3 For industrial uses it's one space for each two  
4 employees on the shift of the greatest employment or  
5 2.1 spaces per 1,000 square feet of gross floor area  
6 if employee count is unknown. Is your employee count  
7 known?

8 MR. SHEEHAN: Yes. Ed, how many  
9 employees will you have on the site?

10 MR. SCIABA: Roughly 40.

11 MS. MOORE: Forty (40) which means how  
12 many spaces? One space for each two so that would be  
13 20 on the shift of the greatest employment. What's  
14 your largest shift?

15 MR. SCIABA: That's the largest shift.

16 MS. MOORE: Forty (40)?

17 MR. SCIABA: Yes. It's a single-shift  
18 operation.

19 MS. MOORE: So then it's 20 spaces  
20 required and you're providing?

21 MR. SHEEHAN: We show none on the plan.  
22 Brian, can you put 20 on the plan?

23 MR. MOENCH: Right now we do have some  
24 parking shown on the north side of Atlantic.

25 MS. MOORE: Right. That's shown as

1 future though. So it's --

2 MR. SHEEHAN: We will address that.

3 MS. MOORE: Okay.

4 MR. MOENCH: We do have space in here  
5 where we'll fit in 50 parking spaces in, so the  
6 revised site plan will be submitted and we'll show  
7 parking in this area.

8 MS. MOORE: And you'll have ADA  
9 accessible parking, EV parking; all of that?

10 MR. MOENCH: That is correct.

11 MS. MOORE: Because I looked at nothing  
12 now so if this were to get approved, we would have to  
13 look at that. You could have additional comments  
14 regarding the parking.

15 MR. MOENCH: Understood.

16 MS. MOORE: So you're going to provide at  
17 least, what, 20?

18 MR. MOENCH: That is correct.

19 MR. SHEEHAN: And it will comply with the  
20 ordinance and all requested variances.

21 MS. MOORE: So you wouldn't need a  
22 variance for parking, correct?

23 MR. MOENCH: Correct.

24 MS. MOORE: It's shown here as a waiver.  
25 I don't catch these sometimes when I'm trying to go

1 through. So you know by now variances. It's mostly  
2 variances except for landscaping. Let's move on.

3 The Notes, there's nothing. You can make  
4 sure that you follow everything that's in the notes  
5 on page four.

6 MR. MOENCH: We will.

7 MS. MOORE: And the use variance  
8 comments, you can address these in the testimony?

9 MR. SHEEHAN: Yes. Angelo will.

10 MS. MOORE: And I'll move on to Area and  
11 Bulk Requirements on page 5: The applicant shall  
12 address the items requested under Section II.C above  
13 this report, including the building and lot coverage,  
14 setbacks and building height. Okay, we went through  
15 that.

16 You are requesting the variance for the  
17 setback. Item No. 2, the bulk variance request.  
18 The proposed accessory use, structure scale house,  
19 are not permitted accessory uses in the PRI Zone.  
20 A bulk variance request is necessary to allow these  
21 accessory uses and/or structures. You're aware of  
22 that. You're requesting the variance?

23 MR. SHEEHAN: Yes.

24 MS. MOORE: You don't need a variance for  
25 the height of the scale house. Setbacks of all

1 proposed structures should be dimensioned on the  
2 plan. You'll add that?

3 MR. MOENCH: Yes.

4 MS. MOORE: A schedule for required and  
5 proposed zone requirements for lot area, lot width,  
6 setbacks, everything should be provided. You'll add  
7 that?

8 MR. MOENCH: We will.

9 MS. MOORE: Block and Lot. The existing  
10 lot lines of the subject parcel and adjacent parcel  
11 should be delineated. Block and lot numbers should  
12 also be shown on the plans. You'll add that?

13 MR. MOENCH: We will.

14 MR. SHEEHAN: The applicant should  
15 delineate the existing property lines. If proposed  
16 to be consolidated, property lines to be removed  
17 should be noted. Are you consolidating?

18 MR. SHEEHAN: Yes, we will consolidate.

19 MS. MOORE: Okay. And you'll get the --  
20 which I'll probably mention later -- you'll get the  
21 correct block and lot number for the consolidation  
22 from the Tax Assessor.

23 The applicant shall provide testimony  
24 regarding the various block and lots and whether the  
25 intent to consolidate. We are consolidating here.

1 The plans should note that the applicant will comply  
2 with the City's "Ordinance Establishing Standards for  
3 the Submission of Maps and Other Documents in a  
4 Digital Format." Especially since you're  
5 consolidating.

6 MR. SHEEHAN: Yes.

7 MS. MOORE: If you can add that note.  
8 And then the applicant should be aware that the final  
9 signatures of approval and building permits would  
10 not be issued until the required information - that's  
11 2 flash drives with the plans in NAD 1983 - is  
12 received. So you are in NAD 1983 now; you're not in  
13 an assumed datum, correct?

14 MR. MOENCH: That's correct.

15 MS. MOORE: Okay. Great.

16 It would appear that Block 280, Lot 21 is  
17 not part of the project. This lot, however, is  
18 listed in the Legal Description box on Sheet 5  
19 (C201). The applicant should verify. Lot 21 should  
20 be removed if not part of the application.

21 MR. MOENCH: Understood. We will  
22 clarify that.

23 MS. MOORE: Additionally, the lot lines  
24 surrounding Block 280, Lot 21 shown on the plans  
25 appear to be different from what is shown on the

1 current tax map. Testimony should be provided if  
2 this tract has been the subject of a subdivision.  
3 Documentation should be provided.

4 MR. MOENCH: We will clarify that.

5 MS. MOORE: Okay.

6 Streets: Per the current tax map, it  
7 appears that there's an unimproved 30-foot-wide  
8 street (Lansdowne Avenue) adjacent to Block 280,  
9 Lot 21 connecting to Ferry Avenue. The applicant  
10 should confirm if this street has been vacated.  
11 Documentation should be provided.

12 MR. SHEEHAN: We couldn't find anything  
13 that indicated that it has been vacated. It has  
14 always been used. We'll have to add that as a  
15 condition of approval.

16 MS. MOORE: Okay.

17 The county redesignation should be shown  
18 on the plans for Ferry Avenue. You'll add that?

19 MR. MOENCH: Yes.

20 MS. MOORE: If a street opening is  
21 necessary for Atlantic Avenue, this application will  
22 be subject to the Street Opening Permit Ordinance of  
23 the City. The City Engineer should be contacted  
24 concerning the application and fees involved. You  
25 acknowledge that?

1 MR. SHEEHAN: Yes.

2 MS. MOORE: A road opening permit from  
3 the Camden County Highway Department would be  
4 required for a road opening on Ferry Avenue. You  
5 acknowledge that?

6 MR. SHEEHAN: Yes.

7 MS. MOORE: Site triangles and site  
8 triangle easements, if necessary, should be provided  
9 in accordance with AASHTO guidelines at all property  
10 access drives. You'll add that?

11 MR. SHEEHAN: Yes.

12 MS. MOORE: Parking, Loading &  
13 Circulation. Parking, you mentioned that you will  
14 not need a variance, correct?

15 MR. MOENCH: That is correct.

16 MR. SHEEHAN: A vehicle circulation plan  
17 should be provided. Testimony should be provided  
18 regarding the number, size and frequency of vehicles  
19 anticipated on the site. So that would be truck  
20 traffic, right?

21 MR. SHEEHAN: Yes, truck traffic.

22 MS. MOORE: So then you need to show  
23 truck, the largest truck for your circulation.

24 MR. SHEEHAN: We'll provide it.

25 MS. MOORE: How about the number and size



1 frequency of vehicles?

2 MR. SHEEHAN: Ed, can you tell us?

3 MR. SCIABA: So roughly 20 trucks coming  
4 and going on a daily basis. They range from sizes of  
5 53-foot van trailer to a roll-off truck and dump  
6 trailers as well. It's essentially the same exact  
7 operation that we're doing at 6th Street; moving it  
8 to this new proposed location.

9 MS. MOORE: Okay. So it's 53 feet to how  
10 large approximately?

11 MR. SCIABA: Forty-two to 48.

12 MS. MOORE: Okay. So 42 to 48 feet to 53  
13 feet?

14 MR. SCIABA: Correct.

15 MR. MOENCH: Trailer length?

16 MR. SCIABA: With the trailer length,  
17 yes. With the tractor it's 70 feet.

18 MS. MOORE: All right.

19 MR. MOENCH: So you're between 40 and 70  
20 on your --

21 MR. SCIABA: Plans.

22 MS. MOORE: Okay. And that's 20 trucks  
23 per day?

24 MR. SCIABA: Coming and going. So 20  
25 deliveries; 20 shipments roughly.

1 MS. MOORE: Each. Forty (40) per day?

2 MR. MOENCH: Forty (40) movements a day.

3 MS. MOORE: Okay.

4 Testimony should be provided regarding  
5 the number of employees which you provided  
6 previously. That's 40 for the largest shift because  
7 there's only one shift?

8 MR. SCIABA: Correct.

9 MS. MOORE: And what are the hours of  
10 that shift Monday through Friday?

11 MR. SCIABA: Currently Monday through  
12 Friday 6:00 a.m. to 5:00 p.m.

13 MS. MOORE: The applicant should indicate  
14 the type of loading and unloading activities that  
15 will occur. The designated area should be noted on  
16 the plan. So what's the loading and unloading?

17 MR. SCIABA: The loading and unloading  
18 consists of dumping material. That's pretty much the  
19 unloading. Also with unloading, we unload with  
20 forklifts. If it's baled or boxed material, the  
21 loading is similar whether it's loading into dump  
22 trailers or loading into van trailers with forklifts?  
23 That's pretty much it.

24 MS. MOORE: So it's loading or unloading  
25 dumping materials?

1 MR. SCIABA: Correct.

2 MR. MOENCH: So to clarify, we have areas  
3 out in this general area where the incoming would be.  
4 And then we have a designated dock where we're  
5 receiving material or shipping material out from the  
6 proposed building. We do have a designated loading  
7 dock and then we have open space for the open dump  
8 trailers.

9 MS. MOORE: And you have another access  
10 on Ferry, right?

11 MR. MOENCH: We have an access off of  
12 Ferry for emergency purposes only.

13 MS. MOORE: Okay.

14 MR. MOENCH: This is our primary and the  
15 only commercial use. And the site plan doesn't show  
16 it but down in the corner, we have an emergency  
17 access for an emergency response.

18 MS. MOORE: And at the top, there's  
19 another one for Ferry on Ferry. Isn't that something  
20 there?

21 MR. SHEEHAN: Yes.

22 MR. MOENCH: Yes.

23 MS. MOORE: I just wanted to make sure  
24 that I had seen what I saw.

25 The applicant should provide testimony

1 regarding the proposed sidewalk and curb improvements  
2 along Ferry Avenue which may impact this project.

3 MR. MOENCH: So you may be aware that  
4 Camden County has grant money provided to them or  
5 soon to-be-approved grant money that it make an  
6 improvement on Atlantic Avenue and Ferry Avenue.  
7 Those improvements are basically a total rework of  
8 those two roadways that impact on this particular  
9 project for this discussion. In conversations and  
10 with documentation from the county officials, they  
11 maintain a responsibility for building that curb and  
12 gutter and those sidewalks accordingly along those  
13 two roadways.

14 MS. MOORE: So curb and sidewalk.

15 MR. SHEEHAN: Those improvements will go  
16 beyond the EMR property.

17 MR. MOENCH: Yes.

18 MS. MOORE: Right. But including with  
19 this and the other property across the street, it's a  
20 grant. If anything were not to take place with this  
21 grant then you would come back and actually fix the  
22 curbs and sidewalk?

23 MR. MOENCH: Yes, we would be  
24 responsible. All indications are, the county will be  
25 taking that responsibility.

1 MS. MOORE: Do you have any questions  
2 regarding my comments about to the stormwater  
3 collection and management system?

4 MR. MOENCH: I do not.

5 MS. MOORE: I have quite a few comments  
6 from that. None? Nothing. Okay. How about  
7 grading? That means you're going to satisfy  
8 everything that I have on here?

9 MR. MOENCH: Sure.

10 MS. MOORE: Grading too. And the notes  
11 that I have at the top of page 8, that needs to be  
12 specifically --

13 MR. SHEEHAN: They'll be put specifically  
14 word-for-word on the plan.

15 MS. MOORE: That's it. You're used to me  
16 saying this. And in the maintenance plan too.

17 MR. MOENCH: That is correct.

18 MS. MOORE: Grading?

19 MR. MOENCH: The same as --

20 MS. MOORE: And utilities?

21 MR. MOENCH: Same.

22 MS. MOORE: Okay. I repeated City  
23 Engineer twice. Obviously, I copied the other one.  
24 That should say City Fire Chief. And I know that you  
25 received the approval letter from the City Fire Chief

1 on July 24th. I have record of that from the City  
2 Fire Chief on July 24th, 2025. Yes? Did you receive  
3 it?

4 MR. SHEEHAN: I did not. I don't recall  
5 seeing it.

6 MR. MOENCH: I've haven't seen it.

7 MS. MOORE: Oh, I received it. So I will  
8 forward it to you.

9 MR. SHEEHAN: Thank you.

10 MS. MOORE: The Construction Details,  
11 any comments with that?

12 MR. MOENCH: No.

13 MS. MOORE: And that's just to add the  
14 curb on the plan just in case you guys, you have to  
15 do it.

16 Planting Design: Per Section  
17 870-224B(7)(b)(2), street trees shall be provided.  
18 Shrubs have been provided along Ferry Avenue and  
19 Atlantic Avenue but no street trees have been  
20 provided. Plans should be revised. Street tree  
21 selection shall be in compliance with Section  
22 870-244(D)(8). Are you going to plant street trees  
23 or you're going to ask for a waiver of street trees?

24 MR. MOENCH: We'll ask for a waiver due  
25 to the proximity of the building and the sidewalk.

1 We do not feel there's sufficient space for a tree  
2 growth to prosper. The other issue that we  
3 potentially have is, due to the limitations, the tree  
4 roots could become an adverse effect on the sidewalks  
5 so we would ask that that waiver of tree plantings  
6 along Ferry and Atlantic Avenue.

7 MS. MOORE: Okay.

8 Per Section 870-244(A)3(g)(1), the plant  
9 materials, fences or walls used to screening purposes  
10 shall be sufficient to screen an area at all seasons  
11 of the year from the view of persons standing at an  
12 elevation approximately equal to that of the area to  
13 be screened on adjacent streets or properties.  
14 Testimony should be provided as to whether the  
15 proposed landscape screening and Living Wall will be  
16 sufficient to screen the property year-round.

17 MR. MOENCH: It will be sufficient to  
18 screen year-round.

19 MS. MOORE: Okay. So you don't need a  
20 waiver for any type of screening material?

21 MR. MOENCH: We do not. As mentioned,  
22 the structural support for the Living Wall is  
23 concrete that's replaceable which is very opaque in  
24 nature.

25 MS. MOORE: Okay. With the exception of

1 the exemptions set both under Section 870-247C, no  
2 person shall cut or remove, or cause to be cut or  
3 removed, any existing tree with a diameter at breast  
4 height of 6 inches or greater upon any lands within  
5 the City unless the cutting or removal can be  
6 accomplished in accordance with the provisions of  
7 this chapter and appropriate permits. The applicant  
8 is proposing to remove the existing trees and  
9 vegetation on-site. Thus, a tree removal permit must  
10 be submitted with this site plan application, as  
11 required under Section 870-247(D).

12 MR. MOENCH: At this time, we have not  
13 completed the tree survey. From field observation,  
14 the trees that are being removed is primarily scrub  
15 along a creek bank or along the ditch way. We don't  
16 feel that there's a lot of healthy trees in them. We  
17 will do a tree survey to confirm that trees are  
18 greater than 10 inches.

19 MS. MOORE: Okay.

20 MR. MOENCH: There is one tree in the  
21 middle --

22 MS. MOORE: Greater than 6 inches.

23 MR. MOENCH: I'm sorry. Greater than 6  
24 inches. There is one tree in the middle of the yard  
25 that will be removed.



1 MS. MOORE: That's greater than 6  
2 inches?

3 MR. MOENCH: Yes.

4 MS. MOORE: I would go ahead and do that  
5 tree removal permit. Only because that's part of the  
6 stormwater management permit requirements of the  
7 state. So every town in New Jersey has that  
8 requirement.

9 MR. EINGORN: Are we keeping the waiver?

10 MS. MOORE: No.

11 MR. EINGORN: Take the waiver out?

12 MS. MOORE: They need to submit for a  
13 permit.

14 MR. EINGORN: Okay.

15 MR. MOENCH: But the waiver for the tree  
16 plantings on the roadway is still --

17 MR. EINGORN: Yes, that's a separate  
18 waiver.

19 MS. MOORE: Right. Yes, street trees.  
20 That's separate.

21 MR. EINGORN: No problem.

22 MS. MOORE: So you will move forward with  
23 getting that tree removal permit?

24 MR. MOENCH: Yes.

25 MS. MOORE: All the required items under

1 Section 870-247D(1) and 870-247D(2) must accompany  
2 the applicant's tree removal permit application. So  
3 you'll do that?

4 MR. MOENCH: Yes.

5 MS. MOORE: Per Section 807-247D(2)(k),  
6 only those trees necessary to permit the construction  
7 of buildings, structures, streets, driveways,  
8 infrastructure and other authorized improvements  
9 shall be removed. Existing vegetation shall be  
10 preserved to the greatest extent feasible. Testimony  
11 should be provided as to why the existing vegetation  
12 and trees on site are being removed.

13 MR. MOENCH: As mentioned from field  
14 observation, those existing trees are primarily a  
15 scrub-type vegetation. Not a lot of value in that.  
16 likewise, the stormwater management system would be  
17 impeded by those trees. So we are proposing removal  
18 of that scrub. Meaning, that tree line probably  
19 where the pond is located or the retention basin is  
20 located, as well on those pavements going down.

21 The other item I'd like to add to the  
22 testimony is, with the intended use and how the  
23 property has been used in the past, the creation of a  
24 healthy environment for landscaping is very harsh at  
25 times. It may appear, the look on the pictures, that

1 there is green growth there. When you go out and  
2 actually physically see it, it's more like I said,  
3 the scrub-type growth. This environment is not  
4 typically conducive to plantings. We feel that the  
5 screen wall along the right-of-ways of Ferry and  
6 Atlantic will give us the adequate screening that we  
7 need without the tree preservation.

8 MS. MOORE: Okay.

9 MR. MOENCH: No more than 60 percent of  
10 the existing tree canopy within the property  
11 boundaries shall be removed. The location of the  
12 remaining 40 percent of the tree canopy to be  
13 preserved shall be noted on the landscape plan.

14 Steep slope limits of disturbance shall  
15 supersede this section when appropriate per Section  
16 807-247D(2)(1) or 1, I believe. It would appear that  
17 all or most of the existing tree canopy on-site are  
18 being removed. A waiver request would be necessary.  
19 Testimony should be provided.

20 MR. SHEEHAN: We are requesting that  
21 waiver for the reasons Brian had mentioned earlier  
22 about the nature of the use and the scrub trees and  
23 necessary in order to construct the stormwater  
24 management plan.

25 MS. MOORE: Okay. I don't even have this

1 in the back. So this will have to be added for  
2 canopy. We will call this existing tree canopy  
3 removal?

4 MR. SHEEHAN: Yes.

5 MS. MOORE: That's Section  
6 870-247D(2)(1), existing tree canopy removal, a  
7 waiver for that.

8 And than more than 10 percent of existing  
9 trees with a DBH equal to or greater than 10 inches  
10 within the area of development/limit of disturbance  
11 shall be removed unless the application shall replant  
12 trees removed. This is another waiver.

13 MR. SHEEHAN: Yes, that's correct. Brian  
14 did speak to that. We are providing landscaping  
15 trees along Ferry Avenue, right?

16 MR. MOENCH: We are not. Because the --

17 MR. SHEEHAN: What was shown on your  
18 plan?

19 MR. MOENCH: I'm sorry? These trees?

20 MR. SHEEHAN: Yes.

21 MR. MOENCH: Yes. That is a canopy tree.  
22 They're more of a evergreen type that's being  
23 proposed.

24 MR. SHEEHAN: Are the trees that are  
25 being removed, canopy trees?

1 MR. MOENCH: They are.

2 MS. MOORE: So it's pretty much like a  
3 replacement, right?

4 MR. SHEEHAN: Right.

5 MR. MOENCH: It could be.

6 MS. MOORE: So then you wouldn't need  
7 this waiver?

8 MR. SHEEHAN: So we're replacing with  
9 plantings along Ferry Avenue.

10 MS. MOORE: Right.

11 MR. MOENCH: If there's suitable space to  
12 do that. Because Ferry Avenue is very tight. The  
13 building is located up and is near a setback. We  
14 really do not have the space for tree plantings along  
15 Ferry Avenue. I mean, intermittent we could.

16 MS. MOORE: But you have some.

17 MR. MOENCH: Some but not consistently --

18 MS. MOORE: Right. No.

19 MR. MOENCH: -- have spacing.

20 MS. MOORE: That's what you have the  
21 waiver for the street trees.

22 MR. MOENCH: Correct.

23 MS. MOORE: But still you're planting  
24 some.

25 MR. SHEEHAN: Okay. Yes.

1 MS. MOORE: So you don't need this  
2 waiver.

3 MR. MOENCH: Okay.

4 MR. EINGORN: No canopy tree removal  
5 waiver?

6 MR. SHEEHAN: No 10 percent.

7 MS. MOORE: Yes. The existing tree  
8 canopy removal, yes. This was another waiver which  
9 this section --

10 MR. EINGORN: It's No. 7?

11 MS. MOORE: Yes, No. 7.

12 MR. SHEEHAN: Yes.

13 MR. EINGORN: Understood.

14 MS. MOORE: We're moving on to  
15 Lighting: No lighting plan has been provided. A  
16 lighting plan should be submitted for review.  
17 Testimony should be provided if the existing lighting  
18 is sufficient for the proposed use. If no changes  
19 are proposed to the existing lighting on-site, the  
20 applicant should provide a lighting plan confirming  
21 whether the existing lighting levels on the site are  
22 in compliance with Section 870-243.

23 MR. MOENCH: With the new construction,  
24 primarily with the new building, we will generate a  
25 new lighting plan and be compliant.

1 MS. MOORE: So you will provide a  
2 lighting plan?

3 MR. MOENCH: We will.

4 MS. MILLER: Per Section 870-243.H, all  
5 outdoor lighting not essential for safety and  
6 security purposes shall be activated by automatic  
7 control devices and turned off during non-operating  
8 hours. And you'll add that note to the plan?

9 MR. MOENCH: We will.

10 MS. MOORE: It's the applicant's  
11 responsibility to contact PSE&G concerning  
12 modifications required to make proposed or installed  
13 lighting fixtures within the City's right-of-way  
14 tamper resistant. No dedication will be accepted by  
15 the City without the required modification.

16 All of your lighting is on-site, right,  
17 nothing in the rights-of-way?

18 MR. MOENCH: That's correct. So the  
19 right-of-way will be handled by the county project.

20 MS. MOORE: But even on Atlantic? Well,  
21 you said that they're doing Atlantic also?

22 MR. MOENCH: They're rebuilding Atlantic.  
23 So anything in the City's right-of-way, we'll do the  
24 street lighting which will be the responsibility of  
25 the county.

1 MS. MOORE: Okay.

2 The applicant is to provide a traffic  
3 impact assessment in accordance with Section 870-274  
4 of the City Ordinance.

5 MR. SHEEHAN: We provided the testimony  
6 regarding the number of vehicles. We'll provide a  
7 statement or assessment.

8 MS. MOORE: No, this is a lot more going  
9 on with trucks.

10 MR. SHEEHAN: I'm asking; not telling.

11 MS. MOORE: Yes, yes. We'll need some  
12 type of traffic study report assessment in accordance  
13 with this actual section.

14 MR. SHEEHAN: Okay.

15 MS. MOORE: Because we need to know  
16 exactly what's going on; what you're proposing.

17 MR. SHEEHAN: Understood.

18 MR. MOORE: The site for Environmental  
19 Impacts: The site is identified under the NJDEP  
20 Known Contaminated Site List and Classification  
21 Exception Area, the CEA, for groundwater  
22 contamination. Testimony should be provided  
23 regarding this condition and any and all  
24 environmental concerns, studies, and remediation  
25 pertaining to the site.



1 MR. MOENCH: As I testified earlier,  
2 we're aware of the DEP CEA classification. We are  
3 addressing that by capping the site in concrete. As  
4 I testified earlier, not only the surface area but  
5 the concrete line ditch which is HDEP lining of the  
6 pond or retention basin. I also testified earlier  
7 regarding the other environmental concern was dust.  
8 We are solving that issue with the impervious  
9 surfaces going from a barren earth.

10 MS. MOORE: Do you have a Phase 2 on the  
11 site?

12 MR. MOENCH: We do not.

13 MS. MOORE: No Phase 1; no Phase 2. Do  
14 you have an LSRP for the site?

15 MR. MOENCH: I'm not aware of it.

16 MS. MOORE: Nothing.

17 MR. MOENCH: I can look into if there was  
18 a Phase 1 or Phase 2 done when it was purchased in  
19 the 2018 area to see what we can find regarding that.  
20 We do not have anything active or present in our...

21 MS. MOORE: Okay. So you'll check on any  
22 former studies on the site?

23 MR. MOENCH: Correct.

24 MS. MOORE: So basically, I know the  
25 concrete would be like a cap. But then I'm wondering

1     why -- you're saying cap because it is on the CEA  
2     list?

3                 MR. MOENCH:   No.   There's only one  
4     property that's actually on the CEA list.   That's the  
5     Fanelli property which is kind of up to the northwest  
6     corner of the property.

7                 MS. MOORE:   But you're considering a cap  
8     for the dust?

9                 MR. MOENCH:   We're considering a cap for  
10    operations for the -- obviously, that gives us a good  
11    hard surface to work on and the benefits that come  
12    out of that.   And concrete surface is one of them.

13                MS. MOORE:   Well, you mentioned cap.

14                MR. SHEEHAN:   It's not for remediation  
15    purposes.   He's just saying --

16                MS. MOORE:   Got it.

17                MR. MOENCH:   It's not a cap per se.   It's  
18    basically a concrete surface over the top.

19                MS. MOORE:   Just covering it?

20                MR. SHEEHAN:   Yes.

21                MS. MOORE:   Okay.   Just making sure.   So  
22    you'll check on that.   And we will move then to  
23    Storage and Waste Disposal.   Lots of questions.

24                Testimony should be provided on the  
25    clearing and hauling of the recycled material on the

1 site. So you mentioned loading, unloading. And then  
2 anything else regarding clearing and hauling of the  
3 recycled material on the site that you wanted to put  
4 on record?

5 MR. SCIABA: I don't think we have  
6 anything else for that.

7 MS. MOORE: Okay.

8 Pursuant to Section 870-257A, all  
9 provisions and facilities for storage, other than  
10 pickup of refuse, should be contained within a  
11 principal building. Any article or material stored  
12 outside an enclosed building or an incidental part of  
13 the preliminary operation on a lot shall be located  
14 in the side or rear yard and be so screened by  
15 fencing, walls, evergreen planting or combinations  
16 thereof that it cannot be seen from adjoining public  
17 streets or adjacent lots when viewed by a person  
18 standing on ground level. Testimony should be  
19 provided regarding outdoor storage of materials  
20 on-site. Such materials shall be properly screened  
21 as required.

22 So any outside storage of materials?

23 MR. MOENCH: Yes.

24 MS. MOORE: Is it uncovered?

25 MR. MOENCH: Yes.

1 MS. MOORE: Okay. And where are we  
2 talking about the outside storage of material? And  
3 what type of material is being --

4 MR. SCIABA: Primarily aluminum,  
5 stainless steel. The site is intended for nonferrous  
6 metal so primarily anything a magnet doesn't stick  
7 to. So simplistically at the site, nonferrous metal  
8 comes in; it's sorted; it's packaged; baled or boxed;  
9 and it's shipped out a consumer. The material that  
10 will be stored outside would be around -- there's  
11 going to be two balers on the site. One is going to  
12 be in this area here. And there's going to be  
13 another one that's down right over here. It's cut  
14 off on the end of this plan, but down over here.  
15 That's primarily where the material that would be  
16 stored outside.

17 MR. SHEEHAN: And that's screened by the  
18 two buildings as well as the fence?

19 MR. MONENCH: That's correct. That's  
20 what I was going to get ready to say. Both the  
21 baling operations for the materials to be stored,  
22 will be in the rear of the facility on-site.

23 MS. MOORE: And the screening wall?

24 MR. SHEEHAN: Yes.

25 MR. MOENCH: That's correct. The

1 screening wall to cover this.

2 MS. MOORE: Provided the nature of this  
3 use, storage of materials outside an enclosed  
4 building is expected. The applicant shall revise the  
5 site plan to identify the locations of the areas  
6 where outdoor storage is proposed. So you'll add  
7 that on the plans?

8 MR. MOENCH: Yes.

9 MS. MOORE: Additionally, the applicant  
10 is to provide fencing, walls, evergreen planting or a  
11 combination thereof in order to not be seen from  
12 adjoining public streets or adjacent lots when viewed  
13 by a person standing on ground level. Testimony  
14 should be provided regarding the height of the  
15 proposed landscaping Living Wall along Ferry Avenue  
16 and Atlantic Avenue. Screening along other property  
17 lines of the site must be provided unless a waiver is  
18 requested.

19 Do you feel as though there is enough  
20 screening there for the outside material that's being  
21 stored?

22 MR. MOENCH: I do.

23 MS. MOORE: And that's screening along  
24 both Atlantic and Ferry or just Ferry?

25 MR. MOENCH: Both.

1 MS. MOORE: Both. The Living Wall is on  
2 both.

3 MR. MOENCH: Yep, the Living room is  
4 along Atlantic and Ferry Avenue.

5 MR. SHEEHAN: The full length of the  
6 property.

7 MS. MOORE: Okay. So then a waiver would  
8 not be necessary.

9 All outdoor storage facilities for fuel,  
10 raw materials and products stored outdoors shall be  
11 enclosed by an approved safety fence and suitable  
12 landscaping to screen such areas from public view and  
13 shall conform to all yard requirements imposed by the  
14 City's zoning standards upon the principal buildings  
15 in the zone per Section 870-257(D). Testimony should  
16 be provided.

17 So do you have any outdoor storage  
18 facilities for fuel, raw materials and products?

19 MR. SCIABA: No.

20 MS. MOORE: No. Okay.

21 Per Section 870-257E, no materials,  
22 wastes or other substances shall be stored or  
23 maintained upon a lot in such manner that natural  
24 runoff from such areas on a site with an approved  
25 stormwater drainage plan can impair the existing

1 water quality of a stream, watercourse or aquifer  
2 more than the primary use intended for the lot.  
3 Testimony should be provided.

4 So once you go through my stormwater  
5 comments, you'll be able to adjust what you have  
6 noted here and it should be able to meet the  
7 stormwater regulations which would then satisfy this  
8 question.

9 MR. MOENCH: That is correct.

10 MS. MOORE: So I'll note that you will  
11 revise the report.

12 MR. MOENCH: Yes.

13 MS. MOORE: All materials or waste which  
14 might cause fumes or dust or which constitutes a fire  
15 hazard or which may be edible or otherwise attractive  
16 to rodents or insects shall be stored outdoors only  
17 if enclosed in containers which are adequate to  
18 eliminate such hazards per Section 870-257F.

19 Testimony should be provided as to whether such  
20 materials will be stored on-site.

21 MR. MOENCH: Testimony today by Ed was,  
22 the material that's stored outside are not  
23 nonperishable metallics so there is no fire hazard  
24 associated with those. We have no other refuse  
25 stored outside. And we spoke earlier about the

1 fugitive dust being controlled with the on-site  
2 water supply.

3 MS. MOORE: And nothing attractive to  
4 rodents?

5 MS. RIVERA: What is fugitive dust?

6 MR. SHEEHAN: Dust being controlled?

7 MR. MONECH: Dust being controlled by  
8 on-site water supply.

9 MS. MOORE: And nothing attractive to  
10 rodents?

11 MR. SHEEHAN: Correct.

12 MS. MOORE: Per Section 870-257G, no  
13 fumes or objectionable odors shall be emitted from  
14 any building. Testimony should be provided as to  
15 whether any fumes or whether such fumes or  
16 objectionable odors will be produced on-site.

17 MR. MOENCH: There will be none.

18 MS. MOORE: Per Section 870-257H, solid  
19 waste collection areas shall be provided and shall be  
20 located for the convenience of the occupants.  
21 Testimony should be provided as to whether a separate  
22 solid waste collection for employees will be  
23 provided.

24 MR. MOENCH: We do not.

25 MS. MOORE: Do you have anything separate



1 for pick up of garbage and recycables for the  
2 employees?

3 MR. SCIABA: We'll probably have a  
4 dumpster.

5 MR. MOENCH: We will have a tote and  
6 it'll be screened.

7 MS. MOORE: Screened dumpster in  
8 accordance with the Camden City standards?

9 MR. MOENCH: Yes.

10 MS. MOORE: And you'll show that on  
11 revised plans if this project were to be approved?

12 MR. MOENCH: That's correct.

13 MS. MOORE: Signage. No signage has been  
14 submitted for review. Testimony should be provided  
15 if signage will be proposed. Such signage shall  
16 comply with all applicable requirements under Section  
17 870-253. No signage with this application?

18 MR. SHEEHAN: No.

19 MS. MOORE: No fence that is a solid  
20 fence shall be erected from the front of a house or  
21 building line forward. This includes fences erected  
22 along a public right-of-way or across a front yard  
23 per Section 870-197A. The proposed Living Wall is  
24 located between the proposed buildings and the  
25 right-of-way. A variance request is necessary.

1 MR. SHEEHAN: Yes.

2 MS. MOORE: A fence not more than 4 feet  
3 tall is permitted along the front lot line per  
4 Section 870-197F. The height of the proposed Living  
5 Wall is to be provided to very, very compliance. A  
6 variance request is necessary if the proposed Living  
7 Wall is more than 4 feet tall. How high is it?

8 MR. MOENCH: Eight feet.

9 MS. MOORE: Eight feet tall so you would  
10 need a variance for the height of the fence.

11 Miscellaneous: Structural calculations,  
12 signed and sealed by a New Jersey licensed  
13 professional engineer shall be provided for the  
14 landscape Living Wall since it is proposed to be  
15 taller than three feet.

16 MR. MOENCH: Agreed.

17 MS. MOORE: The landscaped Living Wall  
18 and foundation appear to be proposed within the  
19 right-of-way of Ferry Avenue. Camden County must  
20 provide approval for the location of this wall.

21 MR. MOENCH: We will clarify that it will  
22 be on EMR property.

23 MS. MOORE: Okay. So you'll adjust. So  
24 the foundation can't even be on there. Okay.

25 A site survey of the property should be

1 provided.

2 MR. MOENCH: Clarify what you mean by  
3 site survey, ALTA survey?

4 MS. MOORE: No. Regular survey by a  
5 licensed land surveyor.

6 MR. MOENCH: Situational/topographic  
7 survey.

8 MS. MOORE: Yes.

9 Architectural plans and elevation plans  
10 should be provided for the processing facility and  
11 scale house. Such plans should delineate the height  
12 of the structures proposed.

13 MR. MOENCH: We will do that.

14 MS. MOORE: If available, renderings of  
15 the proposed site improvements shall be provided in  
16 order to provide the Board a visual representation of  
17 the proposed improvements which you've done.  
18 Testimony should be provided regarding the current  
19 condition of the site which you have done.

20 The applicant should provide testimony as  
21 to whether any improvements to the existing  
22 processing facility is proposed.

23 MR. MOENCH: There will be some  
24 equipment placed in the existing facility on property  
25 so there will be some minor facade improvements made.

1 MS. MOORE: So some equipment  
2 replacement?

3 MR. MOENCH: As testified earlier, the  
4 relocation of the 6th Street to this location, that  
5 will be placed inside that building.

6 MS. MOORE: Okay. From one site to  
7 another?

8 MR. MOENCH: That is correct.

9 MS. MOORE: From one site to here?

10 MR. MOENCH: Yes.

11 MS. MOORE: The applicant shall provide  
12 testimony regarding compliance with all the  
13 performance standards under Section 870-222  
14 pertaining to air quality, emissions, toxic and  
15 radioactive substances, drainage, electronic  
16 equipment, glare, heat, noise, odor, ventilation,  
17 vibration, visibility, storage and waste.

18 You're in compliance with all of those?

19 MR. SCIABA: Yes, we are.

20 MS. MOORE: For clarification, the  
21 applicant shall provide testimony regarding the total  
22 number of -- you did that. That's 40.

23 The applicant should provide testimony  
24 regarding the hours of operation and the standard  
25 operation of the proposed use. You did that already.

1 That's 6:00 a.m. to 5:00 p.m. Monday through Friday.

2 MR. SCIABA: Correct.

3 MS. MOORE: The Block and Lots associated  
4 with this project should appear on the plans. You'll  
5 add those on the plans?

6 MR. MONECH: Will do.

7 MS. MOORE: The applicant should be aware  
8 of the requirements for junkyards under Chapter 467  
9 of the City's Code.

10 MR. MONECH: We're about to clarify that.

11 MS. MOORE: And the Planning Board  
12 Engineer certification above the signature line on  
13 the Cover Sheet should be removed. Only a signature  
14 line should be provided.

15 MR. MONECH: Okay.

16 MS. MOORE: You'll change that?

17 MR. MONECH: Yes.

18 MS. MOORE: So I have the Summary of  
19 Variances and Waivers. The Summary of Variances, I  
20 say permitted use d(2). We'll see after the  
21 testimony.

22 MR. SHEEHAN: Right.

23 MS. MOORE: A variance for types of  
24 accessory uses/structures; front yard setback;  
25 accessory height; solid fence in front yard; fence

1 height; number of parking spaces.

2           Waivers, I have landscaping location and  
3 street trees. I have removed the screening material  
4 and the tree removal. And I added  
5 Section 870-247D(2)(1), existing tree canopy  
6 removal.

7           MR. EINGORN: They're requesting a waiver  
8 for parking spaces? I thought you were complying.

9           MR. SHEEHAN: We're complying. Twenty  
10 is required.

11           MS. MOORE: Oh, you're complying. That's  
12 right.

13           MR. EINGORN: And the one condition I  
14 heard was information regarding street vacation for  
15 Lansdowne Avenue?

16           MR. SHEEHAN: Yes.

17           MS. MOORE: They'll provide that. That's  
18 the Summary of Variances and Waivers. Do you have  
19 anything else that you have noted that I don't at  
20 this point?

21           MR. SHEEHAN: None.

22           MS. MOORE: You're aware of the approval  
23 process as listed page 13 and 14. If you have any  
24 questions, you'll contact me.

25           Outside Agency Approvals, I have Camden

1 County Planning Board; Camden County Soil  
2 Conservation District; Municipal Utilities Authority;  
3 New Jersey DEP; any others that may be necessary.

4 MR. SHEEHAN: I'm not sure if DEP is  
5 required.

6 MR. MOENCH: I don't think DEP is  
7 required. We have 100 percent stormwater  
8 containment.

9 MS. MOORE: Now, I think I may have said  
10 that with your -- all of your finished floor  
11 elevations are at least 11 feet --

12 MR. MOENCH: Yea.

13 MS. MOORE: No, no. That's just it. You  
14 don't think you need a DEP permit when you have a  
15 finished floor elevation at 9 or 10?

16 MR. SHEEHAN: We do.

17 MR. MOENCH: Obviously, finished floor is  
18 in compliance or in conjunction with what is the  
19 existing floor on the property. Matching the first  
20 floor.

21 MS. MOORE: But I think now that you  
22 probably need to -- yea -- I would say that you would  
23 need to submit it to DEP and let them say that you  
24 don't need it.

25 MR. MOENCH: Okay.

1 MS. MOORE: Because I think you do.

2 MR. MOENCH: Okay. I will look into it.

3 MS. MOORE: MUA, do you need --

4 MR. SHEEHAN: I don't think so.

5 MS. MOORE: No, right? Do you have water  
6 and sewer?

7 MR. MOENCH: We have water and sewer on  
8 that site?

9 MR. MOENCH: Yes.

10 MS. MOORE: Okay. We'll keep. So I  
11 think this is good. So I think my list is good then.  
12 Okay?

13 MR. SHEEHAN: Okay.

14 MS. MOORE: Mr. Chair, that concludes  
15 this review.

16 CHAIRMAN HANCE: Thank you.

17 MR. SHEEHAN: My other testimony is the  
18 professional planner. But do you have any questions  
19 of Mr. Moench since he did most of the testimony  
20 regarding site plan before I get to the planner?

21 CHAIRMAN HANCE: Yes. Ferry Avenue, you  
22 said that's an emergency stop or emergency?

23 MR. MOENCH: Yes. So the entrance on  
24 Ferry Avenue if you look at C101 in your packet, we  
25 feel that it's very important to have two means of



1 access into the property for emergency purposes. So  
2 there will be a new access on Ferry Avenue that will  
3 be gated for that purpose only. It will not be  
4 consistently used for operations at that location.

5 CHAIRMAN HANCE: Thank you.

6 MR. SHEEHAN: Any other questions? Okay.  
7 Angelo, you're a licensed professional planner in the  
8 State of New Jersey?

9 MR. MOENCH: Yes.

10 MR. SHEEHAN: And you've been qualified  
11 as an expert in professional planning by this Board  
12 in the past?

13 MR. ALBERTO: Yes.

14 MR. EINGORN: Multiple times.

15 MR. SHEEHAN: Thank you.

16 The initial application is for Section  
17 68, Certification of Non-Conforming use. Have you  
18 heard the testimony and reviewed the application to  
19 determine whether or not the applicant can meet the  
20 criteria necessary for Certification of  
21 Non-Conforming use?

22 MR. ALBERTO: Yes.

23 MR. SHEEHAN: Can you summarize that for  
24 the Board?

25 MR. ALBERTO: In addition to the

1 testimony per Dr. Williams, when the new code was  
2 adopted in 2010, the permitted uses in the PRI,  
3 Port-Related Industry Zone, removed recycling from  
4 the list of specifically permitted uses.

5 So pursuant to N.J.S.A. 40:55D-68 of the  
6 New Jersey Municipal Land Use Law, any conforming --  
7 I'm sorry -- any nonconforming use or structure  
8 existing at the time of the passage of an ordinance,  
9 may be continued under the lot or in the structure so  
10 occupied. And such structure may be restored or  
11 repaired in the event of partial destruction thereof.

12 To achieve this, use must show that the  
13 use was operating on a property as a permitted use at  
14 the time of the zoning change. The zoning has  
15 changed such that the use is no longer permitted.  
16 The use has continued on the property from the time  
17 of the zone change to the present day without being  
18 abandoned. This site meets this criteria.

19 Therefore, it is my opinion that the use  
20 can continue as a nonconforming use under the  
21 criteria that the zoning officer can issue a cert as  
22 per the land use law. The zoning officer can issue a  
23 certification of a nonconforming use for the first  
24 year. The owner must go to the Zoning Board for  
25 Certification of Non-Conforming use.

1           The applicant is seeking this  
2     certification because the use was in existence at the  
3     time that the ordinance changed as testified before.  
4     Part of the property owned by Fanelli operated as  
5     this use, a recycling use, for over 100 years. The  
6     other part of the property that was owned by Franchi  
7     before EMR bought it, was used for this use; was  
8     bought by the property owner over a couple years from  
9     1999 through 2002. EMR bought the property from both  
10    parties in 2015 and this continued this use as a  
11    recycling use.

12           The properties on which the recycling  
13    operations existed before 2010 and then at that time  
14    when the zoning changed. The proposal as you've  
15    heard before earlier, is to clean up the site, remove  
16    outdated buildings and the outdated buildings will be  
17    replaced with one new structure. The owner is not  
18    expanding the land area of the recycling use. The  
19    area is being cleaned up. The area being cleaned up  
20    is the same area that has always been a recycling  
21    use. In addition, the owner is making improvements  
22    to the landscaping, screening and stormwater and  
23    traffic that will improve the site on the surrounding  
24    neighborhood. In summary, this is a legal  
25    nonconforming use that is able to continue to operate

1 as such.

2 MR. SHEEHAN: We would rest on that. If  
3 the Board determines that it's not a preexisting  
4 nonconforming use, then we would ask for the "d"  
5 variance. I can have Angelo do the "d" variance  
6 criteria now or we can wait until you make a  
7 determination.

8 MR. EINGORN: Mr. Chairman, would you  
9 like to hear the "d" variance now or would you like  
10 to weigh-in on the -- have the Board weigh-in on the  
11 requested Cert of Non-Conforming Use?

12 CHAIRMAN HANCE: Have the Board weigh-in  
13 on it.

14 MR. EINGORN: Then you should open to  
15 public unless the Board has questions regarding the  
16 Cert of Non-Conforming Use piece of it. Is there  
17 questions for that? Dena, do you have any comment?

18 MS. MOORE: No. I mean, it's in my  
19 report about the d(2) if they were to provide that.  
20 I think you should probably vote on whether you agree  
21 with the Certification of Non-Conforming use first  
22 and not go through this testimony.

23 MR. EINGORN: Right. That's not what I'm  
24 asking. Do you have any comment on whether or not --  
25 you have a position on whether or not this is an

1 expansion of the nonconforming or if you believe --  
2 do you have anything for the Board regarding a Cert  
3 of Non-Conforming Use?

4 MS. MOORE: No. But I mean, if you  
5 listen to what's been explained and I've seen we went  
6 through extensive emails regarding this. And my  
7 understanding was when the ordinance changed, there  
8 was a certain time, you had a year to submit some  
9 type of --

10 MR. SHEEHAN: To document.

11 MR. EINGORN: Right.

12 MS. MOORE: -- correspondence. And after  
13 that, they would have to come to the Board.

14 MR. EINGORN: That's correct.

15 MS. MOORE: They're just at the point  
16 where they have to come to the Board.

17 MR. EINGORN: Okay.

18 Anybody here tonight in the public that  
19 would like to heard regarding the request for Cert of  
20 Non-Conforming Use for EMR Eastern Division, 1484  
21 Ferry Avenue and the site plan application? Anybody  
22 that wants to be heard, come forward now.

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

25 - - -

1           AKILAH CHATMAN, having first been duly  
2 sworn/affirmed, was examined and testified as  
3 follows:

4                               - - -

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

7           MS. CHATMAN: Akilah Chatman, 1720 Ferry  
8 Avenue, Camden. Thank you all. I have a couple of  
9 questions so I could just understand this application  
10 a little bit. So I know there's an intention to put  
11 in a bio-wall; there's the intention to put in  
12 evergreen trees; there's the intention to remove what  
13 you're describing as shrubbery and other trees on the  
14 site. I'm curious also because there was mention  
15 that there has been no tree survey done. Like what  
16 the total amount of removal versus what is being put  
17 in is and if there's any consideration on to the CO2  
18 emmissions that they're able to take up and the  
19 amount of heat that is able to reduce in the area?

20           MR. SHEEHAN: So Brian, can you show the  
21 aerial plan, the '24 aerial plan and that will show  
22 generally where the trees are located?

23           MR. MOENCH: So there is an existing  
24 ditch way close to this location. Some of those  
25 trees may not be actually be on our property. They

1 may be on the adjacent property. There are some  
2 scrub in this area and down this corner where we're  
3 putting the stormwater retention basin.

4 MS. CHATMAN: So is there any  
5 consideration to the total quality like of change in  
6 regards to the change of green space? So like  
7 regardless if you think that the scrub is like  
8 serving a benefit, like it is serving a benefit as  
9 far as like water retention, heat reduction, CO2 and  
10 PM2.5? So like generally for the overall site plan,  
11 is that the thing that you're considering?

12 MR. MONECH: So what we can consider is,  
13 where we have a retention basin down in the south  
14 corner of the property. Down in this area, we can  
15 potentially look at some screening trees around that  
16 pond to help offset some of those concerns that you  
17 have. I cannot necessarily assure of that but I can  
18 at least give you my word that I'll look into that to  
19 see if we can do some plantings down that south as  
20 well.

21 MS. CHATMAN: Thank you. I also have a  
22 general question about the way in which the actual  
23 renovation of the site is going. And so I know that  
24 the idea is modernization. I would like a bit more  
25 clarity on that and like what that includes. Are

1     there certain regulations in which you're hoping to  
2     catch up to? Does this mean like you're adding in  
3     like better fire safety equipment? Like what does  
4     that mean for the operation of the building that will  
5     be going up?

6                     MR. MOENCH: I will take that one first.  
7     The proposed building will be fully on automatic  
8     sprinkler. What the -- hopefully the approval of  
9     this project, we'll have an automatic sprinkler  
10    system in our buildings. The material that will be  
11    stored outside, as you heard the testimony, is  
12    nonferrous metallics. So the fear for fire has been  
13    greatly reduced because of that.

14                    When we use the word modernization, that  
15    can be also equivalent to the word efficiencies. One  
16    of the biggest concerns that we have is making our  
17    property most efficient as possible. What that truly  
18    means is, being able to get trucks in and out of the  
19    property quickly and more efficient so they're not  
20    sitting there with the engines running and idling.  
21    So when we speak of PM2.5s and emissions, that's what  
22    this project will allow to happen. Right?

23                    The modernization like I said, is  
24    equivalent to efficiencies. We see efficiencies in  
25    being able to lay out a property; allows vehicles to



1     come in and get out; materials to move freely through  
2     and benefit the community from the standpoint of, as  
3     you heard in earlier testimony, moving heavy trucks  
4     off the right-of-way into the property where they  
5     will be staged as they get weighed-in or weighed-out.  
6     Then the beautification of the new landscaping walls,  
7     screen walls along the right-of-ways.

8                   MS. CHATMAN:   So I heard you mention  
9     sprinkler system.   Is that something that should  
10    already exist within the space that you have now  
11    according to regulation?

12                  MR. MOENCH:   Not necessarily.   The  
13    sprinkler systems are based on the square footage of  
14    the building.   With this new proposed addition, we  
15    will be required to have a new sprinkler system in  
16    that building.   The existing building on property,  
17    also has a sprinkler in it currently.   So we are  
18    co-compliant with what we're required to do here.

19                  MS. CHATMAN:   Wonderful.   Thank you.   So  
20    you said that a big part of this plan is to bring the  
21    trucks off of the street into the facility.   I have a  
22    couple of points there.   So, one, was I correct in  
23    hearing that the trucks do not currently use the  
24    Ferry Avenue entrance outside of emergencies?

25                  MR. MOENCH:   That is correct.

1 MR. SHEEHAN: Excuse me. Currently or  
2 proposed?

3 MS. CHATMAN: Currently I'm asking.

4 MR. SHEEHAN: I know.

5 MR. MOENCH: Currently, the entrance on  
6 Ferry Avenue are utilized.

7 MS. CHATMAN: How is that legally  
8 admissible if we aren't allowed to have trucks on  
9 Ferry Avenue?

10 MR. MOENCH: So the vehicle trucks that  
11 will be used on Ferry Avenue are the size more of a  
12 pedestrian-type vehicle. So the entrance is not  
13 large enough to allow for full-size tractor trailers  
14 to utilize them.

15 MS. CHATMAN: Wonderful. And then so for  
16 the PM2.5 in relation to idling and bringing that  
17 inside, are you regulating how long the trucks are  
18 idling? Are you aware that when the trucks are  
19 coming down to this slow speed, that the amount of  
20 CO2 that is being released, is about six times what  
21 would be happening if they were driving regular  
22 highway speeds?

23 MR. MOENCH: You are correct in that  
24 statement. We do have operational plans in place  
25 that are governing how long trucks sits on the

1 property. But what one thing that we're also very  
2 considerate of is moving the congestion from 676 area  
3 further away so we can get the trucks to our property  
4 and be more efficient and moving them into our  
5 property.

6 MS. CHATMAN: Can you expand on that  
7 aspect because I'm not sure I follow. And you're  
8 saying that moving away from 676, do you mean the  
9 location that's being shut down?

10 MR. MOENCH: Yes. Currently as trucks  
11 come off of 676, they're going to our 6th Avenue  
12 facility and there's quite a bit of congestion  
13 because of that. By utilizing a thoroughfare that is  
14 conducive for the truck traffic movement i.e.  
15 Atlantic Avenue, we're able to get them off the  
16 interstate, down a proper thoroughfare to our  
17 property and then into our property more efficiently.

18 MS. CHATMAN: Okay. I see what you're  
19 saying. I'm not sure if that has the effect that you  
20 hope it would be. Because if they're still driving  
21 25 miles an hour in the relative location which their  
22 operating is the same, and those locations are both  
23 close to my house so I'm breathing in the same amount  
24 of 2.5 PBM regardless of what's going on.

25 I have a few more questions. I'm curious

1 about the timeline of the renovation to the property  
2 and like what environmental considerations are going  
3 in to take-down and rebuilding of a new property?  
4 I'll stop there.

5 MR. MOENCH: I don't understand your  
6 question.

7 MS. CHATMAN: So how old is the building  
8 that is currently in operation?

9 MR. MOENCH: At this property?

10 MS. CHATMAN: Yes. So there are  
11 buildings that are being removed. How old are  
12 they?

13 MR. MOENCH: They've been on property  
14 from my research from 2010 on. I'm sure that they  
15 were there prior to 2010.

16 MS. CHATMAN: So have you done  
17 any sort of assessment to know if there's asbestos or  
18 lead or any sort of other things that need to be  
19 considered in the removal of these on the property?

20 MR. MOENCH: Actually one of the  
21 facilities have already been removed due to the  
22 tornado damage that happened in 2019 era. It was  
23 deemed structurally unsound. When that facility was  
24 removed, it was properly removed with all the proper  
25 environmental regulations and the demolition permits.

1 The existence of the other property will exist.

2 MS. CHATMAN: So only that one that was  
3 already taken care of?

4 MR. MONECH: I don't know if it had  
5 asbestos or not. It has already been removed.

6 MS. CHATMAN: And so you are sure that  
7 although other properties that need to be removed,  
8 there is no environmental assessment that needs to be  
9 done?

10 MR. MONECH: That's what I testified to  
11 today. And if we do an assessment and find out that  
12 it needs to be done, it will be done to all  
13 compliance with the law.

14 MS. CHATMAN: Thank you. What  
15 considerations are being taken to the inside air  
16 quality in regard to operations that are happening  
17 with the Trenton facility? So how are you -- like  
18 what are the standards that you want to have inside  
19 the facility to make sure that the air quality is  
20 breathable considering the operations that will be  
21 going on?

22 MR. MOENCH: Again, we'll be complying  
23 with all ordinances and requirements for air  
24 ventilation in the new facilities and they will be  
25 co-compliant.

1 MS. CHATMAN: Does that mean that you're  
2 going to have air quality monitors like tracking this  
3 and will you also be tracking outside of the facility  
4 to make sure that inside and outside air quality is  
5 kosher?

6 MR. MOENCH: We will be compliant to  
7 whatever the law is.

8 MS. CHATMAN: So I know that you  
9 generally want to move your operations inside. I'm  
10 not unclear about the storage of facilities so things  
11 are still going to be left outside. You want to  
12 build a wall. Is there a cap that you're setting for  
13 how tall the scrap metal is allowed to be? And is  
14 there also a cap for how long it's to sit on the land  
15 before it's processed?

16 MR. MOENCH: So the storage of material  
17 of market-driven. We are a commodity. It's traded  
18 as a commodity. It's sold as a commodity. So we are  
19 very much market-driven from that respect. The  
20 intent is to move material properly and efficiently  
21 as possible based on market trends. In regards to  
22 the height, there's not been many discussions. We do  
23 have screening capabilities of upwards of 30 some  
24 feet. As I testified earlier, the building is our  
25 primary screen.

1 MS. CHATMAN: I think that there would be  
2 some sort of regulation if the idea is that if I, as  
3 a lay person and I'm standing outside at ground level  
4 I can't see it, I'm sure some number there is  
5 associated. I'd also like to point out that EMR is  
6 part of the UK-based facility where their regulations  
7 mean that the scrap metal I believe cannot be above  
8 two or three stories and it's not allowed to sit  
9 overnight. And, therefore, the fire, like the sixth  
10 fire that took place on February 21st that had 100  
11 folks evacuated, could not take place because there  
12 would be no setting environment for that to happen.

13 So I think that that's something you  
14 should consider as really making sure that you're  
15 watching how tall it gets and how long it's sitting  
16 there so that's there's no spontaneous combustion or  
17 what you claim is happening based on a lithium  
18 battery.

19 Okay. Speaking of the lithium batteries,  
20 I'd like to understand what exactly what the  
21 processing intake will be for all of the recycled  
22 material entering the facility? Is this changing  
23 with the sites?

24 MR. SICABA: The site that we're talking  
25 about right now is intended to handle nonferrous

1 metals so copper, aluminum, brass, stainless, those  
2 types of metals. There's a very minimal negligible  
3 possibility of them having a lithium-ion battery in  
4 it. We're talking about siding, aluminum siding.  
5 You're talking copper pipe, brass valves, that type  
6 of metal.

7 MS. CHATMAN: So like is there a process  
8 to actually sort that?

9 MR. SCIABA: Everything we buy is -- when  
10 the truck comes into this facility, it's directed on  
11 the scale. It passes through a radiation detector.  
12 There's a picture taken on the scale of the truck on  
13 the scale. A customer is identified. The truck is  
14 directed into the facility to the yard.

15 It's unloaded depended on what it has; if  
16 it's aluminum or copper or brass; if it's boxed or  
17 baled. It goes to a specific area where one of our  
18 personnel unloads, inspects it, make sure that the  
19 quality of the material is on-spec and is graded.  
20 And then the truck will go back to the scale, enter  
21 the scale and the same transaction happens in  
22 reverse.

23 MS. CHATMAN: Those are all my questions.

24 MR. EINGORN: Thank you. Any other  
25 members of the public? Would you raise your right



1 hand, please.

2 - - -

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

6 - - -

7 MR. COMPTON: John Compton, 1729 Ferry  
8 Avenue, Camden,

9 I'm part of an organization called  
10 Center For Environmental Transformation. It's  
11 located just down the street from the facility being  
12 proposed. Just a short statement. I'd like to  
13 acknowledge that several of the improvements are  
14 welcomed including the fence line, paving area,  
15 modernizing buildings. These are improvements that  
16 are needed. And compared to most of the EMR site,  
17 it's welcomed. With that being said, I think from  
18 the point of view of the applicants, this is a  
19 continuation of use as a recycling facility and that  
20 there's been no change.

21 I think the prospective for residents in  
22 the neighborhoods that surround this area, might  
23 disagree. After the MyAutoStore operation moved out  
24 of the neighborhood, these large lots that are packed  
25 dirt and are filled with scrapped cars, it saw a big

1 reduction in activity. There's much less fugitive  
2 dust; there's much less noise; less particulates and  
3 I think that resonates many of them would see the  
4 movement of the 6th Street facility to this site as  
5 being closer to a residential area and bringing in a  
6 nuisance industry closer to where they live. And  
7 although they have no objection to having an  
8 emergency exit on Ferry Avenue, residents don't want  
9 to have an operation that has emergencies close by.  
10 So unfortunately, we can't support the application.

11 MR. EINGORN: Thank you. Anybody else  
12 that would like to be heard on the application?

13 Would you raise your right hand, please.

14 - - -

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

18 - - -

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

21 MR. ANDERSON: Kamere Anderson, 103 Faith  
22 Court, Mt. Laurel, New Jersey.

23 First of all, good evening. I'm here on  
24 behalf of EMR MyAutoStore. I've been working at EMR  
25 for four years now. EMR has actually been good to me

1 in that the people that didn't have a chance to get a  
2 job because of our records and all that. EMR is a  
3 second-chance job that really helps the City of  
4 Camden, especially people like me that was running  
5 around here these streets committing crimes and doing  
6 the wrong things for a million times and all that.

7 And I started from the bottom at EMR and  
8 now I'm one of the top managers at EMR. So EMR is a  
9 great place to work and a great job for the City of  
10 Camden. And I represent that. I have a brother  
11 right here who has been working for EMR for about  
12 four years now. He came from a different country.  
13 He came over here with nothing. And EMR changed his  
14 life.

15 I know that the events that happened and  
16 we apologize for the events that took place. But we  
17 are trying to fix things and make things better and  
18 make it right for the City. And I will truly, truly  
19 appreciate if we can all work together. Thank you.

20 MR. EINGORN: Anybody else want to be  
21 heard on the application? Yes, sir, come forward.  
22 Would you raise your right hand, please.

23 - - -

24 JERROD PETERSON, 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. PETERSON: 7109 Browning Road,  
6 Pennsauken, New Jersey.

7 Speaking on EMR's behalf, I have a church  
8 on 448 Jackson Street and a new temple and working  
9 with EMR and Joe Balzano. Mr. Joe Balzano, he has  
10 helped a lot of the youth in that area. He's given;  
11 he's still giving. We're currently right now going  
12 to have a youth camp for all kids in the area;  
13 different football organizations. So he's willing --  
14 EMR has been showing throughout this time, willing to  
15 help the people of Waterfront South.

16 A lot of people, a lot of neighbors that  
17 we talked to on our street and in the area, they  
18 support EMR. And I can give documentation from that  
19 if you need it. But they support what EMR is doing.  
20 They're trying to get better but they're here to help  
21 the community and give back. So it's an addition to  
22 what they're trying to do is to help. So I just want  
23 to say as my church, my family, people that give  
24 around the City in that area, they say that it's  
25 always a help.

1           And we're helping kids right now like  
2   Centerville and some other areas, some other football  
3   teams that we're helping, the youth, help them out  
4   and going for it. And also some houses in the area,  
5   we have a plan on doing some houses in that area as  
6   well. I just want to state that.

7           MR. EINGORN: Nice. To finish the public  
8   portion, anybody else want to speak? Come forward.  
9   Would you raise your right hand, please.

10                               - - -

11           GINA BROWN, having first been duly  
12   sworn/affirmed, was examined and testified as  
13   follows:

14                               - - -

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

17           MS. BROWN: Gina Brown, 1729 Ferry  
18   Avenue, Camden.

19           I think it's a terrible situation to be  
20   put in where you have to choose giving people in the  
21   community employment versus having negative impact on  
22   people's health. It's just a terrible position to be  
23   put in. And I think that we can't compare the two.  
24   I'm not doubting that EMR has poured money into the  
25   community, but I also feel like EMR does, in my

1 opinion, what is required. And it doesn't go above  
2 and beyond to protect community members. And that's  
3 really all I'm going to say.

4 I think it's great that you're hired and  
5 there's second-chance, third-chance. But I also  
6 believe that there are people who are suffering from  
7 really upper respiratory illness and other chronic  
8 illnesses that need to be considered in all of this.  
9 Thank you.

10 MR. EINGORN: Thank you. Any further  
11 comment from the public? Speak now and forever hold  
12 your peace. Hearing none, we'll close the public  
13 portion. Do you have anything last to place on the  
14 record?

15 MR. SHEEHAN: Just one response to the  
16 gentleman who talked about the nature of the use  
17 fluctuating. The issue isn't whether or not on a  
18 particular day there was less being used -- the  
19 property was being less intensely used. The question  
20 is whether or not the overall property continued to  
21 be used for the Certification of Non-Conforming Use.

22 You can have days or periods of time  
23 where the property is completely full and all  
24 recycling since 2010 to today. And you can have  
25 periods of time when there's a lot less being on

1     there. The fact that there's maybe less on there now  
2     because they're getting ready for this, doesn't mean  
3     it's by doing this, it's an expansion of the  
4     nonconforming use. It's really the land area and  
5     what that land area was used for that is the  
6     nonconforming use.

7                   MR. EINGORN: So the Board has heard  
8     substantial -- I think the Board needs to first vote  
9     on the nonconforming use. And then if you grant  
10    that, vote on site plan; is that acceptable?

11                  MR. SHEEHAN: Yes.

12                  MR. EINGORN: And if not, then we'll hear  
13    the testimony regarding use variance. Okay? So the  
14    Board needs to do a discussion of whether or not it  
15    believes that this is a situation where a Cert of  
16    Non-Conforming Use is appropriate and then discuss  
17    that and then make a motion on a Cert of  
18    Non-Conforming Use. Understood?

19                  CHAIRMAN HANCE: Yes.

20                  MR. EINGORN: Feel free to just start.  
21    Or you can make a motion.

22                  MS. NUNEZ: Motion to accept.

23                  MS. MOORE: Just to clarify, the motion  
24    at this point is d(2) versus the Certification of  
25    Non-conforming Use?

1 MR. EINGORN: This is just whether or not  
2 to grant a Cert of Non-Conforming Use. And if that's  
3 granted, a d(2) would be unnecessary.

4 MS. MOORE: Right.

5 MR. EINGORN: And then I have a motion to  
6 approve a Cert of Non-Conforming Use?

7 MS. NUNEZ: Yes.

8 MR. EINGORN: Do we have a second on the  
9 motion to approve a Cert of Non-Conforming Use?

10 MS. MOSS: I second.

11 MR. EINGORN: We have a second so we'll  
12 take a roll-call vote on that.

13 MS. MOORE: And to clarify that's a  
14 variance; that would be the variance?

15 MR. EINGORN: It would eliminate the use  
16 variance.

17 MS. MOORE: It eliminates the variance.

18 MR. SHEEHAN: It would eliminate the  
19 "d" variance.

20 MR. EINGORN: Right. Chairman Hance.

21 CHAIRMAN HANCE: Yes.

22 MR. EINGORN: Vice-Chairman Still.

23 VICE-CHAIRMAN STILL: Yes.

24 MR. EINGORN: Ms. Nunez.

25 MS. NUNEZ: Yes.



1 MR. EINGORN: Ms. Rivera.

2 MS. RIVERA: Yes.

3 MR. EINGORN: Ms. Moss.

4 MS. MOSS: Yes.

5 MR. EINGORN: Having five in favor and  
6 none opposed. So that could take care of the  
7 Cert of Non-conforming use, the use variance portion  
8 of this.

9 And now we'll need a discussion and a  
10 motion related to approval of the site plan that you  
11 heard. There's been substantial testimony regarding  
12 site plan. And there was a condition. So it would  
13 be obviously on condition of compliance with the  
14 Remington & Vernick letter dated July 30th.

15 MS. MOORE: With the variances and  
16 waivers noted.

17 MR. EINGORN: With the variances and  
18 waivers. And the condition of approval was to obtain  
19 information and provide it regarding the Lansdowne  
20 Avenue road issue.

21 MR. SHEEHAN: Right.

22 MR. EINGORN: Do we have a motion  
23 regarding the site plan as stated?

24 VICE-CHAIRMAN STILL: I have a small bit  
25 of testimony very quickly as far as conversation with

1 the pros and cons and so forth. This is just my  
2 thoughts.

3 As there is as much time and energy  
4 doing site planning, following rules and regulations,  
5 to do business as EMR has done and, you know and a  
6 lot of community work and things like that, there  
7 needs to be just as much time and energy spent on  
8 making sure that what happened, doesn't happen again  
9 and just safety which I'm sure that is the case. I  
10 just want to continually kind of provide a reminder  
11 that, as a community member, safety and the  
12 betterment of the community has to come before  
13 business as usual. That's my testimony.

14 CHAIRMAN HANCE: I actually agree with  
15 that. Always safety, safety first. I do live in  
16 Waterfront South and we care about our neighborhood.  
17 We're building it back up again. So to me it's not  
18 what you give to people. It's what you do to  
19 people's health and their community. We all have to  
20 live and work together. But safety is my main issue.

21 And what I heard tonight, safety, safety,  
22 just follow through because we got babies. We got  
23 kids. And when that fire started, I was there.  
24 I walked all the way down there. So that's why I'm  
25 stressing this right now. Safety is the main issue

1 here and trust. If you want to give back into the  
2 community, you got to show us.

3 VICE-CHAIRMAN STILL: And I think at this  
4 level what we do, we get so busy with checking off  
5 boxes. We have to follow this regulation; we got it;  
6 we got this regulation done; we got this regulation  
7 done. But we lose sight of community, community at  
8 large, not just those who have been serving. And I  
9 think that, it would be great if EMR got support from  
10 those who just know EMR as what happened in the  
11 past. So that's the objective with trust,  
12 relationship and things that go outside of transcend,  
13 checking off those boxes.

14 CHAIRMAN HANCE: I make a motion that we  
15 pass with the variance and the --

16 MR. EINGORN: And waivers and the  
17 conditions stated?

18 CHAIRMAN HANCE: Yes.

19 VICE-CHAIRMAN STILL: And I second.

20 MR. EINGORN: We have a motion and a  
21 second. Roll-call vote. Chairman Hance.

22 CHAIRMAN HANCE: Yes.

23 MR. EINGORN: Vice-Chairman Still.

24 VICE-CHAIRMAN STILL: Yes.

25 MR. EINGORN: Ms. Nunez.

1 MS. NUNEZ: Yes.

2 MR. EINGORN: Ms. Rivera.

3 MS. RIVERA: Yes.

4 MR. EINGORN: Ms. Moss.

5 MS. MOSS: Yes.

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

8 MR. SHEEHAN: You want to go right into  
9 the other site?

10 MR. EINGORN: Yes.

11 The next matter for the agenda, for those  
12 following along, is 1531 Ferry Avenue.

13 MR. SHEEHAN: So that's Block 216, Lot  
14 10. Similar to the current application, the site is  
15 located across the street, across Ferry Avenue from  
16 the site. It was a former National Paper Recycling  
17 Center. The intent there, some of the buildings were  
18 knocked down in the wind or tornado that were  
19 testified to earlier and they've been removed. That  
20 site historically has also been used for recycling;  
21 just a different type of materials. It had been  
22 paper and other materials that Nick is going to  
23 testify to since before 2010 but naturally they were  
24 on both sides of the street.

25 For that Dena has it listed as a d(1)

1 variance; however, the testimony, again, will be that  
2 this site has been used as a recycling operation  
3 since before 2010. It has been continuous since that  
4 period of time. And we'd ask for the Section 68  
5 Certification of nonconforming Use for that as well.  
6 And then site plan approval. So with that, they've  
7 already been sworn in.

8 MS. MOORE: Right. And then I just want  
9 to make note, some of your testimony is going to be  
10 the same for some of the comments, right?

11 MR. SHEEHAN: That's correct.

12 MS. MOORE: So we can just accept the  
13 testimony that if you're okay with that, that the  
14 testimony that was already said, if I'm repeating  
15 comments --

16 MR. SHEEHAN: If you want to just check  
17 off, 'you've dealt with that; you've dealt with  
18 that,' that's fine.

19 MS. MOORE: Yes.

20 MR. SHEEHAN: So what I'll have Nick do  
21 because it's a different site --

22 MS. MOORE: Yes.

23 MR. SHEEHAN: -- and it relates to the  
24 Certification of nonconforming Use.

25 Nick, you've been sworn. You're still

1 under oath to tell the truth; do you understand  
2 that?

3 MR. SALAMONE: Yes, sir.

4 MR. SHEEHAN: Identify where the National  
5 Paper site is. You're referring to a 2010 Aerial  
6 marked as A-1 for this application and identify the  
7 location.

8 MR. SALAMONE: So the area that has been  
9 historically referred to as National Paper is this  
10 area here, just south of Ferry Avenue.

11 MR. SHEEHAN: And you're personally  
12 familiar with the site from 2004?

13 MR. SALAMONE: I am.

14 MR. SHEEHAN: And what did National Paper  
15 doing at that site around 2010?

16 MR. SALAMONE: So contrary to just the  
17 name National Paper, National Paper recycled and  
18 sorted paper, cardboard, metals and plastics as a  
19 full-blown sorting recycle center.

20 MR. SHEEHAN: And how is that shown on  
21 that aerial?

22 MR. SALAMONE: So within the National  
23 Paper facility, National Paper would house their  
24 separating material in these buildings, as well as  
25 in-stock piles on-site bringing in trailers to

1 transload-sorted materials. So they'd bring in bulk  
2 material, break it apart, sending it out as a  
3 separated commodity.

4 MR. SHEEHAN: So in addition to your  
5 personal experience on that site, you also evaluated  
6 aerals from 2010 going forward?

7 MR. SALAMONE: Correct.

8 MR. SHEEHAN: And did they display  
9 similar storage of materials and recycled materials  
10 outside on that site as well?

11 MR. SALAMONE: Correct.

12 MR. SHEEHAN: And across the street on  
13 Ferry Avenue, was National Paper also part of the  
14 recycling on the Franchi property, right?

15 MR. SALAMONE: So this property was also  
16 National Paper whether it was leased and/or owned.  
17 The same activities took place as here but more so  
18 from a bulk piling and exteriors.

19 MR. SHEEHAN: What EMR is proposing on  
20 this site -- EMR bought the site in 2019?

21 MR. SALAMORE: Correct.

22 MR. SHEEHAN: Since 2019 they have been  
23 cleaning it up and using it for the same use?

24 MR. SALAMORE: Yes.

25 MR. SHEEHAN: And the proposal here is to

1 clean it up and modernize it similar to what Brian  
2 said for the other site, but to use this for peddlers  
3 as opposed to large trucks, correct?

4 MR. SALAMONE: Correct.

5 MR. SHEEHAN: You can go right to the  
6 site or do you want Brian to -- or Dena's report.  
7 Can go over the site plan.

8 MS. MOORE: I guess you should just show  
9 the site plan.

10 MR. MOENCH: What we'll probably want to  
11 do is, go through the site real quick. Because this  
12 is a slightly different operation compared to what  
13 you just heard testimony on earlier.

14 In our industry, this is particularly  
15 known as a peddler yard. For people like you and I  
16 that have scrap metal, scrap material, we would bring  
17 that material to the facility. So you heard earlier  
18 testimony, the property on Atlantic Avenue is more  
19 for commercial accounts. This is for the citizens  
20 of the community.

21 It has been my experience across the  
22 United States, that these types of services are  
23 welcomed by the communities because it allows  
24 for disposal, proper disposal of metals, metallics  
25 and there's obviously some financial gain for the



1 community when they do recycling of materials.

2 So it is a community service.

3 This is a community-based peddler yard  
4 where people like you and I can bring material to.  
5 Real quickly, Jackson Street, people come in from  
6 Jackson Street, weigh across the scale. Depending on  
7 what they had in their vehicle or on a trailer, they  
8 would dispose of it in these exterior bins. It's a  
9 larger type of material.

10 If it's more of a can or small material,  
11 like wires so and so forth, it would be done on this  
12 pad. They would then pull back out and they'd  
13 weigh-in. Weigh-in material in the material from the  
14 back, a truck load material or tote material, would  
15 be unloaded on the pad. They would get a receipt for  
16 their money, for the income that they bought us  
17 metals for and then go back out on Jackson Street.

18 There will be truck traffic coming from  
19 this site. It would be EMR truck traffic that once  
20 the material has been stocked and there's sufficient  
21 space on the property, the material would be taken  
22 out up Ferry Avenue and taken to smaller trucks, not  
23 the full-size tractor trailers, and then into the  
24 Atlantic yard where we just talked about before.  
25 Very small, condensed, but it's purposely done that

1 way. It has been our experience that the separation  
2 of the peddler yard from the commercial yard is very  
3 important because we do get a lot of pedestrian  
4 traffic or peddler traffic but doesn't want to be  
5 around those big semi's.

6 So having a separate facility for them is  
7 very critical. This is land that EMR has that has  
8 been attested to recycle. We want to use it for that  
9 intended purpose.

10 MS. MOORE: Ready to go to my report?

11 MR. SHEEHAN: Yes.

12 MS. MOORE: Mr. Chairman, I'm referring  
13 to Remington & Vernick's letter dated July 30, 2025.  
14 We'll start of, the applicant's proposed peddler's  
15 yard is not in conformance with the permitted  
16 principal uses of the PRI Zone per Section 870-207,  
17 therefore, a d(1) variance is necessary.

18 MR. SHEEHAN: We disagree for the same  
19 reasons as the last application where historically  
20 they've used this site for recycling from 2010.

21 MS. MOORE: Okay. So then it's the  
22 Certification --

23 MR. SHEEHAN: Right.

24 MS. MOORE: -- of nonconforming Use?

25 MR. SHEEHAN: Yes.

1 MS. MOORE: And it will be the same  
2 testimony?

3 MR. SHEEHAN: Yes. Nick's testimony is  
4 the historic use. The only difference here is  
5 they're changing the type of material.

6 MS. MOORE: Okay. So we'll jump over to  
7 the items in the Area & Bulk Requirements. You can  
8 provide all of these to me. Are you in conformance  
9 with everything?

10 MR. MOENCH: We are.

11 MS. MOORE: So you can provide them to me  
12 at a separate time?

13 MR. MOENCH: Point of clarification. We  
14 do have a bulk stormwater storage tank.

15 MS. MOORE: Right. I questioned the  
16 tank.

17 MR. MOENCH: Okay. Would that be  
18 considered a building or a structure that has to  
19 comply with setback?

20 MS. MOORE: Yes. That's an accessory  
21 building, I would think.

22 MR. MOENCH: Okay. I'm just asking for  
23 clarification. Because we can obviously alter that  
24 on our site plan to be that compliant.

25 MS. MOORE: That's what you're proposing.

1 I believe that's what I have. The proposed scale  
2 house and water tank are located within the front  
3 yard. And that's what I say you need a variance for.

4 MR. MOENCH: Correct. For them to be  
5 located in the front yard, I agree with. But the  
6 setback of that tank is currently not compliant with  
7 the 25 feet. We can make it compliant. We will make  
8 a site plan, if you'd like.

9 MS. MOORE: Okay.

10 MR. MR. SHEEHAN: I don't think I note  
11 that for anything on here.

12 MR. MOENCH: I'm telling you that, we  
13 will move the tank.

14 MS. MOORE: Okay. So then you don't  
15 need?

16 MR. EINGORN: So you're going to move it  
17 out of the front yard?

18 MR. MOENCH: We cannot move it out of the  
19 front yard. We will be compliant with setback but it  
20 has to be in that location in the front yard.

21 MS. MOORE: Okay. So you need a  
22 variance?

23 MR. MONECH: Correct.

24 MS. MOORE: And then building height, are  
25 you in conformance with the accessory building,

1 building height?

2 MR. MOENCH: We are.

3 MS. MOORE: Off-street parking.

4 MR. SHEEHAN: If we can just go back to  
5 that. What is that building height, accessory?

6 MS. MOORE: It's saying 10 feet.

7 MR. SHEEHAN: We're not compliant with  
8 that.

9 MR. MOENCH: No, not accessory.

10 MS. MOORE: Right.

11 MR. MOENCH: Maximum building height --

12 MS. MOORE: Accessory building is 10 feet  
13 so you will need a variance for that.

14 MR. MOENCH: We will need a variance for  
15 that.

16 MS. MOORE: Things like that make you  
17 have to come back to another meeting. That's why  
18 going so fast --

19 MR. SHEEHAN: That's why some people  
20 say --

21 MS. MOORE: Okay. So what's the height?

22 MR. MOENCH: The height we think is 35.

23 MS. MOORE: 35 feet.

24 So the other one, the scale house was 20  
25 feet. And you said that was in conformance.

1 MR. SHEEHAN: I think we said -- we  
2 thought it was 75 feet.

3 MR. MONECH: Correct.

4 MS. MOORE: No. That was also 10 feet.

5 MR. SHEEHAN: Then it should 75 feet --  
6 I'm sorry. Then it should be a variance.

7 MR. EINGORN: So we have an accessory  
8 height variance for the tank.

9 MS. MOORE: Accessory building height.

10 MR. SHEEHAN: And the scale house.

11 MR. EINGORN: And the scale house.

12 MS. MOORE: Oh, we have it on this. We  
13 have it on the last one. We have it on there. Yes,  
14 it's on here.

15 MR. SHEEHAN: Okay.

16 MR. EINGORN: It's in the summary.

17 MR. SHEEHAN: Oh, is it?

18 MR. EINGORN: Accessory structure height.  
19 I just think you need to note that it's for the tank  
20 and the scale house.

21 MS. MOORE: Right. But we note that in  
22 the notes. It says it in the notes, scale house and  
23 water tank. So it's there.

24 MR. EINGORN: Great.

25 MS. MOORE: So it's covered.

1                   And then there is the  
2 off-street-parking. I have waiver. That should be a  
3 variance. You need a variance for that, correct?

4                   MR. SHEEHAN: Based on the number of  
5 people, number of employees?

6                   MS. MOORE: What are the number of  
7 employees?

8                   MR. SCIABA: Six to eight.

9                   MS. MOORE: Six to eight so then you  
10 have enough. You're proposing six. And you need one  
11 space for every two employees. So that's enough.

12                  MR. SHEEHAN: So eight employees, four  
13 spaces. We comply.

14                  MS. MOORE: So we'll say eight. Yes, you  
15 need four. So that's in conformance.

16                  You're fine with the notes that I have on  
17 page 3 that apply to the Area & Bulk Requirements?

18                  MR. MOENCH: Yes.

19                  MR. SHEEHAN: Yes.

20                  MS. MOORE: Use variance comments, I'll  
21 just say: Not applicable. Performance Standards.  
22 Looking at the comments on page 4, I don't mention  
23 anything about variances or waivers on there. You'll  
24 provide all the information I'm asking for?

25                  MR. SHEEHAN: Scale house and water tank

1 in the front yard, that's a variance, A-2.

2 MS. MOORE: I mean, outside of what we've  
3 already noted in the --

4 MR. EINGORN: Yes. We already noted  
5 that.

6 MR. SHEEHAN: Okay.

7 MS. MOORE: So scale house, the height.  
8 On page 5, bulk variance we have No. 4,  
9 correct?

10 MR. SHEEHAN: Yes.

11 MS. MOORE: You're asking for that?

12 MR. SHEEHAN: That's the location of the  
13 ATM; is that right?

14 MS. MOORE: The next one is additional  
15 information. Setbacks should be required and then  
16 the schedule. You'll have that on the plans,  
17 correct?

18 MR. MOENCH: Yes.

19 MS. MOORE: The block and lot, the  
20 existing lot lines will be delineated?

21 MR. SHEEHAN: Yes.

22 MR. MOENCH: Correct.

23 MS. MOORE: Site plan, full extent of the  
24 subject lot. It looks like you're only showing a  
25 portion. So you'll show --



1 MR. MOENCH: We will show this.

2 MS. MOORE: Somewhere you'll have that?

3 MR. MOENCH: Yes.

4 MS. MOORE: And applicant to provide  
5 testimony as to how that area will be utilized.

6 That's not currently shown. How will that be  
7 utilized?

8 The other portion of the lot?

9 MR. SHEEHAN: That part of the lot is not  
10 being shown.

11 MR. MOENCH: It's an ongoing operation  
12 with EMR.

13 MS. MOORE: So that's existing  
14 conditions?

15 MR. MOENCH: Yes. It's just the  
16 recycling.

17 MS. MOORE: Okay. So existing? Existing  
18 recycling?

19 MR. MOENCH: Yes.

20 MS. MOORE: Testimony should be provided  
21 regarding the access to Jackson Street. It appears  
22 that the access is situated on a separate lot which  
23 is a CCMUA property per tax records. If an access  
24 easement agreement is in place to utilize that lot,  
25 that should be provided.

1                   MR. MOENCH: Yes. Upon research we could  
2 not find an easement granted. In researching  
3 the topography all the way back to early 1990s, that  
4 was always accessible. We just don't have  
5 an easement. So what we need to do is search our  
6 title work when EMR closed on the property to see if  
7 there's any record of an easement. If there's not,  
8 we will obtain one from CCMUA.

9                   MS. MOORE: Or search records. Thanks.  
10                  Same thing. I forgot to underline for  
11 Streets. You underlined street opening permit.  
12 You're aware of the street opening permit for the  
13 City and then also for the county, if needed?

14                  MR. SHEEHAN: Yes.

15                  MS. MOORE: We've gone through the  
16 parking. A variance is not necessary at this time  
17 for parking. Since you provided testimony about the  
18 employees, you said six to eight but we'll go with  
19 eight for the proposed. And the parking is for the  
20 sole use of employees and/or customers, right?

21                  MR. MOENCH: Correct.

22                  MS. MOORE: And then the applicant should  
23 provide testimony as to the nature of the "vault  
24 parking."

25                  MR. SCIABA: The "vault parking" is

1 essentially when the customer is done with their  
2 transaction, they receive a ticket. They may pull  
3 over to the cash dispenser vault, ATM, whatever you  
4 want to call it, they --

5 MS. MOORE: Oh, for payment?

6 MR. SCIABA: Exactly.

7 MS. MOORE: So that's payment?

8 MR. SCIABA: Yeah.

9 MS. MOORE: Payment area.

10 You'll adjust the parking spaces. They  
11 should be 9-by-18 --

12 MR. SCIABA: Yes.

13 MS. MOORE: -- parking spaces. And  
14 four-inch graded lines. The four-inch lines need to  
15 be visible for that. ADA parking must be addressed.  
16 And loading and unloading, you mentioned that  
17 already. EV parking spaces should be addressed, if  
18 applicable?

19 MR. MOENCH: Understood.

20 MS. MOORE: If it's applicable.

21 MR. SHEEHAN: If it applies, yes.

22 MS. MOORE: Right. And I'll just state,  
23 yes, if applicable.

24 And the sidewalks shall be at least  
25 five-foot wide. The applicant has proposed four-foot

1 wide sidewalks to match the width of the existing  
2 sidewalks, so a variance is necessary.

3 MR. MOENCH: This is the sidewalk on  
4 Ferry Avenue?

5 MS. MOORE: Yes.

6 MR. MOENCH: That would be handled by the  
7 county.

8 MS. MOORE: The county wouldn't come to  
9 the town for a variance so...

10 MR. MOENCH: Like we testified in the  
11 previous case, the improvements along Ferry Avenue  
12 which is pursued by the county with their grant would  
13 also include reconstruction of the sidewalk.

14 MS. MOORE: Right. I don't know how  
15 that's handled.

16 MR. SHEEHAN: Grant the variance for four  
17 feet?

18 MS. MOORE: Right. It needs a variance.

19 MR. SHEEHAN: That's fine.

20 MS. MOORE: Yeah. Okay.

21 And the applicant shall provide  
22 testimony. Okay. You already provided that  
23 testimony. You're okay with my comments regarding  
24 the Stormwater Collection & Management?

25 MR. MOENCH: I am.

1 MS. MOORE: Grading?

2 MR. MOENCH: I am.

3 MS. MOORE: Utilities?

4 MR. MOENCH: I am.

5 MS. MOORE: Construction Details?

6 MR. MOENCH: I am.

7 MS. MOORE: Planting Design. Let's go  
8 through street trees. Are you asking for once again,  
9 with the same information, you're asking for a waiver  
10 for street trees?

11 MR. MOENCH: We are.

12 MS. MOORE: Screening? The screening  
13 material?

14 MR. MOENCH: For Ferry Avenue.

15 MS. MOORE: Yes. All of this is for  
16 Ferry.

17 MR. MOENCH: Yes. It would be consistent  
18 with previous testimony of the Living Wall. And  
19 eight-foot tall structural backing, lining material  
20 in place.

21 MS. MOORE: I'm asking for plans to be  
22 revised for landscaping. What landscaping waivers  
23 would you be asking for, screening material, buffer  
24 plantings, planting materials, tree removal? Tree  
25 removal, you would have to do with whatever you need

1 to do for tree removal. Okay? That's the permit and  
2 all. If that's applicable for here.

3 MR. MOENCH: I think the one variance  
4 that we would be requiring would be a landscape  
5 island or parking lot landscaping.

6 MS. MOORE: Right. Or remove the  
7 screening material from the last one.

8 MR. SHEEHAN: So are we removing any  
9 trees from this?

10 MR. MOENCH: No.

11 MR. EINGORN: So we're getting rid of  
12 tree removal?

13 MS. MOORE: Okay. So you don't need that  
14 tree removal permit any way.

15 MR. SHEEHAN: Right.

16 MS. MOORE: So no tree removal for this  
17 application.

18 MR. EINGORN: We're going to add parking  
19 lot landscaping?

20 MR. MOENCH: We would ask for a waiver.

21 MR. SHEEHAN: If we need that.

22 MS. MOORE: You said you would ask for a  
23 waiver?

24 MR. SHEEHAN: Yes.

25 MR. MOENCH: We want to remove the

1 landscaping in the parking lot. This is not  
2 conducive to the environment.

3 MS. MOORE: So which --

4 MR. SHEEHAN: I don't think that was  
5 called out.

6 MS. MOORE: No. Okay. So you remove  
7 screening material from before so we'll remove it  
8 from here also because you're providing screen  
9 material.

10 MR. MOENCH: Yes, we are.

11 MS. MOORE: Buffer plantings, do you need  
12 a waiver for buffer plantings?

13 MR. SHEEHAN: What number, Dena?

14 MS. MOORE: I'm not even -- they're not  
15 even going along with the comments on here. I don't  
16 even see it on here, so I'm crossing that off, the  
17 buffer plantings. And I don't even see planting  
18 materials. I don't see planting materials.

19 MS. MOORE: So I just have street trees.

20 MR. SHEEHAN: Yes.

21 MS. MOORE: And then you'll just answer  
22 or provide a response for the other landscaping  
23 items.

24 Lighting, do you have any issues with  
25 this? The outdoor lighting, that's actually a note.

1 You'll add the note to the plan, right?

2 MR. MOENCH: That is correct.

3 MS. MOORE: And you'll add any type of  
4 lighting?

5 MR. MOENCH: That is correct.

6 MS. MOORE: Environmental Impact  
7 Assessment should be prepared.

8 MR. MOENCH: Could that be considered a  
9 Phase 1 or Phase 2, Environmental Assessment?

10 MS. MOORE: No. Environmental Impact  
11 Assessment is just an Environmental Impact  
12 Assessment; not necessarily a Phase 1 or Phase 2.  
13 But you would talk about environmental impacts of the  
14 site.

15 MR. SHEEHAN: If we go through the  
16 ordinance, it'll tell you what you need to do.

17 MS. MOORE: Yes. And please just make  
18 sure you do everything. At least respond to  
19 everything that's in there. Otherwise, I issue more  
20 comments.

21 Traffic impacts, the same thing.

22 MR. MOENCH: Okay.

23 MS. MOORE: Storage and waste disposal.  
24 A lot of these you already answered these questions  
25 to. Is there anything that you -- there are no



1     waivers that you need from these, right? Is it the  
2     same where you are storing anything inside?

3                 MR. SCIABA: There will be minimal.  
4     I think we're proposing an area in the center.

5                 MS. MOORE: What about trash pick up for  
6     people who work there? You'll take it to the other  
7     lot?

8                 MR. SCIABA: Yes.

9                 MR. MOENCH: I mean, the frequency of the  
10    trucks leaving here and going to the other side, it  
11    would be sent there.

12                MS. MOORE: Okay. But you don't need --  
13    I call out. I'm just trying to go through to make  
14    sure you don't miss a waiver or a variance. So I  
15    mentioned screening along the property lines. You're  
16    already screening. This is the same screening along  
17    Ferry, right?

18                MR. SCIABA: Correct.

19                MS. MOORE: And anything else. I don't  
20    see any other waivers that I'm mentioning. But also  
21    like no fumes or objectionable odors. Is it the  
22    same?

23                MR. MOENCH: Same as the previous  
24    testimony.

25                MS. MOORE: Okay. No signage for this

1 property, for this application?

2 MR. MOENCH: For this application, that's  
3 correct.

4 MS. MOORE: No signage. Okay.

5 MR. SHEEHAN: Dena, going back up to  
6 eight, the solid waste collection area is not being  
7 provided, right?

8 MS. MOORE: Not provided with this --

9 MR. SHEEHAN: On-site.

10 MS. MOORE: With this -- not provided  
11 on-site. And you would just carry it over to --  
12 because you are providing something across the street  
13 and you would just carry it there. What's the  
14 address? Will provide at 1484 Ferry?

15 MR. SHEEHAN: Yes.

16 MS. MOORE: Okay. So no signage with  
17 this application. Moving on to page 11. Fence,  
18 you're also asking for the variances for the fencing,  
19 correct?

20 MR. MOENCH: Correct.

21 MS. MOORE: Height of the fence. Okay.  
22 So we're going into the structural calculations that  
23 we'll need for that. Again, you just need to provide  
24 them once and you can say it's for both projects.

25 MR. MOENCH: Good.

1 MS. MOORE: The applicant proposes the  
2 50,000 gallon water tank. Details of that tank  
3 should be provided, including the height. If more  
4 than 10 feet, the variance for the height would be  
5 necessary. Testimony should be also be provided  
6 regarding this proposal. What is the gallon water  
7 tank for, 50,000 gallon.

8 MR. MOENCH: Stormwater retention.

9 MS. MOORE: Okay. Water retention with  
10 regard to stormwater or?

11 MR. MOENCH: Stormwater management.  
12 Maintenance of our stormwater management tank.

13 MR. EINGORN: Is this the tank that was  
14 in the front yard that we talked about?

15 MR. MOENCH: Yes.

16 MR. EINGORN: Got it.

17 MS. MOORE: And then architectural plans,  
18 you'll provide. You did the renderings. Compliance  
19 once, again, with Section 870-222 with air quality  
20 emissions. All of those --

21 MR. MOENCH: For a point of  
22 qualification, there will not be a peddler building  
23 on this property. We'll have a scale house and we'll  
24 have an ATM money machine. This is an exterior pad.

25 MR. SHEEHAN: It's not a building.

1 MR. MOENCH: It will not be a building  
2 there.

3 MS. MOORE: Oh, okay. You'll provide  
4 another survey for this too?

5 MR. MOENCH: Yes.

6 MS. MOORE: And we did not get hours for  
7 this one, right? So what are the hours?

8 MR. SCIABA: 7:00 to 7:00 Monday through  
9 Friday. 7:00 to 5:00 Saturday and Sunday. It's the  
10 same hours that we have at 6th Street.

11 CHAIRMAN HANCE: So you are open every  
12 day?

13 MR. SCIABA: We're open every day.

14 CHAIRMAN HANCE: But the first one is  
15 Monday through Friday?

16 MR. SCIABA: Monday through Friday  
17 7:00 to 7:00 and Saturday and Sunday, 7:00 to 5:00.

18 MS. MOORE: The first one was 6:00 a.m.  
19 to 5:00 p.m.

20 MR. SHEEHAN: 6:00 a.m. to 5:00 p.m, yes.

21 MS. MOORE: Hours of operation we did.  
22 Are you consolidating lots here?

23 MR. SHEEHAN: I think it's only one  
24 lot.

25 MS. MOORE: Not necessary. One lot. Got

1 it. So you'll just add the note. The City will --  
2 you'll comply with the City's Ordinance?

3 MR. SCIABA: Right.

4 MS. MOORE: And junkyards, same thing  
5 with the Planning Board Engineer's Certification?

6 MR. SHEEHAN: Yes.

7 MS. MOORE: The Summary of Variances and  
8 Waivers. Variances, we'll remove the permitted use,  
9 d(1). So we just have the types of accessory  
10 uses/structures. Accessory structures in the front  
11 yard. Accessory structure height. Solid fence in  
12 front yard. Fence height. Number of parking spaces,  
13 we can eliminate. Painted lines for parking spaces,  
14 we can eliminate because you're adding the painted  
15 lines, right?

16 MR. MOENCH: Right.

17 MS. MOORE: And sidewalk width you will  
18 add. And the only waiver I have is street trees. I  
19 eliminated everything else.

20 MR. SHEEHAN: Screening material not  
21 necessary?

22 MS. MOORE: Because you're providing  
23 screening material on Ferry Avenue. There is no  
24 other place where you would -- well, I guess you can  
25 do it along Jackson Street. Let's just keep

1 screening material.

2 MR. EINGORN: But we're also adding  
3 parking lot landscaping, right?

4 MR. SHEEHAN: Yes.

5 MS. MOORE: Well, that's not a waiver to  
6 have to provide landscaping for a parking lot.

7 MR. SHEEHAN: Tree removal doesn't apply  
8 because we're not removing the trees.

9 MR. EINGORN: I'm pretty sure we've given  
10 waivers for parking lot landscaping before.

11 MS. MOORE: Yeah, we have --

12 MR. EINGORN: I think in an abundance of  
13 caution if they're going to ask for it, we should  
14 just leave it in.

15 MS. MOORE: We have but it's so many  
16 different. It's not just landscaping for parking  
17 lot. It's not providing this; not providing that;  
18 not providing this. So let's just say in general,  
19 landscape parking and I'll try and put it all  
20 under -- I'll try and list all of the sections,  
21 parking lot, landscaping. And we kept screening  
22 material?

23 MR. SHEEHAN: Right. And buffer  
24 plantings is satisfied?

25 MS. MOORE: Yes.

1                   MR. SHEEHAN: And planting materials are  
2 satisfied.

3                   MS. MOORE: And you're aware of the  
4 approval process. And outside agency approvals, I  
5 just have Camden County Planning Board and Camden  
6 County Soil Conservation District?

7                   MR. SHEEHAN: Yes.

8                   MS. MOORE: Okay. That concludes my  
9 review.

10                  MR. SHEEHAN: And then same the issue  
11 with regard to nonconforming uses before. We believe  
12 we've presented the testimony regarding the  
13 nonconforming use. The history of it going back at  
14 least from 2010 when the ordinance changed through  
15 the current day. If you need to hear planning  
16 testimony, I'll provide it. But if you don't, I'm  
17 happy.

18                  MR. EINGORN: I would hold off on the  
19 planning testimony until you decide on the Cert of  
20 Non-Conforming Use.

21                  Does the Board have questions for the  
22 applicant regarding either the Site Plan or the Cert  
23 of Non-Conforming Use request?

24                  Open to the public. Anybody in the  
25 public here tonight that like to be heard on the

1 application of EMR Eastern Division for 1531 Ferry  
2 Avenue? Hearing none and seeing none, we'll close  
3 the public portion.

4 So right now the Board is going to weigh  
5 the request for a Certificate of Non-Conforming Use  
6 and whether or not that this is a continuing use from  
7 the adoption of the ordinance. The Board can do a  
8 discussion and a make a motion or make a motion;  
9 however they want to handle that.

10 CHAIRMAN HANCE: So it's a continuing  
11 piece. It has been there for a while. It's quiet.  
12 It's definitely needed, recycling. I make a motion  
13 that we accept.

14 VICE-CHAIRMAN STILL: Second.

15 MR. EINGORN: We have a motion and a  
16 second. We'll take a roll-call vote on the Cert of  
17 Non-Conforming Use. Chairman Hance.

18 CHAIRMAN HANCE: Yes.

19 MR. EINGORN: Vice-Chairman Still.

20 VICE-CHAIRMAN STILL: Yes.

21 MR. EINGORN: Ms. Nunez.

22 MS. NUNEZ: Yes.

23 MR. EINGORN: Ms. Rivera.

24 MS. RIVERA: Yes.

25 MR. EINGORN: Ms. Moss.



1 MS. MOSS: Yes.

2 MR. EINGORN: Five in favor and none  
3 opposed. So the next matter will be the site plan  
4 approval which would be obviously subject to  
5 compliance with the Remington & Vernick letter dated  
6 July 30, 2025 with all requested variances and  
7 waivers. I don't think I noted any conditions of  
8 approval for this one.

9 MR. SHEEHAN: Other than compliance.

10 MR. EINGORN: Right, other than  
11 compliance.

12 CHAIRMAN HANCE: I make a motion that we  
13 accept with the waivers and the conditions and the  
14 variance.

15 MS. RIVERA: Second.

16 MR. EINGORN: Roll-call vote. Chairman  
17 Hance.

18 CHAIRMAN HANCE: Yes.

19 MR. EINGORN: Vice-Chairman Still.

20 VICE-CHAIRMAN STILL: Yes.

21 MR. EINGORN: Ms. Nunez.

22 MS. NUNEZ: Yes.

23 MR. EINGORN: Ms. Rivera.

24 MS. RIVERA: Yes.

25 MR. EINGORN: Ms. Moss.

1 MS. MOSS: Yes.

2 MR. EINGORN: Five in favor and one  
3 opposed.

4 MR. SHEEHAN: Thank you.

5 MR. SCIABA: Thank you.

6 MR. EINGORN: We will take a short break  
7 at this time.

8 - - -

9 (Proceedings are off the record at  
10 9:45 p.m.)

11 (Proceedings are back on the record at  
12 9:50 p.m.)

13 - - -

14 MR. EINGORN: The next matter is Zaki &  
15 Bushra Saleem, 608 S. 5th Street. Would you raise  
16 your right hand, please.

17 - - -

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

21 - - -

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

24 MR. SALEEM: My name is Zaki Saleem, 690  
25 Village Road West, Princeton Junction, New Jersey

1 08550.

2 MR. EINGORN: Good evening, Mr. Saleem.

3 MR. SALEEM: Good evening.

4 MR. EINGORN: Thank you for coming in  
5 tonight.

6 MR. SALEEM: Thank you for having me.

7 MR. EINGORN: Is this a preexisting  
8 duplex?

9 MR. SALEEM: Yes.

10 MR. EINGORN: You bought it this way?

11 MR. SALEEM: Yes. I bought it at the end  
12 March, March 25, 2025. It was a duplex for what I  
13 understood since 2007. It was owned by a gentleman  
14 named Tommy that we bought it from at the end of  
15 March. Currently it had tenants already as we  
16 purchased. The first floor has an elderly women  
17 retired 70 years old with her son 22 years old. And  
18 the second floor is a brother and sister. The sister  
19 is a teacher for autistic kids and the brother also  
20 works for the school district.

21 MR. EINGORN: So do you have any idea how  
22 old the building is?

23 MR. SALEEM: The building is 1910 per the  
24 records.

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

1 bulk variances which relate to the size and spacing  
2 of the land and as opposed to the use, right?

3 Because the use is permitted in an R-2 Zone. So you  
4 need lot size, lot width, lot depth and off-street  
5 parking. All of these issues that are constraining  
6 the land, they're preexisting, right?

7 MR. SALEEM: Yes.

8 MR. EINGORN: You didn't create any of  
9 those?

10 MR. SALEEM: I did not create any new  
11 spaces.

12 MR. EINGORN: You bought this property  
13 exactly as it is?

14 MR. SALEEM: Exactly as it is. We  
15 haven't done any renovations at all.

16 MR. EINGORN: And you have no ability to  
17 expand the size of the property?

18 MR. SALEEM: No. It goes all the way to  
19 the back, to the side that we had because it has a  
20 first-floor entrance on the front. Second floor has  
21 an entrance from the side. And they all have  
22 exit and entrance from the back for both, for  
23 emergency exits.

24 MR. EINGORN: And this side yard, is this  
25 the only yard that you have?

1                   MR. SALEEM: This is a yard on the side  
2 which is not owned by us but I think it was owned by  
3 the City. The car's line is only by the cement and  
4 structure of the staircase.

5                   MR. EINGORN: And the reason why I'm  
6 asking that is because there's no space to create  
7 off-street parking, correct?

8                   MR. SALEEM: Absolutely.

9                   MR. EINGORN: And that was a preexisting  
10 condition?

11                  MR. SALEEM: Absolutely.

12                  MR. EINGORN: The photographs attached to  
13 the application, did you take these photographs?

14                  MR. SALEEM: I did not. But by Mr. Mike  
15 who is our property manager, he took it.

16                  MR. EINGORN: So they were taken by  
17 somebody in your employ?

18                  MR. SALEEM: Yes.

19                  MR. EINGORN: Great. And I'm going to  
20 show you this photograph here. It shows a couple of  
21 meters. Are these for the property?

22                  MR. SALEEM: Yes. For the first floor  
23 and second floor.

24                  MR. EINGORN: So the units are separately  
25 metered?

1 MR. SALEEM: Yes.

2 MR. EINGORN: Great. And in the  
3 photograph, they're labeled 'A' and 'B.' Those are  
4 the unit numbers?

5 MR. SALEEM: Yes, they are the unit  
6 numbers, first floor and second floor.

7 MR. EINGORN: Great.

8 Does the Board have any questions? That  
9 sounds like a 'no.' Anybody here in the public  
10 tonight that like to be heard on the application  
11 relating to 608 S. 5th Street? Hearing none and  
12 seeing none, we'll close the public portion.

13 The applicant is here tonight requesting  
14 bulk variances for a duplex. The use is permitted in  
15 the R-2 Zone. But the conditions are preexisting  
16 nonconforming. The Board should do a discussion of  
17 the Positive and Negative Criteria related to 'c'  
18 variances and make a motion.

19 CHAIRMAN HANCE: This is not the first  
20 time someone came up for bulk variances. And he has  
21 the two meters; two hot water heaters. Everything is  
22 complete. I make a motion that we pass.

23 MS. RIVERA: Second.

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

1 CHAIRMAN HANCE: Yes.

2 MR. EINGORN: Vice-Chairman Still.

3 VICE-CHAIRMAN STILL: Yes.

4 MR. EINGORN: Ms. Nunez.

5 MS. NUNEZ: Yes.

6 MR. EINGORN: Ms. Rivera.

7 MS. RIVERA: Yes.

8 MR. EINGORN: Ms. Moss.

9 MS. MOSS: Yes.

10 MR. EINGORN: Five in favor; none  
11 opposed. Congratulations. Thanks for waiting.

12 MR. SALEEM: Thank you very much.

13 MR. EINGORN: Next matter is 436 Marlton,  
14 LLC.

15 MR. GUILLEN: Good evening. I apologize  
16 for interrupting tonight. I suddenly forgot that I  
17 was here since 5:30 p.m.

18 MR. EINGORN: Will you both be  
19 testifying?

20 MR. GUILLEN: Yes, he's the owner and I'm  
21 the property manager.

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

24 JUAM GUILLEN; FELIX GUZMAN, having first  
25 been duly sworn/affirmed, was examined and testified

1 as follows:

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

4 MR. GUILLEN: My name is Juam Guillen,  
5 128 Cherry Park Condominiums, Unit C, Cherry Hill,  
6 New Jersey 08002.

7 MR. GUZMAN: Felix Guzman, 176 Arlington  
8 Avenue, Brooklyn, New York 11207.

9 MR. EINGORN: Mr. Guzman, are you the  
10 sole owner of 436 Marlton, LLC?

11 MR. GUZMAN: Yes.

12 MR. EINGORN: Great. And you're going to  
13 call Mr. Guillen to talk and speak on your behalf for  
14 this application as a witness?

15 MR. GUZMAN: Yes, as a witness.

16 MR. EINGORN: Great. What do you have  
17 going on? You got a duplex?

18 MR. GUILLEN: We have a duplex and we're  
19 missing a meter for the top unit. In order to get  
20 PSE&G to install a new meter, we have to get a permit  
21 from zoning. So we have -- the meter that you see  
22 outside, there's one that's a close-up photo that  
23 shows that it has no meter. It just has the box.  
24 And inside --

25 MR. EINGORN: Is that this photo here



1 that I'm showing you?

2 MR. GUILLLEN: Yes.

3 MR. EINGORN: Let me ask you this. This  
4 property, do you think it was built originally as a  
5 duplex?

6 MR. GUILLLEN: Yes, sir.

7 MR. EINGORN: And it has two separate  
8 entrances, does it not?

9 MR. GUILLLEN: Yes, sir.

10 MR. EINGORN: There are other properties  
11 just like this that are also duplexes?

12 MR. GUILLLEN: The whole block and then  
13 the next street, several blocks and they both have  
14 exterior doors, the top --

15 MR. EINGORN: We've had plenty of Marlton  
16 Avenue properties here.

17 MR. GUILLLEN: Can I approach?

18 MR. EINGORN: Please.

19 MR. GUILLLEN: This is where you see the  
20 one meter is missing.

21 MR. EINGORN: Yes.

22 MR. GUILLLEN: But there's two panel boxes  
23 inside the basement.

24 MR. EINGORN: Okay.

25 So the Board has seen several of the

1 properties on this street, all of which we know are  
2 built as duplexes. They are in the C-1 Zone. A Cert  
3 of Non-Conforming Use would be appropriate. Do we  
4 have a motion?

5 CHAIRMAN HANCE: I make a motion.

6 MR. EINGORN: Do we have a second?

7 VICE-CHAIRMAN STILL: Second.

8 MR. EINGORN: 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. Nunez.

14 MS. NUNEZ: Yes.

15 MR. EINGORN: Ms. Rivera.

16 MS. RIVERA: Yes.

17 MR. EINGORN: Ms. Moss.

18 MS. MOSS: Yes.

19 MR. EINGORN: Five in favor and none  
20 opposed. Congratulations.

21 MR. GUZMAN: Thank you.

22 MR. GUILLEN: Thank you.

23 MR. EINGORN: We have Resolutions for  
24 June. Let me look at my notes here. So Chairman  
25 Hance, Vice-Chairman Still, Ms. Nunez, Ms. Rivera and

1 Ms. Moss can all vote on these. Everybody can vote  
2 on these. Great.

3 So we have the following Resolutions for  
4 Adoption: Granting Use and Bulk Variances and Site  
5 Plan Waiver for Dwight Warren, 841 Princess. He had  
6 a parking lot with an 8-foot fence.

7 Granting Bulk Variance Approval for  
8 PBCIP, 1359 Princess Avenue.

9 Granting nonconforming Use for  
10 Kimberly-Nicole Group, SW Line & 3rd Street.

11 Granting Use and Bulk Variance Approval  
12 for The Phoenix Development Group, 521 N. 2nd Street.  
13 That was a single-family home.

14 Granting Use and Bulk Variance Approval  
15 for The Phoenix Development Group, 523 N. 2nd Street,  
16 also a single-family home.

17 Granting Bulk Variance Approval for  
18 CSA IV, LLC, 506 Broadway. That was a four-unit  
19 apartment building.

20 Bulk Variances for CSA IV, LLC, 602-504  
21 Broadway. Doctor's office and four apartments.

22 And then Granting Bulk Variance Approval  
23 for Terry Small. That was with conditions. He had a  
24 duplex but he has to come back for the little office  
25 in the back. Do we have a motion to adopt those

1 Resolutions?

2 CHAIRMAN HANCE: Motion to adopt.

3 MR. EINGORN: And a second?

4 VICE-CHAIRMAN STILL: Second.

5 MR. EINGORN: 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. Nunez.

11 MS. NUNEZ: Yes.

12 MR. EINGORN: Ms. Rivera.

13 MS. RIVERA: Yes.

14 MR. EINGORN: Ms. Moss.

15 MS. MOSS: Yes.

16 MR. EINGORN: Motion passes. Now a  
17 motion to adjourn.

18 CHAIRMAN HANCE: Motion to adjourn.

19 MR. EINGORN: Second?

20 VICE-CHAIRMAN STILL: Second.

21 MR. EINGORN: All in favor?

22 THE BOARD: Yays.

23 MR. EINGORN: So moved.

24 - - -

25 - \*\*(Meeting concluded at 10:03 p.m.)\*\* -

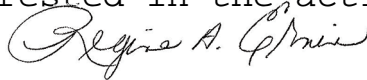
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9 the best of my ability, a true and accurate  
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13 I FURTHER CERTIFY that I am neither a relative,  
14 employee, attorney or counsel to any of the  
15 parties to the action, nor a relative or employee of  
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**CITY OF CAMDEN  
ZONING BOARD OF ADJUSTMENT**

**City of Camden Zoning Board of Adjustment  
August 4, 2025**

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**CITY OF CAMDEN  
ZONING BOARD OF ADJUSTMENT**

**City of Camden Zoning Board of Adjustment  
August 4, 2025**

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**CITY OF CAMDEN  
ZONING BOARD OF ADJUSTMENT**

**City of Camden Zoning Board of Adjustment  
August 4, 2025**

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**CITY OF CAMDEN  
ZONING BOARD OF ADJUSTMENT**

**City of Camden Zoning Board of Adjustment  
August 4, 2025**

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