

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

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*Transcript of Proceedings*  
*September 15, 2025*

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ZONING BOARD OF ADJUSTMENT  
CITY OF CAMDEN

- - - -

Monday, September 15, 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  
KAREN MERRICKS  
MARITZA ALSTON  
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, P.E., C.M.E., BOARD ENGINEER

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## I N D E X

## CASES HEARD: PAGE

1) APPROVAL OF MEETING MINUTES 3  
AUGUST 4, 2025

2) CASES NOT HEARD. Did Not Properly 4  
Notice: 361 Marlton Ave.  
1759 S. 4th Street.  
455 Mechanic Street

## NEW BUSINESS:

3) MACEDONIA BAPTIST CHURCH 5  
812-814 Kaighn Avenue  
(Adjourned to November Meeting)

4) CLOUD 9 LUXE WATERFRONT SKY LOUNGE 6  
10 Delaware Avenue

5) HENSTAR HOMES, LLC 104  
2770 Thompson Street

6) VISION CAPITAL INVESTMENTS, LLC 123  
568 Pfeiffer Street

7) BUCKNOR'S PROPERTY 134  
1532 Baird Blvd.

8) CEDRIC JONES 144  
1301 Decatur Street

9) ADOPTION OF RESOLUTIONS 154  
JULY AND AUGUST

1                   CHAIRMAN HANCE: Good evening. Welcome  
2 to the City of Camden Zoning Board of Adjustment of  
3 our regularly scheduled meeting for September 15,  
4 2025. Reading of the Sunshine Law: In conformance  
5 with the Sunshine Law of New Jersey, notice of the  
6 meeting was posted in the Municipal Clerk's office on  
7 Thursday, September 11, 2025.

8                   MR. EINGORN: We'll take a roll call.  
9 Chairman Hance.

10                  CHAIRMAN HANCE: Here

11                  MR. EINGORN: Vice-Chairman Still.

12                  VICE-CHAIRMAN STILL: Here.

13                  MR. EINGORN: Ms. Merricks. Currently  
14 absent. Ms. Alston.

15                  MS. ALSTON: Here.

16                  MR. EINGORN: Ms. Nunez

17                  MS. NUNEZ: Here.

18                  MR. EINGORN: Ms. Rivera.

19                  MS. RIVERA: Here.

20                  MR. EINGORN: Ms. Moss.

21                  MS. MOSS: Here.

22                  MR. EINGORN: And Ms. Mason is absent.

23                  The first matter of business would be  
24 approval of the minutes for August of 2025. Do I  
25 have a motion?

1 VICE-CHAIRMAN STILL: Motion.

2 MR. EINGORN: Do I have a second?

3 CHAIRMAN HANCE: Second.

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

5 Chairman Hance.

6 CHAIRMAN HANCE: Yes.

7 MR. EINGORN: Vice-Chairman Still.

8 VICE-CHAIRMAN STILL: Yes.

9 MR. EINGORN: Ms. Alston.

10 MS. ALSTON: Yes.

11 MR. EINGORN: Ms. Nunez.

12 MS. NUNEZ: Yes.

13 MR. EINGORN: Ms. Rivera.

14 MS. RIVERA: Yes.

15 MR. EINGORN: Ms. Moss.

16 MS. MOSS: Yes.

17 MR. EINGORN: So moved.

18 I'm going to go through the list. If  
19 you're here, let us know you're here. Before I read  
20 the full list, the following matters won't be heard  
21 tonight. They didn't properly notice: 361 Marlton  
22 Avenue; 1759 S. 4th Street; 455 Mechanic Street; and  
23 1071 Magnolia. If you're here for any of those  
24 property addresses, they won't be heard tonight.  
25 They were deficient.

1           The first matter on the agenda is  
2   Macedonia Baptist Church, 812 to 814 Kaighn Avenue.  
3   The applicant had to switch engineers or something  
4   and they've requested an adjournment to November the  
5   3rd. So that application will be heard November 3rd.  
6   This is notice of that adjournment. So that  
7   application for Macedonia Baptist Church will be  
8   heard November 3rd. If you're here for that, you're  
9   free to stay; you're free to leave. That's up to  
10   you. No further notice will be provided.

11           The next matter, Cloud 9 Luxe Waterfront  
12   Sky Lounge, 10 Delaware Avenue.

13           MR. CONSOLE: Here.

14           MR. EINGORN: I see some hands. Present.  
15   Very good. The next matter, Henstar Homes, LLC, 2770  
16   Thompson Street.

17           MR. IZZO: Here.

18           MR. EINGORN: Good evening.

19           Vision Capital Investments, LLC, 568  
20   Pfeiffer Street.

21           MR. SARIN: Here.

22           MR. EINGORN: Good evening, Counsel.  
23   Bucknor's Property, 1532 Baird Blvd.

24           MS. PENNINGTON: Here.

25           MR. EINGORN: And Cedric Jones, 1301

1 Decatur Street.

2 MR. JONES: Here.

3 MR. EINGORN: And then we'll adopt some  
4 Resolutions and have a closed session.

5 So we'll take the first matter.

6 Actually, let's swear Dena in.

7 - - -

8 DENA MOORE JOHNSON, PE, CME, having first  
9 been duly sworn/affirmed, was examined and testified  
10 as follows:

11 - - -

12 MR. EINGORN: Let's take the first  
13 matter. If you have a phone, please silence it.  
14 They can be intrusive and distracting.

15 Cloud 9 Luxe Waterfront Sky Lounge, are  
16 you ready to proceed?

17 MR. CONSOLE: How is it going everyone?  
18 Joseph Console here tonight for Cloud 9 Luxe  
19 Waterfront Sky Lounge, LLC, an application for a use  
20 variance at 10 Delaware Avenue here in Camden.

21 I have two witnesses with me tonight.  
22 I have Davon Sadler a representative of the ownership  
23 entity. And I have Chris Carickhoff, the architect  
24 that has worked on the project.

25 Good evening Mr. Chair and Members of the

1 Board and esteemed audience, Joseph J. Console here  
2 again. We're here tonight seeking a d(1) use  
3 variance and preliminary and final site plan approval  
4 to bring a one-of-a-kind project to Camden which is  
5 the transformation of the rooftop, I believe, it's  
6 called the Theodore Hinson Waterfront garage into the  
7 Cloud 9 Luxe Waterfront Sky Lounge.

8 The rooftop which is currently  
9 underutilized, will be converted into a high-end  
10 entertainment space featuring a performance stage,  
11 cabanas, bars, food trucks, VIP parking. And even  
12 if my clients are so permitted, a rooftop pool all  
13 overlooking the Camden's waterfront and the  
14 Philadelphia Skyline.

15 Under the Municipal Land Use Law of New  
16 Jersey and those laws codified by the City of Camden,  
17 we must demonstrate Special Reasons for granting this  
18 variance. We are not relying specifically on  
19 hardship but, rather, on how this project directly  
20 promotes the purposes of zoning laid out in  
21 N.J.S.A.40-55(D)-2. Those being, it promotes the  
22 public welfare by creating a safe and vibrant  
23 entertainment destination. It makes appropriate use  
24 of an existing rooftop, bringing vitality without the  
25 need to displace any other uses. It supports



1 Camden's economic redevelopment by drawing in  
2 visitors, businesses and jobs.

3           Regarding the Negative Criteria, it's  
4 also our job to show that this project will not cause  
5 any substantial detriment to the public good and will  
6 not impair the intent or purpose of Camden's Zoning  
7 Plan or the Master Plan.

8           Through testimony tonight, we will  
9 demonstrate that this project is compatible with  
10 surrounding uses that adjacent properties are  
11 safeguarded; that utilities, drainage, traffic, and  
12 public services will not be negatively affected. And  
13 that the character of this part of Camden will be  
14 enhanced rather than at all tarnished or harmed.

15           The next item was to address the  
16 Remington & Vernick review letter. Would you like  
17 to --

18           MS. MOORE: We'll go through it  
19 item-by-item. I'll read the underlined items and  
20 then we'll get a response from you or your  
21 representative who is going to testify.

22           MR. CONSOLE: That's better. Should I  
23 have them sworn in?

24           MR. EINGORN: Yes.

25           MR. CONSOLE: Let's start with Chris.

1 MR. EINGORN: I'll swear you both at the  
2 same time. Would you raise your right hand, please.

3 - - -

4 DEVON SADLER, CHRIS CARICKHOFF, R.A.,  
5 having first been duly sworn/affirmed, was examined  
6 and testified as follows:

7 - - -

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

10 MR. SADLER: My name is Devon Sadler. My  
11 address is 6 Thorn Lane, Chesterfield, New Jersey.

12 MR. CARICKHOFF: My address is 422 Dudley  
13 Avenue, Narberth, Pennsylvania.

14 MR. EINGORN: I'm assuming you'd want to  
15 have Mr. Carickhoff accepted as a professional?

16 MR. CONSOLE: Yes. For the Board and for  
17 Attorney Eingorn, would you state your professional  
18 certifications?

19 MR. CARICKHOFF: I'm a licensed architect  
20 in the State of Pennsylvania.

21 MR. CONSOLE: We would like to offer him  
22 as an expert to comment specifically on this project  
23 and its specifications.

24 CHAIRMAN HANCE: Yes.

25 MR. CONSOLE: We will start with the

1 letter.

2 MS. MOORE: Mr. Chairman, I'm referring  
3 to Remington & Vernick's letter dated September 5,  
4 2025. Starting on page 2. The attorney made  
5 reference to the fact that the applicant's proposed  
6 event space is not in conformance with the principal  
7 uses, the permitted principal uses of the Camden  
8 Downtown Redevelopment Plan, therefore, a d(1)  
9 variance is necessary.

10 So the applicant has the burden of  
11 demonstrating Special Reasons and putting on record  
12 both Positive and Negative Criteria. What you've  
13 mentioned already, is there anyone else who is going  
14 to provide testimony regarding that or your  
15 statements for?

16 MR. CONSOLE: No, there's nobody else.

17 MS. MOORE: That's it?

18 MR. CONSOLE: There may be one more  
19 gentleman from the ownership entity who is having  
20 some car trouble. That would be the only potential  
21 other witness.

22 MR. EINGORN: You're proffering legal  
23 argument as opposed to planning testimony, I think,  
24 is what Dena is getting at?

25 MS. MOORE: Right.

1 MR. CONSOLE: Yes.

2 MS. MOORE: Will there be anyone? That's  
3 fine.

4 MR. EINGORN: I mean, they're going to  
5 put in their case in chief and the Board will make a  
6 decision as to whether that's an adequate showing to  
7 meet the burden of proof.

8 MS. MOORE: And the use variance comments  
9 on page 3, we typically would have someone address  
10 each of these. But do you feel as though your  
11 testimony already has addressed these comments in  
12 general?

13 MR. CONSOLE: Well, I mean, I gave an  
14 overview. I didn't get specific but the general  
15 Positive and Negative -- a week before asking if we  
16 were going to bring a city planner in, that hadn't  
17 been our plan --

18 MR. EINGORN: A professional planner.  
19 Right.

20 MR. CONSOLE: -- for this application.

21 MS. MOORE: Okay. All right. I'll just  
22 go --

23 MR. CONSOLE: To the extent that it might  
24 be necessary, we don't anticipate needing it but at  
25 some point could do that if the Board needed to and

1 we had to reconvene. I was thinking about that while  
2 the two of you were talking.

3 MS. MOORE: That's more or less of a  
4 legal question.

5 MR. EINGORN: We've accepted legal  
6 argument in the past. Of course, to the extent that  
7 the facts in question support the analysis. You have  
8 a large project. I don't know whether you want to  
9 obtain a planner or not. But it would to the extent  
10 that there is a public to address this, it would help  
11 support your application in the event of an appeal or  
12 otherwise.

13 MR. CONSOLE: Okay.

14 MR. EINGORN: You might want to discuss  
15 that with your client quickly.

16 MR. CONSOLE: Okay. We're going to  
17 ahead.

18 MR. EINGORN: Okay.

19 MS. MOORE: Okay. So I'll go straight to  
20 the site plan portion. Was there any other testimony  
21 you wanted to put on record? After seeing my  
22 comments on pages 2 and 3, was there anything else  
23 you would like to address?

24 MR. CONSOLE: Well, we were going to have  
25 Devon address the implications that he believes that

1 the project will have for the neighborhood.

2 MS. MOORE: You want to do that at the  
3 end then?

4 MR. CONSOLE: Yes, we can do that at the  
5 end. And then any architecture and future  
6 engineering questions we're going to have answered by  
7 Chris.

8 MS. MOORE: Well then, just use my  
9 comments as a guide then or how to address.

10 MR. SADLER: Yes. I will use my comments  
11 that I have.

12 MS. MOORE: We can do it at the end.  
13 That's fine.

14 MR. SADLER: I'll try my best.

15 MR. EINGORN: That's all we ask.

16 MS. MOORE: So I'll go straight to the  
17 site plan portion.

18 MR. EINGORN: Let's do it.

19 MS. MOORE: Starting on page 3 at the  
20 bottom. Testimony should be provided regarding the  
21 number of parking spaces that are being removed from  
22 the roof deck. Additionally, testimony should be  
23 provided as to whether the remaining parking spaces  
24 in the garage are sufficient to support the current  
25 parking demand and the proposed use.

1 MR. CARICKHOFF: So we counted the  
2 existing parking spaces that we would be using. The  
3 calculation is in your booklet, I think, on page 3.  
4 I believe it's 129 that we're removing in order to  
5 allow traffic to flow, get up to the ramp and then  
6 exit.

7 So we have to eliminate a couple of  
8 spaces in between and then the spaces that we're  
9 using and we're proposing our use on the top. So  
10 that's 129 spaces. And then we are providing nine  
11 VIP spaces as an amenity to the guests. So that puts  
12 our total of spaces removed at 120.

13 MS. MOORE: Okay. And so the garage now,  
14 will it work properly with minus 120 parking spaces?

15 MR. CARICKHOFF: Our feeling is that,  
16 yes, absolutely.

17 MS. MOORE: And who else -- do you have  
18 an analysis -- well, I think we go on further so I'll  
19 say a deficit of 125 spaces.

20 (At which time, Karen Merricks arrives to  
21 the meeting)

22 MR. EINGORN: Just for the record,  
23 Ms. Merricks has appeared and is now sitting for this  
24 application.

25 MS. MOORE: So a parking impact analysis

1     should be provided to address the removal of the  
2     parking spaces and a sufficiency of the remaining  
3     parking spaces for parking demand at the garage. So,  
4     are you aware of the other parking agreements that at  
5     the garage or how many spaces or?

6                 MR. CONSOLE: We're not aware of other  
7     parking agreements. And we are willing to get that  
8     study as a pending condition of any approvals.

9                 MS. MOORE: Okay. The rooftop must  
10    remain ADA accessible. Therefore, ADA parking spaces  
11    must be provided.

12                MR. CARICKHOFF: If there's any being  
13    removed in that top portion, I counted, I believe,  
14    two. We would provide those in those nine VIP  
15    parking. So we would not lose any.

16                MS. MOORE: All right.

17                The applicant should clarify whether  
18    specific levels or spaces will be reserved for  
19    nightclub patrons and how that would affect public  
20    parking availability. So it's just the nine VIP,  
21    correct?

22                MR. SADLER: Yes.

23                MS. MOORE: No other spaces?

24                MR. CARICKHOFF: Dedicated spaces, yes.  
25    The rest would be public so first-come-first-serve.



1 MS. MOORE: If valet service is proposed,  
2 staging areas must be clearly defined and avoid  
3 blocking traffic or sidewalks. Are you proposing  
4 valet service?

5 MR. SADLER: Yes.

6 MS. MOORE: So then you'll show on some  
7 type of plan the staging areas for that?

8 MR. CARICKHOFF: Yes.

9 MR. SADLER: Yes.

10 MS. MOORE: So I'm assuming that's going  
11 to be on one of the other levels?

12 MR. SADLER: Well, the VIP I believe  
13 we're going to have it just on the rooftop. So when  
14 you get to the top, if you're going to choose to be a  
15 VIP guest for the night, you'll drive to the top and  
16 the valet driver will meet you, park your car and  
17 your car will be right at the rooftop.

18 MS. MOORE: What about the other people  
19 outside of the seven that are available?

20 MR. SADLER: The other spaces?

21 MS. MOORE: Because it's nine VIP; two of  
22 them are ADA. So then where do the other ones park?  
23 That's what I'm asking.

24 MR. SADLER: The rest of the cars?  
25 Throughout the garage.

1 MS. MOORE: Right. So that was the  
2 question.

3 MR. SADLER: Oh sorry.

4 MS. MOORE: No, that's all right.

5 MR. CARICKHOFF: Is there valet that  
6 would use some of the other spaces. Would you have a  
7 valet if the outside --

8 MR. SADLER: Yeah, if it's needed.

9 MS. MOORE: I'm assuming the next level  
10 down or something like that?

11 MR. CARICKHOFF: Probably something like  
12 that.

13 MS. MOORE: However many --

14 MR. SADLER: The other section, maybe 20  
15 spaces.

16 MS. MOORE: Okay. That was it. Thanks.

17 The Site Plan and Roof Deck Plan should  
18 be revised to an engineer's scale. The graphic scale  
19 should be updated accordingly. You'll change that?

20 MR. CARICKHOFF: Sure. Yes.

21 MS. MOORE: The access points should be  
22 identified on the plan?

23 MR. CARICKHOFF: Okay. For the parking  
24 garage?

25 MS. MOORE: Yes.

1 MR. CARICKHOFF: Okay.

2 MS. MOORE: No. Actually on that level.

3 The level for --

4 MR. CARICKHOFF: Understood. Okay.

5 MS. MOORE: Okay. The applicant should  
6 provide testimony regarding any proposed utilities  
7 required for the improvements.

8 MR. CARICKHOFF: Yes. We anticipated  
9 providing that construction document level building  
10 permit as far as the amount of electricity and  
11 everything, how we're getting it there.

12 MS. MOORE: Not really electricity but  
13 water and sewer.

14 MR. CARICKHOFF: Oh, water and sewer.  
15 I believe we are --

16 MR. SADLER: Are you saying like are we  
17 going to use water and sewer?

18 MR. CARICKHOFF: Water supply.

19 MS. MOORE: Right. Are you proposing  
20 water and sewer on that level?

21 MR. SADLER: Oh, yeah, for the  
22 bathrooms.

23 MR. CARICKHOFF: We're providing  
24 bathrooms. They're not going to be connected to any  
25 public sewer system. Like a porto-potty-type of a

1 system.

2 MS. MOORE: Right. So then you're not  
3 proposing water and sewer.

4 MR. CARICKHOFF: Correct.

5 MS. MOORE: Because they --

6 MR. SADLER: We're not using the  
7 public's.

8 MS. MOORE: Right.

9 MR. CARICKHOFF: We're not proposing any  
10 new water or sewer.

11 MS. MOORE: They'll be self-contained?

12 MR. SADLER: Correct.

13 MR. CARICKHOFF: Absolutely, yes. Any  
14 bathrooms or anything it's self-contained.

15 MS. MOORE: What about water or any place  
16 else?

17 MR. CARICKHOFF: That would be brought.  
18 We will not be tapping into as far as I know. We  
19 won't be trying to tap in.

20 MR. SADLER: We're going to use like a  
21 water vessel. Kind of like a septic system so the  
22 tank will be filled to the top and then it would be a  
23 septic for pumping down. That will all be done in  
24 the garage on the first level. We'll have a water  
25 truck and that will come in.

1 MS. MOORE: So then you are proposing  
2 improvements to water and sewer if you have a tank?  
3 That's what we need to see. I need to see your  
4 proposed utilities.

5 MR. CARICKHOFF: We will clarify.

6 MS. MOORE: Right. So if you have a  
7 tank, I need to see what level that's on. You're  
8 saying it's on the first and then the pump. We need  
9 to know what kind of pump that you're pumping up.  
10 And that in addition, has to be approved by the  
11 health department depending on what the size of it  
12 is.

13 MR. SADLER: Okay.

14 MR. CARICKHOFF: Understood.

15 MS. MOORE: So that's water. And then  
16 you're saying also sewer too? Or that's  
17 self-contained?

18 MR. SADLER: Yeah, it's all  
19 self-contained.

20 MS. MOORE: So water for like bar use and  
21 everything?

22 MR. SADLER: That would be in a tank, a  
23 water tank.

24 MS. MOORE: A tank.

25 MR. SADLER: That would be the tank on

1 the first floor. The water tank.

2 VICE-CHAIRMAN STILL: What about the  
3 proposed pool; like water for the proposed pool; how  
4 will that --

5 MR. SADLER: That will be filled  
6 initially with a water truck then salt water, so it's  
7 just like a regular pool at your house where it has a  
8 filter, pump.

9 MS. MOORE: Okay. That needs to be shown  
10 on site plans. So I understand that you're familiar  
11 with construction drawings. But when you have the  
12 site plan portion of the project, we need to see  
13 utilities. Not necessarily gas and electric but  
14 water and sewer.

15 MR. CARICKHOFF: Got it.

16 MS. MOORE: And water and sewer not just  
17 public but if you have a tank, if you have a septic,  
18 you know, that's all proposed utilities. Okay?

19 MR. CARICKHOFF: Okay.

20 MR. EINGORN: Is there a plan in case  
21 this proposed pool leaks?

22 MR. CONSOLE: Yes.

23 MR. EINGORN: All right. We'll get to  
24 that.

25 MR. CONSOLE: I saw that in your notes.

1 MS. MOORE: Yes. So that needs to be  
2 provided. So you are proposing utilities.

3 Testimony should be provided regarding  
4 how the proposed improvements will drain. The plan  
5 should show the location of any existing or proposed  
6 roof drains.

7 MR. CARICKHOFF: We will locate the  
8 existing roof drains. That's what's we're planning  
9 on using for any runoff drainage. We can't pool.  
10 The sand area you see in the beach zone will be fully  
11 contained with geotextile fabrics and nothing will  
12 leak out of it but water can drain through so it  
13 doesn't find its way to the drainage system,

14 MS. MOORE: Compressive strength.

15 MR. EINGORN: How many gallons is in the  
16 pool?

17 MR. CARICKHOFF: I mean, I'm not  
18 anticipating a gigantic leak. How many gallons at  
19 the moment?

20 MR. SADLER: It's like a container pool  
21 so it's only 12-by-8-by-4 foot so it's not like  
22 swimming. It's hanging out. So I don't know. Maybe  
23 10,000 gallons maybe. I'm guessing. Because a  
24 16,35,8 foot, it's 28,000 gallons. So probably about  
25 10,000 gallons.

1 MS. MOORE: The project must be approved  
2 by both the City Engineer and the City Fire Chief  
3 prior to final approval with written verification  
4 provided to our office prior to final signatures on  
5 the plans.

6 MR. CONSOLE: We've got fire  
7 approval.

8 MS. MOORE: The Fire Chief?

9 MR. CONSOLE: Yeah, the Fire Chief.

10 MS. MOORE: Did you forward that too?

11 MR. CONSOLE: I believe that I did.

12 MS. MOORE: Oh, you can keep this. I  
13 just need to see the date of it.

14 MR. CONSOLE: Okay.

15 MS. MOORE: Because I think I had it. It  
16 just came out after my letter.

17 MR. CONSOLE: Thank you.

18 MS. MOORE: Somehow I just received it.  
19 Just in case, can you email that to me, please?

20 MR. CONSOLE: Yeah, it's better than me  
21 handing you this now.

22 MS. MOORE: Yes, yes. Because we don't  
23 use paper anymore so it's just electronic files.

24 Testimony should be provided as to  
25 whether any structural changes on the rooftop deck



1 are proposed to accommodate the nightclub operation  
2 and amenities.

3 MR. CARICKHOFF: We do not have a  
4 structural engineer on board as of yet. That's  
5 something that we were going to address pending  
6 approval for the zoning that we would address at the  
7 building permit level.

8 MS. MOORE: Okay. So in Camden those  
9 type of things have to be address during the design  
10 phase.

11 MR. CARICKHOFF: Okay.

12 MS. MOORE: So we would need to see  
13 signed and sealed structural calculations and  
14 drawings prior to getting any type of permit. It's  
15 actually prior to me signing 'okay' on the plans;  
16 that all of that stuff takes place in the design  
17 phase. Okay?

18 MR. CARICKHOFF: Okay.

19 MR. CONSOLE: So likely, we'll have a  
20 recall of this hearing where we'll come back with  
21 items that you mentioning?

22 MR. EINGORN: This kind of feels like a  
23 preliminary site plan --

24 MR. CONSOLE: And that's fine.

25 MR. EINGORN: -- as opposed to

1 preliminary and final.

2 MS. MOORE: Yes. I mean, that is what  
3 it's sounding like as opposed to preliminary and  
4 final.

5 MR. CONSOLE: Yep, that's fine.

6 MS. MOORE: Yes.

7 The garage roof should be evaluated for  
8 the added live loads from crowds and installation of  
9 the proposed amenities. A structural engineer  
10 certification must be provided. So that's all  
11 structural. So you'll handle everything structurally  
12 so I don't need to go through the comments then  
13 you'll add all of that.

14 MR. CARICKHOFF: Yes.

15 MS. MOORE: New Jersey licensed P.E. if  
16 it's not already. It's on here.

17 The proposed tent must comply with all  
18 applicable provisions for the New Jersey Building  
19 Code. Detail plans for anchoring, that's all still  
20 structural. Testimony should be provided as to  
21 whether these tents will be used permanently or  
22 temporarily during inclement weather. So the tents,  
23 are they permanent structure?

24 MR. CARICKHOFF: They are meant to  
25 withstand a storm, correct. So they will be bolted

1 into the concrete.

2 MS. MOORE: So they're permanently there.  
3 They're not just temporary for bad weather.  
4 Permanently. Okay.

5 And the height of the tent must be  
6 provided including the overall height of the building  
7 with the tent to ensure compliance with the maximum  
8 permitted height which is 450 feet from the average  
9 grade line perimeter of the building per the  
10 Redevelopment Plan. So do you know the height?

11 MR. CARICKHOFF: I know we will be below --

12 MS. MOORE: You'll be less than?

13 MR. CARICKHOFF: -- 450 feet, yes.

14 MS. MOORE: Okay. Let's move on to  
15 Lighting: Testimony should be provided regarding the  
16 existing condition of the parking garage lighting and  
17 whether any changes to the lighting are proposed.

18 MR. CARICKHOFF: As far as existing  
19 lighting, we --

20 MR. SADLER: Existing lighting up there  
21 is just to light the parking.

22 MS. MOORE: The parking, right. Is it  
23 adequate for parking, for the parking?

24 MR. CARICKHOFF: Yes.

25 MS. MOORE: Now, whatever you're going to

1 add to it, that's different. But right now I'm  
2 saying for a parking it's adequate. For your --

3 MR. CARICKHOFF: For where the nine  
4 spaces that we are parking, yes.

5 MS. MOORE: Right. And then even on the  
6 second -- that next floor, where you're going to  
7 have --

8 MR. CARICKHOFF: The valet?

9 MS. MOORE: Valet, yes.

10 MR. CARICKHOFF: Existing the --

11 MS. MOORE: Existing is adequate.

12 MR. CARICKHOFF: Yes.

13 MS. MOORE: So you should have someone  
14 check to make sure that it's adequate.

15 MR. CARICKHOFF: I don't have that and I  
16 can't confirm that.

17 MS. MOORE: So nighttime, so you would do  
18 some type of nighttime analysis to make sure that it  
19 is adequate. Okay?

20 MR. CARICKHOFF: Okay.

21 MS. MOORE: Because that's not a --  
22 because it's a Parking Authority, that's a building  
23 that didn't come into the Board so I'm not familiar  
24 with it.

25 MR. CARICKHOFF: I understand. Because

1 we're proposing to use fixtures, we need to make sure  
2 it's up to code.

3 MS. MOORE: Yes.

4 MR. CARICKHOFF: Understood.

5 MS. MOORE: Any changes or additional  
6 lighting proposed, shall be full cut-off type  
7 fixtures and are encouraged to be 85 percent full  
8 cut-off type fixtures.

9 MR. CARICKHOFF: Okay.

10 MS. MOORE: Shielding on all new lights  
11 shall be required. So you'll add shielding? Because  
12 I'm assuming you're having new lights on the top?

13 MS. MOORE: Yes. So you'll add  
14 shielding?

15 MR. CARICKHOFF: Yes.

16 MS. MOORE: No lighting shall shine  
17 directly or reflect into windows or on to streets and  
18 driveways. You'll make sure that's --

19 MR. CARICKHOFF: Yes.

20 MS. MOORE: The following lighting  
21 characteristics are prohibited per Section 870-243J:  
22 The use of outdoor strobe lighting; outdoor lights  
23 that flash, pulse, rotate, move or stimulate motion;  
24 searchlights or flashing or animated signs; and the  
25 use of laser source light or any other similar

1 high-intensity light for outdoor advertising or  
2 entertainment. All of those are prohibited. You  
3 acknowledge that, right?

4 MR. CARICKHOFF: What if they're not  
5 visible from the outside of the structure?

6 MS. MOORE: No, they're all prohibited.

7 MR. CARICKHOFF: Okay.

8 MS. MOORE: Okay.

9 MR. CARICKHOFF: Even with the tent  
10 structure?

11 MR. EINGORN: It's still outdoors.  
12 Because it's still outdoors, that's the issue.

13 MS. MOORE: Right.

14 MR. EINGORN: Indoors it would be  
15 different. That's why you're getting --

16 MR. CARICKHOFF: That's what I was trying  
17 to understand.

18 MS. MOORE: Oh, yeah, I'm sorry. Even  
19 though they're prohibited, once they're prohibited,  
20 it just means prohibited.

21 MR. EINGORN: The issue is, because it's  
22 within the envelope of the top of the building, the  
23 question is, is it an indoor or outdoor? But because  
24 it's open to the air, I would take the position it's  
25 outdoor. And, therefore, you would need a variance

1 to --

2 MR. CONSOLE: How about if it's under the  
3 tent?

4 MS. MOORE: See, that's the attorney  
5 speaking. When I see prohibited, I understand it has  
6 prohibited. There's no explanation in the ordinance  
7 as to why it's prohibited.

8 MR. CARICKHOFF: You can't have an  
9 enclosed structure, nightclub that has lighting that  
10 flashes if it was an indoor?

11 MS. MOORE: I don't know if it explains  
12 it that much. So prohibited just means...

13 MR. EINGORN: Right. There's no  
14 ordinance exception for inside a tent, right? It's  
15 read the way it is. So if you come back for a final  
16 and you want a disco ball, right, notice a variance  
17 for a disco ball for outdoor lighting that rotates  
18 and flashes.

19 MR. CARICKHOFF: Okay.

20 MR. CONSOLE: So we'd have to propose and  
21 notice on?

22 MR. EINGORN: When you come back for  
23 final if you're approved for preliminary.

24 MR. CONSOLE: Got it.

25 MS. MOORE: Yes, you're doing a very good

1 job. I see prohibited. When you're outside, you're  
2 not the only one seeing all of that too.

3 MR. CARICKHOFF: I understand. But it  
4 just sounded like the way you were explaining it,  
5 even if you were completely enclosed, it would be  
6 prohibited.

7 MS. MOORE: That's why I have to actually  
8 read that section. Because right here I'm just  
9 saying prohibited and I don't know what goes along  
10 with that section but I know what that word means.

11 Details of any lights proposed must be  
12 provided for review and approval. You'll provide  
13 that?

14 MR. CARICKHOFF: Yes.

15 MS. MOORE: Traffic Report: Increased  
16 nighttime vehicle and pedestrian activity may  
17 conflict with existing traffic patterns. A traffic  
18 impact statement should be submitted.

19 MR. CONSOLE: Yes, we've already  
20 discussed that we would provide that.

21 MS. MOORE: Okay. Signed and sealed?

22 MR. CONSOLE: Yes.

23 MS. MOORE: Signage: Any signage,  
24 facade, freestanding, directional signs, etc,  
25 proposed to be installed for the nightclub should be



1 provided for review and approval. Per the  
2 Redevelopment Plan, all signs are subject to the  
3 approval of the Design Review Committee and the  
4 Planning Board. So are you proposing any signs?

5 MR. CARICKHOFF: We will have signs.

6 MR. SADLER: Yeah, we'll have signage.

7 MS. MOORE: Did you submit any with the  
8 plans?

9 MR. CARICKHOFF: Not as of yet, no.

10 MS. MOORE: Do you know how many signs?

11 MR. SADLER: Two on each side.

12 MS. MOORE: Two?

13 MR. SADLER: Yes.

14 MS. MOORE: Are they on here?

15 MR. SADLER: No.

16 MR. CARICKHOFF: No. We'll give you  
17 details.

18 MS. MOORE: More detailed information?

19 MR. CARICKHOFF: Yes, absolutely.

20 MS. MOORE: Okay as to the size?

21 MR. CARICKHOFF: Size and what it is,  
22 yes, and how it's mounted.

23 MS. MOORE: Per the Redevelopment Plan,  
24 no signs that use flashing, blinking, twinkling,  
25 rotating, animation, moving or present the illusion

1 of movement, are permitted.

2 MR. CARICKHOFF: Understood.

3 MS. MOORE: The temporary display of  
4 signs, banners, flags, pennants and similar devices  
5 in connection with special events or activities of a  
6 public or nonprofit nature, or upon the occasion of  
7 the opening of new business use, shall be permitted,  
8 provided such display shall not exceed 14 days and  
9 shall not occur more than four times per calendar  
10 year. Do you think you'll be using any of those?

11 MR. CONSOLE: Special event signs?

12 MR. SADLER: Don't know.

13 MS. MOORE: You would let us know?

14 MR. SADLER: Yeah.

15 MR. CARICKHOFF: We'll have to let you  
16 know.

17 MS. MOORE: So just respond to that if  
18 you will be using that. But I'll say, not sure at  
19 this time.

20 MR. CARICKHOFF: Yes.

21 MS. MOORE: But it is permitted. It's  
22 just specified?

23 MR. CARICKHOFF: Ahead of time.

24 MS. MOORE: All other applicable sign  
25 requirements outlined in the Redevelopment Plan must

1 be satisfied. So you'll take a look at that?

2 MR. CARICKHOFF: Understood.

3 MS. MOORE: The applicant should be aware  
4 of the prohibited signs outlined in the zoning  
5 ordinance as outlined in Section 870-253C.

6 Testimony should be provided regarding  
7 the days and hours of the operation of the nightclub.

8 MR. CONSOLE: Do you have the hours?

9 MR. SADLER: The hours, it will be from  
10 Thursday to Sunday from --

11 MS. MOORE: Thursday to Sunday.

12 MR. SADLER: I'm sorry. Thursday to  
13 Sunday, 12:00 p.m. to 2:00 a.m. I have it right  
14 here.

15 MS. MOORE: 12:00 p.m. to 2:00 a.m.?

16 MR. SADLER: Yes. That would be Thursday  
17 through Sunday.

18 MS. MOORE: So it would close Monday  
19 morning?

20 MR. SADLER: Yes.

21 MS. ALSTON: Excuse me. Thursday,  
22 Friday, Saturday, Sunday from?

23 MR. SADLER: From 12:00 to 2:00 a.m.

24 MS. ALSTON: 12:00 p.m. to 2:00 a.m.?

25 MR. SADLER: Yes.

1 MS. MOORE: So the 2:00 a.m. winds up  
2 being that Monday morning?

3 MS. ALSTON: Okay. Thanks.

4 MS. MOORE: Testimony should be provided  
5 regarding fire safety and emergency evacuation  
6 procedure. Review and approval from the City's Fire  
7 Official must be obtained to ensure fire safety and  
8 egress. So that was provided.

9 MR. CONSOLE: Yes.

10 MS. MOORE: The applicant should  
11 coordinate with the Police Department to develop an  
12 operations and security plan. Written confirmation  
13 from such review and any agreed-upon measures shall  
14 be submitted prior to final approval. You agree?

15 MR. SADLER: Yes.

16 MR. CONSOLE: Yes.

17 MS. MOORE: The proposed location of the  
18 nightclub increases the potential for amplified sound  
19 travel. The applicant should provide a noise  
20 mitigation plan in compliance with local and state  
21 noise standards.

22 MR. CONSOLE: Yes.

23 MS. MOORE: That's another signed and  
24 sealed document.

25 MS. MOORE: Rooftop access control,

1 queuing, and security staffing must be addressed  
2 particularly with late night operations. You  
3 acknowledge that?

4 MR. SADLER: Yes.

5 MR. CONSOLE: Yes.

6 MS. MOORE: The applicant should detail  
7 how deliveries, trash removal and servicing will be  
8 handled for the food trucks, restroom trailers and  
9 supplies.

10 MR. CARICKHOFF: Yes.

11 MS. MOORE: I mean, how is that going to  
12 be handled like trash, trash pick up?

13 MR. SADLER: We'll have employees that  
14 will pick up the trash. But then again back to that  
15 garage area, there will be a dumpster that we will be  
16 able to use.

17 MS. MOORE: Okay. So the dumpster that  
18 may already be in the garage --

19 MR. SADLER: Yeah.

20 MS. MOORE: -- you'll use that?

21 MR. SADLER: That one or we'll get  
22 another one because they have a big one there. But  
23 obviously for our facility, we'll have our separate  
24 so we're not mixing with their day-to-day business  
25 trash.

1 MS. MOORE: And you'll have a private  
2 pick up?

3 MR. SADLER: Yeah. They already have one  
4 that comes. We'll just pay the extra fee to have  
5 another one.

6 MR. EINGORN: You'll put that in the  
7 plans somewhere where you propose the dumpsters?

8 MR. CARICKHOFF: Yes.

9 MR. CONSOLE: The trash removal aspect of  
10 the plan?

11 MR. EINGORN: Right. If you're going to  
12 add an additional dumpster on the first floor or  
13 something of that nature, yes.

14 MR. CARICKHOFF: We'll show where it is  
15 and size.

16 MS. MOORE: And deliveries too? You'll  
17 show how deliveries will be made?

18 MR. SADLER: Oh, the supply deliveries?

19 MS. MOORE: Right.

20 MR. SADLER: We have a freight elevator  
21 that we use. There's two elevators.

22 MS. MOORE: Just note. For a couple of  
23 these items, these are like notes on the plan.

24 MR. CARICKHOFF: Right.

25 MS. MOORE: If you had, you know, freight

1 operator, elevator is available for deliveries or  
2 something.

3 MR. CARICKHOFF: Yeah. Okay.

4 MR. SADLER: Yes.

5 MS. MOORE: The rooftop must remain ADA  
6 accessible with compliant routes for patrons with  
7 disabilities. We went through that.

8 Testimony should be provided as to  
9 whether the lease agreement allows a nightclub to  
10 make permanent modifications to the public garage and  
11 how the space will revert if the nightclub ceases  
12 operations.

13 MR. CONSOLE: It does not allow us to  
14 make permanent modifications.

15 MS. MOORE: It does allow?

16 MR. CONSOLE: It does not.

17 MS. MOORE: It does not?

18 MR. CONSOLE: It does not.

19 MS. MOORE: Okay.

20 MR. CONSOLE: Outside of things like  
21 bolting in the tent, no actual modifications,  
22 structural or otherwise.

23 MS. MOORE: So if the rooftop right now  
24 can't handle a swimming pool, what would you do?

25 MR. SADLER: We'd take it out.

1                   MR. CARICKHOFF: Remove the swimming pool  
2 from the proposal if it structurally can't support --

3                   MS. MOORE: So then the swimming pool is  
4 not there, is there something that you would --

5                   MR. SADLER: Add another bar.

6                   MS. MOORE: Another bar?

7                   MR. SADLER: Yeah. Another food truck;  
8 more space for the amenities, Corn Hole, games,  
9 ping-pong.

10                  MS. MOORE: All right.

11                  The applicant's name, address and phone  
12 number should be added on the plan?

13                  MR. CARICKHOFF: Okay.

14                  MS. MOORE: The signature block should be  
15 added to the plan for the signatures of the Zoning  
16 Board Chairman, Zoning Board Secretary, Zoning Board  
17 Engineer and the Zoning Officer/Administrative  
18 Officer.

19                  MR. CARICKHOFF: On all sheets or just  
20 the cover sheet?

21                  MS. MOORE: No. Just that cover sheet.  
22 And it's just the names exactly how I have here,  
23 those four.

24                  MR. CARICKHOFF: Okay. I'll put it  
25 exactly.



1 MS. MOORE: With the line for everyone to  
2 sign and the date.

3 MR. CARICKHOFF: Got it.

4 MS. MOORE: Any proposed structures or  
5 amenities, including the bathroom trailers, cabanas,  
6 and any permanent or temporary accessory features  
7 must be submitted to the Construction and Building  
8 office for review. Detailed construction documents  
9 must be submitted as part of the building permit  
10 application.

11 MR. CARICKHOFF: Understood.

12 MS. MOORE: But you knew that?

13 MR. CARICKHOFF: Yes.

14 MS. MOORE: The applicant and owner ar  
15 reminded that site safety is their responsibility.  
16 The plan should note the site safety note right here,  
17 specifically what's in the parenthesis specifically  
18 all of that.

19 MR. CARICKHOFF: Okay.

20 MS. MOORE: You'll add that?

21 MR. CARICKHOFF: I will.

22 MS. MOORE: The Summary of Variances and  
23 Waivers, I just have a variance as the Redevelopment  
24 Plan, d(1) Use Variance. If there are any other  
25 as you said, you're just here for preliminary. If

1     there are any others that you find once we do your  
2     analysis for final approval, that's something to --

3             MR. CONSOLE:   It sounds like lighting and  
4     perhaps signage would be additional?

5             MS. MOORE:    Yes.

6             MR. EINGORN:   So you have the use  
7     variance for the actual use.   Do you need a use  
8     variance for two principal uses on the same lot?

9             MR. CONSOLE:   Because it's preliminary,  
10    it's parking.

11            MR. EINGORN:   It's originally a parking  
12    lot and now you're using it also as a nightclub.

13            MS. MOORE:    Or is it just a nightclub  
14    with accessory parking for the nightclub?

15            MR. EINGORN:   It's a parking garage.  
16    It's ordinally a parking garage.

17            MS. MOORE:    Right.

18            MR. EINGORN:   You're plopping a nightclub  
19    on top.

20            MS. MOORE:    Is that all subsumed once you  
21    hit the d(1) use?

22            MR. EINGORN:   I mean it's -- you have to  
23    show the same criteria.   I'm not just saying, if you  
24    need that use variance and you don't get it, right,  
25    then you have a deficient application.

1 MS. MOORE: Okay.

2 MR. CONSOLE: So there would be there a  
3 modification to the variance or an additional?

4 MR. EINGORN: I think you need an  
5 additional use variance. One for the use itself and  
6 one for two principal uses.

7 MS. MOORE: Two principal uses on the  
8 same lot. Do you know what section of the Ordinance  
9 that is?

10 MR. EINGORN: Not off the top of my  
11 head.

12 MS. MOORE: I know. Me either. Okay.

13 So that's -- that would be a variance --  
14 I'm sorry -- an ordinance reference. I just don't  
15 have that right now, Section 870- something. So I'll  
16 have that in the review letter. I'll have that  
17 noted.

18 MR. CONSOLE: Understood.

19 MS. MOORE: So it's just those two then,  
20 right, Kyle, just those two, the d(1) and then two  
21 principal uses on the same lot?

22 MR. EINGORN: Yes. They don't have any  
23 signage yet. So they'll have to propose that as part  
24 of a final Site Plan or a separate application.  
25 You're not going to consider signage that you haven't

1     seen. You know what I mean? You're not going to  
2     consider lighting you haven't seen, right? You're  
3     not going to grant variances for those things.

4                 MS. MOORE: Right.

5                 MR. EINGORN: So those aren't currently  
6     before you. They would come back. If you grant the  
7     use variance and preliminary, they would come back  
8     with a final with other variances. So you would see  
9     the lighting; you would see --

10                MS. MOORE: That's just bulk variances.

11                MR. EINGORN: Right. You would see the  
12   trash enclosure, you know --

13                MS. MOORE: The structural. Everything  
14   would be known.

15                MR. EINGORN: Structural; all of that.  
16   They'd have to come back on final. And they would  
17   have to ask for whatever bulk variances were  
18   necessary at that time. Based upon where we are, the  
19   applicant is saying, we won't ask for final. We'll  
20   ask for preliminary and the use variance. And then  
21   they'll do the investigation for the final and  
22   determine all of those items.

23                MS. MOORE: Because this is complete.  
24   This is already done as if it were preliminary and  
25   final. So I have no -- unless I see any additional

1 items, I have no additional comments. So as long as  
2 you satisfy everything here, there may be a few new  
3 comments. But if once you satisfy this then you  
4 should be fine.

5 MR. CONSOLE: Okay. And we're exhibiting  
6 as much clarity as we could tonight on what all is  
7 going to be required in the future. And thank you  
8 for that.

9 MR. EINGORN: Clearly, you need an  
10 engineer for the structural piece and all that. So  
11 you may want to have him go through and check the  
12 lighting and all of those items as well while you're  
13 at it.

14 MR. CONSOLE: Un-huh.

15 MS. MOORE: That's a different engineer.  
16 So you'll have your structural engineer and then  
17 you'll have a traffic mostly likely?

18 MR. CONSOLE: There's different kinds of  
19 engineers?

20 MR. EINGORN: You're already employing an  
21 engineering firm. They should have somebody who can  
22 do that as well hopefully.

23 MS. MOORE: Structural is kind of  
24 different. A structural engineer deals with  
25 structures. And then you can get a civil engineer to

1 handle your lighting, your traffic --

2 MR. EINGORN: And the parking.

3 MS. MOORE: Signage too.

4 MR. CARICKHOFF: Yes.

5 MS. MOORE: So no waivers at this time.

6 And you see the approval process as listed on pages 7  
7 and 8. If you have any questions, you can contact me  
8 about that process.

9 MR. CONSOLE: Okay.

10 MS. MOORE: Outside Agency Approvals I  
11 have, Camden County Planning Board. You already  
12 received the City Fire official fire department and  
13 Camden County Police Department. Any others that may  
14 be necessary that you're aware of?

15 MR. CONSOLE: No.

16 MS. MOORE: That concludes my review.

17 CHAIRMAN HANCE: Thank you, Dena.

18 MR. EINGORN: So you gave us an overview  
19 and we went to the letter. You want to just walk the  
20 Board briefly through your diagrams and just show the  
21 Board what you're proposing and have an idea of where  
22 everything will be located?

23 MR. CARICKHOFF: I'll walk through the  
24 plan for you. I'm fine with this. I don't know if  
25 you want to put it up.

1                   CHAIRMAN HANCE:   So you should actually  
2 put it up and show the Board.

3                   MR. CARICKHOFF:   Are we able to get it up  
4 on the screen?

5                   MR. CONSOLE:    Yes.

6                   MR. EINGORN:    Absolutely.   We all have a  
7 copy.

8                   MS. MOORE:    If you can also send this to  
9 me electronically.

10                  MR. CARICKHOFF:   We can do it.

11                  I'll just run through what we're  
12 proposing on the rooftop.   If you want to jump to the  
13 fourth page.   That has kind of the fourth floor plan  
14 of the overall fourth floor plan.   This is the top of  
15 the parking garage.   North being I believe upward on  
16 the page.   Current traffic comes up right here.

17                  There's parking spaces along this ramp on  
18 both sides.   We're proposing to remove a portion in  
19 here so that any circulation that comes up and then  
20 continues and then this actually ramps back downward.  
21 It doesn't disrupt the flow of the parking garage as  
22 it stands right now.   So even if the club is closed,  
23 we're planning to kind of take this portion from here  
24 over which ramps-up and comes around.   So the limits  
25 of the nightclub would kind of be bordered around

1 here.

2           So this kind of checkered board area,  
3 we're proposing to do a kind of a like a floormat  
4 finish on the ground. It would be just something  
5 that's placed there; interlocked; and kind of gives a  
6 higher-end finished look. And that would be where  
7 our VIP parking is proposed and a nice walkway for  
8 people who have parked in the parking garage that are  
9 walking up to the space. Anybody else who parked  
10 elsewhere or arriving down at grade level, would come  
11 up through the elevator. And this is kind of the  
12 landing area where everyone arrives. This is also  
13 where they'll pay admission to get in. We'll have a  
14 host stand there.

15           We have an accessible ramp for anybody  
16 that's in a wheelchair to get up to what we're  
17 proposing here in this zone as a finished floor  
18 system that is kind of a floating finished floor. So  
19 that would be comprised of, and you may have seen  
20 them on roof decks and that kind of thing, they're  
21 adjustable kind of PVC columns that just sit on top  
22 of a roof. They're meant to not disrupt any  
23 warranties on finished roofs, that kind of thing.  
24 And you basically put like a tile -- manufactured  
25 tile pavers on top of them. It allows water to fall



1 through. They can be easily be removed by someone;  
2 maintenance to fix anything that might be underneath  
3 of them.

4 VICE-CHAIRMAN STILL: Sorry to interrupt.  
5 So you mentioned bordering around the club. What are  
6 you bordering with like the walls, I guess?

7 MR. CARICKHOFF: I'm sorry. To create  
8 the perimeter. So there are walls naturally along to  
9 prevent people from jumping off or falling. I  
10 believe they're at like 48 inches right now. The  
11 additional places, we're going to have down at the  
12 end of our section here. We're just proposing to do  
13 some kind of planters that are about this tall and  
14 they'll have a security person making sure that no  
15 one else is kind of coming in through this area.

16 Same thing here, we have the change of  
17 finished materials. So visually, it'll be obvious  
18 that, you know, it's kind of beyond the parking zone.  
19 We'll also have the same planters along there. And  
20 we're kind of using them along the walls as well to  
21 keep people back from the edge.

22 VICE-CHAIRMAN STILL: So you're adding  
23 bordering or whatever is already there at 48 inches.

24 MR. CARICKHOFF: Will stay.

25 VICE-CHAIRMAN STILL: Is staying there.

1 You're not adding anything on top of that?

2 MR. CARICKHOFF: Not unless we had to.  
3 We're going to be able to get the required 42-inch  
4 guardrail height as it stands right now. We're not  
5 proposing to do -- it's more of a decorative thing  
6 and it just kind of keeps people away from the edge.

7 VICE-CHAIRMAN STILL: Got you.

8 MR. CARICKHOFF: Additionally, the tent  
9 structure is going to be inset from the edge. So any  
10 rain water that falls, will fall down on to the  
11 garage and not over the side. So we're just kind of  
12 pulling people in from the edge. People will enter  
13 here and then there will be a cabana zone. We do  
14 have a stage area for live entertainment; a kind of  
15 dance floor area in the middle. Again, this will all  
16 be kind of raised on that kind of finished floor  
17 area. And any water drainage will go down and into  
18 the drainage system. And then we have a bar set up  
19 on each side.

20 The colors are actually meant to  
21 designate change of color of the finishes. So  
22 there's kind of like a faux grass paver tile that  
23 we'll put at the cabanas to kind of give the outdoor  
24 feel. This center area where people have high-top  
25 tables so they're just kind of designated with

1 different floor colors. And the same thing at the  
2 dance area, we have a more decorative floor color.

3 So a bar at each end. And then as you  
4 come around the corner, we're going to have kind of a  
5 boardwalk and the beach area. That's actually where  
6 we're proposing to put sand barring structural  
7 review. But actual sand down there so it'll feel  
8 like a beach; beach games; that kind of thing.  
9 Shipping container pool. It'll be a prefab item  
10 purchased and put in place with the pumps as we  
11 mentioned to keep the water clean.

12 MS. MOORE: The pool sits up, right?

13 MR. CARICKHOFF: Correct. It's up.

14 MS. MOORE: Before it looked like it was  
15 down.

16 MR. CARICKHOFF: No, no. It's sitting on  
17 top of the slab. And we'll have to provide whatever  
18 guardrail would be required.

19 MS. MOORE: Okay.

20 MR. CARICKHOFF: But, yes, it's meant to  
21 sit on top of the slab.

22 MS. MOORE: Right. But I mean, there's a  
23 base to the pool from what it looks like on here. Is  
24 there some kind of base? That's what it looked like  
25 at one angle. Maybe I'm looking at it wrong.

1                   MR. SADLER: Here's the slab. This is  
2 how it looks on here. That just sits right on top of  
3 here.

4                   MS. MOORE: I see what you're saying.

5                   CHAIRMAN HANCE: So you're walking up to  
6 the pool off this end --

7                   MR. CARICKHOFF: Yes.

8                   CHAIRMAN HANCE: -- and there's a deck  
9 before the pool?

10                  MR. CARICKOFF: You'd walk up to it.  
11 There would be like -- they built in like a little  
12 platform where you can walk out on it to the deeper  
13 area. Yeah, there's an example of it, Number 4 here.  
14 So these would have cabanas at the beach area where  
15 you can rent, a way to kind of up-charge people that  
16 are coming. And then as you come across at the end  
17 here, you'd have the bathrooms. And, again, they're  
18 kind of like trailers, porta-potties. They're like  
19 higher-end portable bathrooms. Also, the food trucks  
20 so you can get your food; that kind of thing. We're  
21 not really proposing anything on the floor surface  
22 there.

23                  MS. MOORE: Now, there is an amination.  
24 They have an amination of this. This isn't working  
25 to my knowledge. But they do have an animation if

1 any of the Board members would like to see the  
2 animated version of it.

3 MS. MOSS: Might as well.

4 CHAIRMAN HANCE: That would be nice.

5 MS. MOORE: You would? Okay. They have  
6 an animation. I guess once we go through this,  
7 there's an animation if you want to view it.

8 MS. ALSTON: Okay. Yes.

9 MR. CARICKHOFF: I can walk through the  
10 three renderings too which is kind of what the  
11 animation is based on if you want.

12 MR. EINGORN: What building is behind  
13 you?

14 MS. MOORE: That's another parking  
15 garage, isn't it?

16 MR. CARICKHOFF: No.

17 MR. EINGORN: This looks like an office  
18 building or something.

19 MR. CARICKHOFF: Yes. That's the office  
20 building that's existing.

21 VICE-CHAIRMAN STILL: That's the DRPA  
22 building.

23 MS. MOORE: Is that the DRP building?

24 VICE-CHAIRMAN STILL: Yes.

25 MS. MOORE: Okay.

1 MR. EINGORN: I apologize. I'm looking  
2 at this 3D rendering aerial. I think that's what  
3 you're about to go through.

4 MR. CARICKHOFF: Yes.

5 MR. EINGORN: Are these preexisting?

6 MR. CARICKHOFF: No. There is an  
7 existing platform there that's used for seven parking  
8 spaces. We're proposing to take it for storage of  
9 stuff that might be stolen like furniture, that kind  
10 of thing or extra.

11 MR. EINGORN: So you'd put in  
12 like outdoor storage?

13 MR. CARICKHOFF: Like shipping container  
14 and locked storage.

15 MR. EINGORN: Okay. Got it. So those  
16 aren't preexisting. Those are proposed.

17 MR. CARICKHOFF: That would be proposed,  
18 yes.

19 MR. EINGORN: To the Board, I'm referring  
20 to these containers here.

21 CHAIRMAN HANCE: Right.

22 MR. CARICKHOFF: So this page kind of  
23 shows with the tent structure on it, we're not  
24 covering the beach section. But the two other  
25 sections would be covered, the food truck and the

1 main cabana area so that during inclement weather, we  
2 could still use the facility.

3           The next rendering might be easier to  
4 kind of see everything that's underneath. For  
5 clarity purposes, I removed the tent structures so  
6 you could see underneath. Again, you see the VIP  
7 parking area here and the entrance and then the main  
8 landing zone and host area, the entry into the  
9 entertainment space, the rented cabanas along the  
10 perimeter, the high-top tables seating down the  
11 middle. We have a dance floor area. And then the  
12 bars at each end are also kind of covered.

13           MS. RIVERA: What are these three things  
14 here?

15           MR. CARICKHOFF: That's what we were just  
16 speaking about. So they'd be like shipping  
17 containers. It would be kind of like a staging area  
18 for storage or anything that maybe we need to be  
19 locked.

20           MS. MOORE: So people come and rent the  
21 cabana area?

22           MR. CARICKHOFF: Yes. You guys are  
23 talking about the operation but, yes, that's the  
24 idea. You'd have kind of like bottle service tables.

25           MR. SADLER: Bottle service. VIP

1 service.

2 MR. CARICKHOFF: And the beach area,  
3 we're proposing to do planters with palm trees,  
4 decorative trees, that kind of thing to make it feel  
5 like you're laying on the beach; something like that.  
6 And then as you come down, you can see the food truck  
7 kind-of-zone with high-top tables for eating. You do  
8 get a glimpse of the signage that we're thinking  
9 about. And we wanted to look at doing that on each  
10 side.

11 MR. CARICKHOFF: Okay.

12 MS. MOORE: This is year-round?

13 MR. EINGORN: Can you speak a little  
14 louder?

15 MR. CARICKHOFF: Yes. I was just  
16 mentioning that on each side, this is the signage  
17 that we would be proposing above this street side  
18 mounted to the wall. We'll add that to our  
19 application and details, size and attachment.

20 The next page is just kind of zoom in on  
21 each area.

22 MS. MOORE: This is year-round, right?

23 MR. SADLER: Yes.

24 MS. MOORE: So then you'll have heating;  
25 you'll have heaters?



1 MR. SADLER: Yes.

2 MR. CARICKHOFF: I think I'll -- unless  
3 you want me to zoom in and kind of repeat of what I  
4 said.

5 MR. EINGORN: Any other questions from  
6 the Board about the photographs, the arrangement, the  
7 site plan?

8 MS. MOORE: Do you have a set capacity?

9 MR. CARICKHOFF: It's going to be set by  
10 the occupancy plan that we would put together.  
11 Code-driven.

12 MS. MOORE: The code. Okay.

13 MR. CARICKHOFF: Yes.

14 MS. ALSTON: I have a few questions but  
15 they're little bit outside of just the plans. I was  
16 just thinking about -- I know you probably already  
17 done like a revenue projected. Do you have a  
18 roundabout figure of what you hope that you're going  
19 to be generating by doing this project?

20 MR. SADLER: I don't have anything like  
21 concrete but --

22 MR. EINGORN: I don't think that's --  
23 that's probably not relevant to what we're doing  
24 tonight.

25 MS. ALSTON: I know but I think if we

1     were going to do the -- we have to determine -- we  
2     have to decide whether the d(1) variance, whether  
3     we're going to do that.

4                 MR. EINGORN:   And the financial viability  
5     of it doesn't go to the variance.   Right?

6                 MS. ALSTON:    I don't know.

7                 MR. EINGORN:   It's about --

8                 MS. ALSTON:    You think it's outside the  
9     scope of what we're --

10                MR. EINGORN:   Yes.   I think that's  
11     outside of the scope of this discussion.   I don't  
12     want to like pooh-pooh to your question but I don't  
13     think that's relevant.

14                MS. ALSTON:    I'm thinking more of along  
15     the lines of maybe generating, I guess, the revenue  
16     for the City and also the number of employees and  
17     things like that.

18                MR. EINGORN:   Employees is a great  
19     question.

20                MS. MOORE:     Employees are fine.

21                MR. EINGORN:   Great question.   How many  
22     employees do you think you'll have?

23                MR. SADLER:    We probably will have 50 to  
24     100.

25                MR. EINGORN:   You'll have 100 employees.

1 Great. Would you hire from the City of Camden?

2 MR. SADLER: Of course. Every single  
3 one.

4 MS. ALSTON: And I did see that the  
5 traffic pattern, there's going to be a study on the  
6 traffic or is that what it is that I saw there?

7 MS. MOORE: Yes.

8 MR. CARICKHOFF: That was requested, yes.  
9 We are going to be providing that.

10 MR. CONSOLE: We have an animation that's  
11 only 45 seconds that my clients thought might help.  
12 If there's an HDMI cable then I can do it. Oh there  
13 is one. Let's see if this works.

14 (At which time the Board and public are  
15 viewing the applicant's animation.)

16 MR. EINGORN: Any operational questions  
17 about the application?

18 CHAIRMAN HANCE: I'm sure you'll have  
19 cameras around the area?

20 MR. SADLER: Yes. The garage already has  
21 cameras. But around the vicinity, we'll have extra  
22 cameras.

23 MR. CONSOLE: Yes. We have worked  
24 with -- do you know the locations of these cameras  
25 already; do you remember?

1 MR. SADLER: Yes.

2 MR. CONSOLE: We spoke with the Port  
3 Authority and the garage folks and their attorneys  
4 communicated regarding the existing cameras. We have  
5 an agreement in place regarding the benefits of the  
6 public but also the security for the patrons; that  
7 the cameras won't be used to spy on our patrons. But  
8 they're going to be remaining where they are and not  
9 pointed directly at the inside. They're out-facing  
10 the ones that already exist and they'll have security  
11 cameras at the entrances and exits.

12 MS. NUNEZ: In regards to the food  
13 trucks, are they going to be permanent trucks there  
14 or are you going to hire different trucks from the  
15 City to come in?

16 MR. SADLER: I mean, as far as the  
17 trucks, we obviously are going to have food from  
18 local groups that we're familiar with. But, you  
19 know, if there's a different type of food, we can  
20 bring in different cultures in. Yes, we would like  
21 to switch it out so get different menus and different  
22 foods.

23 VICE-CHAIRMAN STILL: With regard to  
24 safety and the cameras. So let's say something  
25 happens, you guys, in that agreement it does say you

1 have access to those other cameras as well?

2 MR. SADLER: Correct.

3 VICE-CHAIRMAN STILL: If something  
4 happens and I come to you, well, you got to go to  
5 DPRA. You know what I mean?

6 MR. CONSOLE: This is one of the other  
7 areas as well. They could speak to that. But we'll  
8 have our own security cameras. There's cameras that  
9 exist already. And our argument with them is, that  
10 we can have that footage if we need it. But it's  
11 also not going to be specifically filming inside.  
12 And we're not going to interfere with what they're  
13 meant to film which, I believe, is down and down the  
14 different corridors.

15 VICE-CHAIRMAN STILL: I think it's just  
16 of safety and security?

17 MR. CONSOLE: Yes. We are back and forth  
18 with the lawyers to deal with that already.

19 MS. ALSTON: Is the intention to bring in  
20 talent? I saw the stage area.

21 MR. SADLER: Excuse me?

22 MS. ALSTON: Is the intention is, to  
23 bring in talent because I saw the stage area?

24 MR. SADLER: Yes. We will be bringing in  
25 talent weekly or monthly. It all depends. That's

1     what it's for.

2                     MS. RIVERA:   Why Camden?

3                     MR. SADLER:   Why Camden?

4                     MS. RIVERA:   Yes.   Right here.

5                     MR. SADLER:   My partner Kenny is here.

6                     MR. CONSOLE:   We need to swear you in  
7     Kenneth.

8                     MR. EINGORN:   Would you raise your right  
9     hand, please.

10                                     - - -

11                     KENNETH WALDEN, 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                     MR. WALDEN:   Kenneth Walden, 1900  
18     Frontage Road, Cherry Hill, New Jersey 08034.

19                     I think the question was, why Camden.  
20     Because that's where I was born and raised. This is  
21     my city. I still have family here. I still have  
22     property here. I love this city. You know what I'm  
23     saying? I'm just not some wealthy investor from  
24     overseas. I want to give back to this community. I  
25     love the city. This is a dream of mine that I've

1    been sitting on for a while.  So once the  
2    opportunity came about with the Parking Authority, I  
3    just thought it was a great opportunity for everybody  
4    here.  This is a one-of-one experience that's unlike  
5    anything probably in the world.

6                   It's a self-contained unit where we're on  
7    a rooftop overlooking the water, overlooking a  
8    beautiful view of the skyline of Philadelphia.  And  
9    it has a beach, pool and things of that nature.  Like  
10   I said, it's a one-of-one experience.  And it's not  
11   just like a nightclub or a lounge where you're trying  
12   to create some sense of a tourist attraction right  
13   here in the heart of Camden.  You know what I'm  
14   saying?  We just want to accent what you guys are  
15   already doing and this is going to be the  
16   cherry-on-top because people do look for  
17   entertainment.  And fortunately, there's nothing like  
18   this around.  We've done research and you can't find  
19   everything that we're providing in one unit.  That's  
20   why Camden.

21                   VICE-CHAIRMAN STILL:  So when you talk  
22   about giving back to your city, what is this giving  
23   back to your City?

24                   MR. WALDEN:  I would like to do a  
25   charitable events and things of that nature; work

1 with the police; work with children; things of that  
2 nature. Hosting events on the rooftop 'A' and 'B,'  
3 whatever you guys need. Just giving back the best we  
4 can. I would like to sit down with whoever is in  
5 charge of that to see what's beneficial to you guys.

6 MS. RIVERA: How about schools and stuff  
7 like that. If they want to have a prom or something  
8 like that?

9 MR. WALDEN: Absolutely. Working with  
10 children, absolutely.

11 MR. CONSOLE: That would be cool.

12 MR. WALDEN: Absolutely.

13 MS. ALSTON: I have a question about the  
14 food truck just briefly. The City has an Ordinance  
15 with the number of food trucks. Would you be using  
16 food trucks from the City that's already been  
17 approved or would this need additional approval from  
18 the City to have those food trucks?

19 MR. CONSOLE: As I understood, the food  
20 truck laws here seems to be more about where they are  
21 being parked. Not specifically their existence. So  
22 I'm wondering if that would -- if we would need  
23 approval to have them on our private property or  
24 not. I don't think the answer is yes to that.

25 I believe the Ordinance is just meant to



1 not police but to regulate where they can park. But  
2 by having a stringent approval process and making  
3 sure they're safe, that tells them that those folks  
4 that get those parking spaces, have spaces -- are  
5 providing a product that it is already regulated by  
6 the City.

7 MS. ALSTON: It just comes to mind  
8 because I think that there was a number and then they  
9 just recently raised that number. And maybe the  
10 number 11 comes to mind. But you're right, if it's  
11 going to be in a private property, maybe it doesn't  
12 fall into that Ordinance that they have.

13 MR. CONSOLE: That's how I understood  
14 that. And, obviously, there will be vetted food  
15 trucks.

16 MR. WALDEN: Absolutely.

17 CHAIRMAN HANCE: Where were you earlier?  
18 I liked how you explain things. You're a lot more  
19 clear and you were to the point.

20 MR. WALDEN: I appreciate it.

21 CHAIRMAN HANCE: I wish you guys the  
22 best. But you gave us a better understanding.

23 MR. WALDEN: Thank you, sir. I had car  
24 trouble. I apologize.

25 MR. CONSOLE: We thought we were going

1 second too so we were panicking. So we thought we  
2 had time.

3 MS. RIVERA: So you said you were raised  
4 here if you don't mind me asking.

5 MR. WALDEN: 1536 S. 10th Street &  
6 Thurman. I was born and raised there. My mother is  
7 here. She still owns the property. My brother owns  
8 properties.

9 MS. RIVERA: Thank you.

10 MS. MOORE: I guess there is a question  
11 with regard to the height and security with the  
12 borders. So to prevent if someone is drinking, to  
13 prevent someone from going over, jumping over?

14 MR. WALDEN: We already added a -- what  
15 do you call it? Wrought iron all around the  
16 whole facility. This is to code. Just us being  
17 overly caution, we did raise it up another 15 inches.  
18 It is higher right now. So we already invested --

19 MS. MOORE: So then there is -- so you're  
20 saying there's concrete. And then you have wrought  
21 iron on top of it?

22 MR. SADLER: Yes.

23 MR. WALDEN: Actually I have a video of  
24 that as well.

25 MR. EINGORN: Can you give us an idea how

1 high that is?

2 MS. MOORE: How high, yes.

3 MR. CARICKHOFF: I think the original  
4 wall is at least 42. I think in some places it's 48  
5 because it's level from the outside. But you got a  
6 sloped driving surface.

7 MR. WALDEN: And we added some additional  
8 20 inches on top to it's like...

9 MR. CARICKHOFF: Of course, we are going  
10 to be bringing the floor up as well to keep a level  
11 surface for the people who are using it. That's half  
12 the reason we are doing it. But we're going to be  
13 well within the 42-inch requirement.

14 MS. ALSTON: I think for me my biggest  
15 concern would be the traffic. I already live in that  
16 area. And when we have those concerts coming in, we  
17 do get that influx of people coming in and out. So I  
18 would be interested to see what the traffic would  
19 look like and how the people be leaving the City.

20 And I guess my other thing is, it's  
21 how -- normally when we bring in businesses to the  
22 City - and I love the idea; I love this - we also  
23 think about how the people that we drive in are  
24 coming out maybe and then spending money in the City  
25 as well so that we all profit from you guys being

1 here. Right? So I would like to think about how  
2 that would look too in the future.

3 MR. CONSOLE: That's a little hard to  
4 conceptualize for me and then he can talk. I'm just  
5 butting in. But because it's -- there's parking  
6 built-in for everyone that wants to come to this  
7 thing so it's like, by definition, they're driving  
8 there and leaving. It's not like me going to see a  
9 show at Freedom Mortgage and then stopping. I went  
10 to Rutgers Camden so I should have some memory of  
11 this. But waiting for my ride home, and waiting for  
12 my Uber and spending money in a bar while waiting and  
13 stuff like that, I don't see that working the same  
14 way here. But it might.

15 MR. WALDEN: We're also, again, we're  
16 partnered with the Parking Authority as far as the  
17 lease and things of that nature. There's also an  
18 overflow of parking that they own that we can utilize  
19 that when the parking garage gets filled up, they own  
20 other parking lots right there in that general area  
21 for an overflow if need be.

22 Again, part of my vision was, because you  
23 can't find anything in Jersey, right, that I know of  
24 quite like this, everybody has to go to either AC -  
25 well, that's Jersey - but everybody has to go to AC

1 or Philadelphia or beyond. Why not do something  
2 right here in Camden. Bring that energy here so you  
3 don't have to go across the bridge to enjoy something  
4 like this. You're right here in your back yard. Why  
5 not Camden? Because we have a gorgeous view. You're  
6 already doing everything up on the waterfront.  
7 Again, we just want to add the cherry on top. Do you  
8 understand what I'm saying? And, again, I also  
9 believe it's an asset because people pay for  
10 convenience. Do you understand what I'm saying?

11 MS. ALSTON: Yes.

12 MR. WALDEN: So this can help assist with  
13 the property value. People pay for this type of  
14 entertainment. They just want to walk out of their  
15 home and go somewhere and have a good time and  
16 experience, you know, some kind of night life. You  
17 know what I'm saying? People pay for that. I  
18 believe that helps with Camden as well. So all of  
19 these things were part of my vision when I thought of  
20 Cloud 9. I mean, this is a big thing and we're  
21 trying to bring Miami, Cali, Vegas to the waterfront.  
22 That's the energy that we're trying to bring  
23 something different, beautiful, euphoric that  
24 everybody from all walks of life can enjoy.

25 MS. ALSTON: And then, would you be

1 investing in employees? I know that some of the  
2 things that I hear when companies come in is, yeah,  
3 we're going to hire from the City of Camden. Right?  
4 Would you be investing in employees in any way where  
5 if someone shows that potential and you want to hire  
6 them, would you be training them to be like  
7 bartending to do these type of things so that they  
8 too can benefit from --

9 MR. WALDEN: Absolutely. Any training  
10 that we can provide for our employees to make them  
11 better, that's what we plan to do.

12 MS. ALSTON: Because that's really --

13 MR. WALDEN: We want the top-of-the-line  
14 bartenders and things of that nature right here from  
15 the City. And we want to grow them to be something  
16 extraordinary too. But we're not just throwing out  
17 sloppy drinks. We want something that's exquisite;  
18 something different.

19 MS. ALSTON: Right.

20 MR. WALDEN: Again, we're not putting out  
21 all this time and energy just to do the  
22 run-of-the-mill type of night club. This is  
23 extremely off the grid. You know what I'm saying?  
24 Like different. Completely different than anything  
25 you could find. I guarantee that.

1 MS. ALSTON: That's some way of giving  
2 back, right, investing in the employees and the  
3 people that you have?

4 MR. WALDEN: Investing in employees,  
5 absolutely. Because hypothetically, if they decide  
6 to leave us and go somewhere else, they can take that  
7 skill and that talent and go somewhere else.

8 MS. ALSTON: Hopefully, they don't have  
9 too, right?

10 MR. WALDEN: Hopefully, they don't have  
11 to, absolutely.

12 MS. ALSTON: There you go.

13 MR. WALDEN: We're not handcuffing  
14 anybody.

15 MS. MOSS: I just want to compliment you  
16 all for thinking outside of the box. I think this is  
17 a plus for the City. It's totally something  
18 different that we never experienced here as long as  
19 I've been here. And I think it's a positive outlook  
20 of what can happen here.

21 MR. WALDEN: I'm extremely happy you said  
22 that. I even had a little speech that I was going to  
23 give you but --

24 MR. CONSOLE: I've been talking to  
25 Kenneth about his vision for months and months so let

1 him give his speech.

2 MR. WALDEN: Oh, you want me to give it?

3 MR. CONSOLE: Yes, give your speech.

4 MR. WALDEN: I'm nervous but I'm going to  
5 read it to you. But something you said was already  
6 in here as far as thinking outside of the box.

7 So first of all, my name is Kenneth  
8 Walden. I'm the visionary/mastermind behind this  
9 project. Now, a lot of people may know me by the  
10 name of Luxe. The reason why that's important in  
11 this case is because Luxe is not just my nickname.  
12 It's actually a life mantra, a model of mine that I  
13 live by. L-U-X-E is an acronym that stands for live  
14 unlimited multiplied by excellence.

15 Subsequently, it's also an equation that  
16 I formulated. It's thinking outside the box; never  
17 limiting yourself to just one thing due to  
18 insecurities or naysayers but, yet, pouring  
19 excellence into everything you decide to put your  
20 mind to. With that reliance and consistency of  
21 living unlimited while pouring excellence into it,  
22 one's efforts is destined to reach levels  
23 unparalleled. Thus, the birth of Cloud 9.

24 Cloud 9 is not just your typical lounge  
25 or night club. It's an experience. It's a bit of a



1 tourist attraction, a of one-of-one concept designed  
2 to attract great fun loving people of all kinds from  
3 far and wide creating a ripple effect that reaches  
4 beyond just the tri-state. Likeminded individuals  
5 who will gather on Camden's beautiful waterfront for  
6 one common goal of partaking in a unique and euphoric  
7 experience. It's one-of-one for many reasons but not  
8 limited to. This is a self-contained unit. Most  
9 clubs have to find parking down the street or around  
10 the corner as you know. Yet, this is all-in-one.

11 To my knowledge there is no night club on  
12 the top of a parking garage until now. To add to the  
13 allure, we are on a rooftop overlooking the water.  
14 In addition to that, we have gorgeous views of the  
15 Philadelphia skyline. To add a cherry on top, we  
16 have a beach, palm trees, a pool, cabanas for our  
17 guests to enjoy the summer months on top of our  
18 rooftop. The combination of elements you can't find  
19 anywhere at the moment as we plan to be the first in  
20 the country, if not, the world.

21 Again, a one-of-one experience right here  
22 in Camden's waterfront. We plan to add value to the  
23 City behind the best-of-best of Camden's residents,  
24 creating jobs. We plan to give back to the community  
25 by doing charitable work within the City donating to

1     amazing organizations that could use our assistance  
2     especially to the youth. We believe that Cloud 9 can  
3     assist in -- as I mentioned earlier -- we believe  
4     that Cloud 9 can assist in property value for the  
5     City as you all continue to build beautiful homes and  
6     businesses here. People pay for convenience.

7                 To my knowledge, there's currently no  
8     night life quite like this anywhere in the tri-state.

9     And people love a good time. Currently, they have  
10    to travel, as I mentioned earlier to AC or Philly and  
11    beyond for a fraction of what we bring to the table.  
12    Well, now, it's right here in our back yard in  
13    Camden's Waterfront. No tolls to pay. You know what  
14    I'm saying? So that's basically my vision that I  
15    wrote down. I'm a little nervous. Pardon me.  
16    But that's what I've dreamed up and I've put together  
17    an amazing team to bring this to you with pouring  
18    excellence into it which, again, is part of my mantra  
19    on that.

20                MR. EINGORN: Thank you

21                MS. ALSTON: For the age group, do you  
22    have a specific age group in mind?

23                MR. WALDEN: Yes. Ideally, 25 and up.  
24    But we might have an 30 and up crowds; things of that  
25    nature that can fluctuate. I don't know, 21? Is it

1 legal?

2 MR. SADLER: I don't want to not allow  
3 people to come. If you want to come and have a good  
4 time and you're old enough older than 21 can come.

5 MR. WALDEN: We want responsible people.

6 MR. SADLER: If you're legal. We don't  
7 want folks like 18 and over. 21 and up, you can come  
8 and enjoy yourself at our facility.

9 MR. WALDEN: We already have the liquor  
10 license.

11 MS. RIVERA: There's housing and there's  
12 people around the area. So the music and stuff is  
13 going to be loud. What do you guys think about your  
14 neighbors?

15 MR. WALDEN: Well, where it's  
16 positioned, as you know the Freedom Mortgage Center  
17 is right there which attracts 20, 30,000 people with  
18 a rock concert or country event or what have you.  
19 And then right there in front of us, is a stage where  
20 they do have free events for the County, I believe.  
21 With the free events, they have outdoor lighting, the  
22 whole nine. We're right there. And any noise would  
23 be pretty much in the direction of the commercial  
24 buildings, Freedom Mortgage Center and things of that  
25 nature.

1                   MS. RIVERA: But you guys got to realize,  
2 they're not going to two o'clock in the morning. You  
3 guys will. You got to mind.

4                   MR. WALDEN: We will definitely take into  
5 consideration.

6                   MR. SADLER: We will take that into  
7 consideration and directing the music to certain  
8 directions.

9                   MR. WALDEN: And also, we're enclosed. I  
10 want you guys to keep that in mind as well.

11                  MS. RIVERA: I applaud you and this is  
12 beautiful. Don't get me wrong.

13                  MR. WALDEN: Yes, ma'am.

14                  MS. RIVERA: There's other --

15                  MR. WALDEN: Absolutely. We're not here  
16 to offend anybody or cause any problems. We're here  
17 to actually make Camden better the best way we can  
18 provide.

19                  MS. RIVERA: Yes. And I appreciate that.  
20 This is amazing.

21                  MR. WALDEN: Thank you so much. I  
22 appreciate that.

23                  MR. EINGORN: Are we ready to open to the  
24 public? Is that acceptable to the applicant?

25                  MR. CONSOLE: Yes.

1 MS. MOORE: Is that all the testimony  
2 that they want to put on record?

3 MR. CONSOLE: Yes, that will be all our  
4 testimony. We're willing to respond to public  
5 comment.

6 MR. EINGORN: The testimony about  
7 capacity was whatever the Fire Marshall determines to  
8 be, right?

9 MR. CONSOLE: Yes.

10 MR. EINGORN: I don't want to speak for  
11 you. Did you get a general idea of capacity from the  
12 Fire Marshall?

13 MR. SADLER: They didn't give us a  
14 general idea. I think that's in the next stage when  
15 we go for permitting. We have to get a fire approval  
16 and that's when they'll come out and they'll measure  
17 and say how many people can come out.

18 MR. EINGORN: Anybody here tonight in the  
19 public that would like to be heard regarding the  
20 application of Cloud 9 Luxe Waterfront Sky Lounge,  
21 LLC regarding the property at 10 Delaware Avenue?  
22 Please come forward. I'll take you one at a time.

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

25 - - -

1           ALEXIS FRANKLIN, 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. FRANKLIN: My name is Alexis  
8 Franklin. I'm an assistant general counsel with  
9 DPRA. I'm only here to just introduce our principal  
10 engineer Mike Howard. We've been in touch with the  
11 applicant about some questions we had about the tent  
12 anchoring system. So he's going to provide some  
13 additional information.

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

16                           - - -

17          MICHAEL HOWARD, P.E., having first been  
18 duly sworn/affirmed, was examined and testified as  
19 follows:

20                           - - -

21          MR. EINGORN: Name and address for the  
22 record.

23          MR. HOWARD: Michael Howard --

24          MR. EINGORN: Counsel, do you want to  
25 have him accepted as an expert?

1 MR. FRANKLIN: Yes.

2 MR. HOWARD: Although I'm a professional  
3 engineer, I'm not licensed in the State of New  
4 Jersey. So I will not be talking about with anything  
5 to design.

6 Address, Delaware Port Authority, 1 Port  
7 Center, 2 Riverside Drive, Camden, New Jersey.

8 As our Deputy General Counsel indicated, we do  
9 have some questions specifically to the anchoring  
10 system. We have been in contact with the developer  
11 and it our concern is, which we do have a building  
12 just to the northeast and property to the east of the  
13 parking garage, we just want to make sure that the  
14 tents that are proposed are properly anchored because  
15 there's a high-wind area.

16 And we don't want necessarily to either  
17 have anything come off of the rooftop of the parking  
18 garage onto our property or onto our parking lot  
19 where we have infrastructure. And we just want to  
20 make sure that we have other manufacturers'  
21 recommendations for the anchoring. And we just want  
22 to be part of at least any findings that they have  
23 regarding noise and lighting and signage on the  
24 structure.

25 MR. EINGORN: Great. So the applicant

1     agreed that this would be a preliminary hearing so  
2     lighting, signage, all of those items will come  
3     back --- if this is approved tonight, would come back  
4     with a final application. So they won't have that  
5     tonight but they would, if approved, would have it  
6     for the next hearing.

7                     MR. HOWARD: Yes, we understand. We just  
8     want to put it on the record that we be brought into  
9     those discussions before coming to here.

10                    MR. EINGORN: Okay. That's something  
11    you'd want to discuss with them privately then.

12                    MR. HOWARD: Yes.

13                    MR. EINGORN: Dena, do you have  
14    something?

15                    MS. MOORE: No. I just want to say, that  
16    was our concern too. So there will be a full  
17    structural analysis including calculations and a  
18    design. So we had that same question regarding  
19    anchoring and all of that. And everything that you  
20    mention, we also mention in our report. So they  
21    should be finalizing those documents by the time they  
22    come back in for final approval should they be  
23    approved tonight.

24                    MR. HOWARD: Yes. We're fine with that.

25                    MS. MOORE: Okay.



1 MR. EINGORN: Anything else?

2 MS. MOORE: But the discussion, I guess,  
3 as to them providing that information to you, I guess  
4 that's something that you too will discuss. But we  
5 will have that on behalf of the City.

6 MR. HOWARD: That is correct.

7 MS. MOORE: Okay.

8 MR. HOWARD: Thank you.

9 MR. CONSOLE: We'd be happy to be  
10 responsive I think to everything. Did we talk today?

11 MS. FRANKLIN: Yes.

12 MR. CONSOLE: All right.

13 MR. EINGORN: Anybody else in the public  
14 that would like to be heard on this matter?

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

17 - - -

18 LINDA DELENGOWSKI, 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 MS. DELENGOWSKI: My name is Linda  
25 Delengowski. I live in Waterfront South. I've lived

1 in Camden all in my life. I taught at Camden High  
2 School, art, for 18 years but I taught elementary  
3 school; had a flower shop in Camden as well. So my  
4 roots go way back to great-grandparents first living  
5 in Camden.

6 I don't know. Like I'm seeing wintertime  
7 up on a rooftop. Help me out with food trucks. Just  
8 for starters because I did not know about this and I  
9 apologize for that. We really came in regards to  
10 another matter of a building being considered in our  
11 neighborhood for housing. But there's so much  
12 like -- you can't imagine what it has been like  
13 with --

14 MR. EINGORN: Ma'am, you got to speak to  
15 the Board.

16 MS. DELENGOWSKI: Sorry. I want to  
17 include everyone. In regards to EMR, we have been  
18 the subject of dangerous situations of great fires  
19 and air quality which is horrible. And if we find  
20 out when you go back, that there weren't enough fire  
21 hydrants. A simple thing like fire hydrants. But  
22 you've already got some sort of permission from the  
23 fire department. And I'm saying, oh my God, you just  
24 haven't a clue how we are sweet with the answers but  
25 watch how it works.

1                   And we neighborhood folks don't even get  
2 notice at first when the fires break out. And we  
3 have children with asthma and older folks. And not  
4 everyone is so savvy to be checking their devices for  
5 notifications on, you know, the works. So there is  
6 so much to consider in this possibility. But when I  
7 hear elegant nightclub, you say, well, that's pretty  
8 cool if it works. But food trucks and elegance? A  
9 pool with cabanas that are there. Do they get -- is  
10 there enough time to clean them with parties?  
11 Everything.

12                   So the purpose for me right now is just  
13 say, really think it out before you give permission  
14 for things that are like -- when there are concerts  
15 at the Freedom Center, the outdoor concerts that we  
16 love. But the traffic can be pretty like you're  
17 crawling to get to those in the summer. When I think  
18 and I'm going to be spinning around.

19                   But our Childrens Garden, if you ever  
20 were to Our Childrens Garden, how wonderful that was.

21                   What a showplace. And it's gone. But we have a  
22 little train going around for the children and a  
23 merry-go-round. And we had the football team who  
24 supported the butterflies. But those were wonderful  
25 things, but it fizzled. Or there wasn't enough money

1 to keep it going. Or the aquarium, thank God it's  
2 going but it's very pricey. We have our kids go  
3 there for their prom.

4           There's so much -- look and improve what  
5 we've got. Nightclub Thursday night when you've got  
6 work Friday? Well, I'm hear that they're saying  
7 Thursday is the new Friday. But there's just so much  
8 to give consideration to asking sensible questions:  
9 We don't want anyone hurt; we don't want -- in our  
10 City to -- image those scooters that are zipping  
11 around right now. But there's so much. And then we  
12 have the wonderful Walt Whitman House. We have a lot  
13 to be proud of already.

14           And I also represent Sacred Heart School  
15 and we have Montesorri classes. It's a wonderful  
16 elementary school. There's a lot of beauty and  
17 wonder for many, many years around Sacred Heart and  
18 the Heart of Camden does a lots of good things too.  
19 And the police are very friendly to our  
20 neighborhood. There are wonderful things. We're not  
21 a desert but give thought to everything. There are  
22 people who have lived here in the City.

23           Well, if you have questions for me I can  
24 answer. I just wanted to put that out there on a  
25 night like this because it is so very important when

1     you take on drinking. I mean, all of that and up on  
2     a rooftop. All of that. Thank you.

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

5                                 - - -

6                 BARBARA COSCARELLO, having first been  
7     duly sworn/affirmed, was examined and testified as  
8     follows:

9                                 - - -

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

12                MS. COSCARELLO: Idaho-Tuckahoe Road;  
13     38-year resident of Camden City. You'll forgive me  
14     if my questions are a little out of order but I have  
15     a lot of them. I thought that this project was going  
16     to be on the top of an office building. It's going  
17     to be on top of the Teddy Hinson garage; is that  
18     correct?

19                MR. EINGORN: Yes.

20                MS. COSCARELLO: And it's going to be  
21     all-year round; is that correct?

22                MS. MOORE: That's what the testimony  
23     was. I specifically asked all year and the  
24     testimony was yes.

25                MS. COSCARELLO: People are going to be

1 outdoors in the freezing cold and rain drinking or in  
2 the freezing cold.

3 MS. MOORE: That's what I had asked about  
4 heaters because sometimes when you're outside like we  
5 realized during COVID, they had these big heaters.  
6 So I had asked about that.

7 MS. COSCARELLO: Okay.

8 MS. MOORE: And it was -- there was  
9 testimony that there would be heaters, right?

10 MR. CONSOLE: Would you like us to give  
11 an answer?

12 MS. COSCARELLO: Whatever is the correct  
13 process. I'd love an answer.

14 MR. WALDEN: Our guests will be extremely  
15 comfortable with the heaters.

16 MS. COSCARELLO: How are they going to be  
17 extremely comfortable?

18 MR. EINGORN: Ma'am, you have address the  
19 Board.

20 MS. MOORE: But their testimony was a  
21 heater.

22 MR. EINGORN: Ma'am, you can't argue with  
23 the applicant. You have to address the Board.

24 MS. MOORE: I can answer because I heard  
25 their testimony. Their testimony was a heater.

1 MR. EINGORN: If you provide your  
2 questions then the applicant can respond after you're  
3 finished.

4 MS. COSCARELLO: Okay. If that's the  
5 procedure. Are you writing these questions down?

6 MR. CONSOLE: Yes.

7 MS. COSCARELLO: All the time that she  
8 was asking her wonderful questions, none of the  
9 architects were writing anything down.

10 MS. MOORE: But that was a heater. The  
11 answer was a heater. They have those big heaters  
12 that you're near when you're outside. They have big  
13 heaters.

14 MS. COSCARELLO: Okay.

15 Why was this building chosen is my  
16 question as opposed to other rooftops? Who is going  
17 to be running this bar, restaurant -- not a  
18 restaurant but who is going to be -- who owns the  
19 project; who is developing the project; and who is  
20 going to be running it?

21 MS. MOORE: Is Cloud 9. The applicant is  
22 Cloud 9.

23 MS. COSCARELLO: And they are composed  
24 of --

25 MS. MOORE: They are a company,

1 corporation however they're formed. It's Cloud 9  
2 Luxe Waterfront, Cloud 9.

3 MS. COSCARELLO: But who owns them?

4 MR. EINGORN: We'll ask them.

5 MS. COSCARELLO: What people own them?

6 MR. EINGORN: Sure.

7 MS. MOORE: They can answer that when we  
8 get to the next question.

9 MS. COSCARELLO: And then who is going to  
10 be running this restaurant/pool/beach?

11 MR. EINGORN: So like a manager?

12 MS. COSCARELLO: Well, are they  
13 subcontracting to somebody to rent it?

14 MR. EINGORN: We will ask that too.

15 MS. COSCARELLO: I'm just intrigued by  
16 taking away 120 parking spaces from the Teddy Hinson  
17 Garage. How many parking spaces are there in total  
18 currently in the building?

19 MS. MOORE: They'll do a parking  
20 analysis? We ask for a parking analysis. So they're  
21 going to have to provide a parking analysis so we'll  
22 know how many are there total versus how many they're  
23 taking away.

24 MS. COSCARELLO: Because 120 is a big  
25 loss. I know they're going to put nine back.



1 MS. MOORE: Well, 120 sounds like it's  
2 that one floor.

3 MS. COSCARELLO: Of that's right.

4 MS. MOORE: So if you assume I would  
5 think probably the other three might have another 100  
6 or so. Assuming.

7 MS. COSCARELLO: Okay. Do I understand  
8 that they're coming back for final review; is that  
9 correct?

10 MR. EINGORN: If they're approved  
11 tonight. If they're not approved then there's no  
12 need for final.

13 MS. COSCARELLO: What is being approved  
14 tonight?

15 MR. EINGORN: The applicant is  
16 requesting a use variance. They have a use which is  
17 a nightclub. That's not specifically permitted in  
18 the applicable zone which is --

19 MS. MOORE: A redevelopment area.

20 MR. EINGORN: It's a redevelopment area.  
21 So they need a use variance to be allowed to do that.  
22 And then they're asking for what's called  
23 preliminary approval. They have preliminary plans.  
24 Obviously, they don't have their signage yet. They  
25 don't have lighting yet.

1 MS. COSCARELLO: Right.

2 MR. EINGORN: All of that would come back  
3 for a final.

4 MS. COSCARELLO: And all the things that  
5 this lovely lady asked for?

6 MS. MOORE: Right.

7 MR. EINGORN: The Zoning Board Engineer,  
8 that's correct.

9 MS. COSCARELLO: And is there any reason  
10 we don't have a microphone?

11 MR. EINGORN: I don't know the answer to  
12 that. I can get you answers to everything but that.

13 MS. MOORE: I didn't hear that question.

14 MR. EINGORN: Why don't we have a  
15 microphone.

16 MS. CASCARELLO: This is suppose to be  
17 for the people.

18 MR. EINGORN: You're not wrong.

19 MS. CASCARELLO: We couldn't hear  
20 anything. We're sitting there not hearing anything.  
21 How is this for the people?

22 MR. EINGORN: Do you want to respond to  
23 the questions? Do you have answers?

24 MR. CONSOLE: Sure.

25 MS. MOORE: And then if you can clarify

1 too, is it enclosed?

2 MR. WALDEN: Yes, it is enclosed.

3 MS. MOORE: So it has a cover?

4 MR. WALDEN: It is enclosed. The sides  
5 are enclosed. We have some of the tent plans in  
6 the -- I think I provided that, correct?

7 MS. MOORE: But when you say --

8 MR. WALDEN: The sides are enclosed with  
9 the option of opening them up in the summer months as  
10 well to get that fresh breeze and things of that  
11 nature. It will also be heated and air conditioned  
12 and things of that nature. So I believe one of the  
13 questions was, why would anybody go out in the  
14 wintertime on a rooftop? Just like you would go to  
15 any other restaurant or wherever you wanted to go to  
16 spend your money.

17 MR. EINGORN: I'm sorry. We need the  
18 background noise to stop. Thank you

19 If you could just explain what you were  
20 starting, Mr. Walden.

21 MR. WALDEN: Okay.

22 MR. EINGORN: If you could just explain  
23 the answer of why somebody would want to be here in  
24 the wintertime?

25 MR. WALDEN: Again, the question was, why

1 would somebody want to go to a facility if it's  
2 raining or cold outside? It's the same answer why  
3 people go anywhere when it's raining or when it's  
4 cold outside. If you want to go to a restaurant,  
5 I don't think -- it's up to you if you want to go eat  
6 with your family or whatever it is --

7 MS. COSCARELLO: Well, it's outside.

8 MR. EINGORN: Wait, wait. We're not  
9 arguing.

10 MR. WALDEN: That's why it's enclosed.

11 MR. EINGORN: Sir, if you would, just  
12 address --

13 MR. WALDEN: I'm so sorry. To her point,  
14 that's why it's enclosed. It's not an outdoor. It's  
15 an indoor/outdoor situation. So we have the option  
16 to flex in that manner, to open the sides up being  
17 outdoored-in. And for the elements, rain, sleet,  
18 hail, snow, we have the tent, we have the enclosure,  
19 we have the AC, we have the heat. Whatever to make  
20 people comfortable. Obviously, we're not going to  
21 have hundreds of people in the rain getting wet and  
22 getting snowed on. It just doesn't make financial  
23 sense or logic. So, obviously, we'll have everything  
24 to compete against the elements. That's why it's all  
25 year-round.

1 MR. EINGORN: One of the questions was,  
2 who would be running the nightclub or the facility.

3 MR. WALDEN: So my plan was to hire  
4 within the City a GM, one of who is highly qualified  
5 to handle what we're trying to do. So I would like  
6 to look into Camden for somebody that can handle what  
7 we're trying to do. So that's my plan, to hire a GM.

8 MR. EINGORN: And yourself and Mr.  
9 Sadler, are you the owners of the --

10 MR. WALDEN: Me and Ms. Jacqueline right  
11 here.

12 MR. EINGORN: Okay.

13 MS. COSCARELLO: The other question was,  
14 who is Cloud 9?

15 MR. EINGORN: Right. That's Mr. Walden.

16 MR. WALDEN: We're Cloud 9. I'm an  
17 entrepreneur who is trying to bring something amazing  
18 to the City of Camden. I'm just a human being --

19 MS. MOORE: It's a corporation, right?

20 MR. WALDEN: Yes.

21 MS. COSCARELLO: It's a for-profit  
22 corporation.

23 MS. MOORE: A privately-owned --

24 MR. WALDEN: Yes, a privately-owned  
25 business.

1 MS. COSCARELLO: And the principals, are  
2 they here now?

3 MR. EINGORN: Mr. Walden testified that  
4 he is the principal with Ms. Jacqueline.

5 MR. WALDEN: Yes. I believe that was all  
6 her questions.

7 MR. EINGORN: I believe that was as well.

8 So any other persons from the public that  
9 would like to be heard on this application? Hearing  
10 none, seeing none, we'll close the public portion.  
11 Counsel, do you have any closing remarks?

12 MR. CONSOLE: I don't. I think we have  
13 gone through our criteria and testimony.

14 MR. EINGORN: Very good.

15 So the applicant is here tonight -- Dena,  
16 do you have any last discussion?

17 MS. MOORE: No. I went through that long  
18 report. We know exactly what reports they have to  
19 provide. They have a record of it.

20 MR. EINGORN: All right. Very good.

21 So the applicant is here tonight  
22 requesting use variance for their Sky Lounge. It's  
23 a nightclub on the rooftop floor of the Theodore  
24 Hinson Waterfront Garage. The applicant requires a  
25 use variance for height nightclub and for multiple

1 uses on the same lot, as well as preliminary site  
2 plan approval.

3 The applicant has the obligation to  
4 demonstrate the Positive and Negative Criteria so the  
5 Board should do a discussion of whether or not they  
6 believe the applicant meant that Criteria and then  
7 make a motion, as well as a discussion about the  
8 preliminary site plan. So I'll turn it over to the  
9 Board to do that discussion and propose a motion.

10 MS. ALSTON: You know, I just want to  
11 thank the public for bringing up the questions  
12 because it did bring to my mind a few other questions  
13 as far as the environment. We have the aquarium  
14 nearby which I would believe that when we go through  
15 the second half, if it gets approved then with the  
16 wildlife or the aquarium and whether that sound is  
17 going to affect them at all. And then with the  
18 diesel from the food trucks and the electric.

19 So for me, it did bring up additional  
20 questions that I'm sure it's going to sort itself out  
21 if we decide to move forward with this. So I do  
22 appreciate you guys coming forward and expressing  
23 your concern and letting me know and that I did hear  
24 a lot of what you said.

25 MS. DELENGOWSKI: Thank you.

1 MS. COSARELLO: Thank you.

2 MS. NUNEZ: So in regards to the sand  
3 during inclement weather, how are you going to  
4 contain it?

5 MR. CONSOLE: You mean the sand?

6 MS. NUNEZ: Yes.

7 MR. CONSOLE: Chris can speak on that.

8 MR. CARICKHOFF: Yes. The plan would be  
9 to have a curb surrounding it. So that would be  
10 completely contained like in a large sandbox so it  
11 would not leave its enclosure during rain.

12 MR. EINGORN: I think that the testimony  
13 from the gentleman from the DPRA said that it is a  
14 high-wind area. So I think the wind is the greater  
15 concern as opposed to the rain. Will the curbing be  
16 high enough that it would mitigate that issue?

17 MR. CARICKHOFF: I believe it's the same  
18 area. Yes that actual area will also be enclosed.  
19 It's up to the tent structure to keep the wind out.  
20 We're proposing a tent structure that can withstand a  
21 120-an-hour wind load.

22 VICE-CHAIRMAN STILL: We just want to put  
23 on the record that just the rendering here just  
24 doesn't show a covering over that area.

25 MR. CARICKHOFF: Yeah. I understand



1 There's been some development since then. We will  
2 update that next.

3 CHAIRMAN HANCE: This is the future.  
4 I've been on the Board for almost 17 years. And when  
5 medical marijuana came out. We were the first.  
6 People came to us to have it done in Camden.  
7 Everybody turned down but us. Now, look at it. You  
8 see what I'm saying? Why I'm saying for that is  
9 this, I believe it's a great idea. And the reason  
10 why is that I've been saying for years, why go to  
11 Philadelphia. We can stay here in Camden and enjoy  
12 ourselves. And at night down there is dead. We have  
13 nothing to do so we leave Camden. That's a lot of  
14 driving. And if you drink, that's a no, no, right?  
15 So you have to have a safe driver with you.

16 So what I'm saying is, Camden is growing.  
17 We got new buildings coming. We got a hotel coming.  
18 We got all those things coming it so it's time for  
19 Camden to rise. Even the signs that they have on the  
20 highways, we turned those down. Now we have them.  
21 So I don't want to want to miss the train. I think  
22 it's something positive. I think it is well needed.  
23 I think we all work hard in Camden and we shouldn't  
24 have to go to Atlantic City or Ocean City or Wildwood  
25 or Philadelphia. Not that I don't like those places,

1 but it's time for Camden to rise. And we need  
2 someone to do it for us.

3 Because I think it's a great idea, a  
4 rooftop; a nice glass of wine; look at Philadelphia.  
5 That just something that I need, some jazz; some good  
6 food; and the weather is not going to stop me.  
7 Because if you go ice skating, if you go to a hockey  
8 game, it's cold. If you've ever been to one, it's  
9 cold but that doesn't stop people. If you go to Dave  
10 & Buster's, everything is there. But that doesn't  
11 stop people. I feel as though that this is like you  
12 said, a cherry on top of the cake.

13 We need something to push Camden a little  
14 bit further because we know whenever we come in here  
15 we're seeing buildings, new homes. We're building  
16 duplexes. We're building triplexes. That's people.  
17 Why not bring the income back into Camden. Why keep  
18 pushing away from Camden. So we need a fresh breath  
19 of air to get Camden still moving forward. Now,  
20 they're talking about a football team. We're going  
21 to hav a baseball team; the Sixers game. So I think  
22 it's a plus. I think we do need that. They can  
23 spend that money right in Camden. And we can use  
24 that money to make Camden be better and stronger and  
25 safer.

1                   MS. ALSTON: I want to piggyback on what  
2 Chairman said. I do believe that it is a great idea.  
3 And to his point, that waterfront area can use a  
4 nightclub, sort of a new place up there. I often go  
5 to the waterfront and sit there. And I'm like, what  
6 else is there to do? I think with careful planning  
7 and we have the engineers and we have the people that  
8 are in the City that can make this work, I think it  
9 can be a positive. But to look out for those things  
10 that we have already mentioned, the pollution; making  
11 sure that the wildlife that's nearby, they're not  
12 being harmed by this also. So just keeping those  
13 things in mind, I think that this is a great idea.

14                  MS. MOSS: I also agree that this is a  
15 wonderful idea. I love the fact that this a minority  
16 group coming into the City trying to build the City  
17 up. We're always so quick to say yes to other man  
18 and not to our own people. So I appreciate you all  
19 on doing what you're doing.

20                  MS. RIVERA: You were born and raised in  
21 Camden. You're from Camden. Why not have something  
22 right here in Camden.

23                  MR. WALDEN: Thank you. Yes.

24                  MS. MERRICKS: And I like to mirror off  
25 of the Chairman and my colleagues, that it's an

1 awesome idea. Since we're mirroring two cities,  
2 Philadelphia and Camden, it's going to look great.  
3 We can compete now with Philadelphia,  
4 one-by-one-by-one. Like I said, it's going to hold  
5 back on them. If they're drinking they can walk  
6 home. By the time they get home, they're sober. So  
7 that's another issue that we can address.

8 I think it's an awesome idea of what you  
9 two guys are doing. It looks lovely. I just came  
10 from Miami and I won't even tell you what I paid to  
11 visualize this. But I could have done it at home and  
12 went around the corner. And I could walk back home.  
13 So I think it's an awesome idea.

14 VICE-CHAIRMAN STILL: I applaud you for  
15 being a visionary because that's what you do. We  
16 love homegrown here. I lot of visionaries step in  
17 front of us and ask for different things. But the  
18 visionary part of it, we have to see things that are  
19 not there so I appreciate that. I think my biggest  
20 concern as far as negative is safety. After you're  
21 drinking on a rooftop, snow on the ground. And I'm  
22 talking you -- so usually establishments like this  
23 are responsible for me on my way home.

24 So if I drive outside of this parking  
25 garage but I was drinking at your establishment and

1 I'm drunk, something happens. Even though that can  
2 be anywhere, I don't like the ability to -- the  
3 possibility of somebody jumping off the roof. That's  
4 the first thing that came to my mind, drinking, out  
5 of control, jump off the roof. So I think that that  
6 just sits with me as I process. But there's no  
7 question about the vision that has gone into this.  
8 Just a lot of things that we still have to know.  
9 You know what I mean? A lot of things where you guys  
10 stood up here and testified. We're not so sure yet.  
11 So those are the things I question.

12 MS. ALSTON: I did a little bit of  
13 research. Sixteen is the number with the food truck  
14 and I believe you may want to look into that because  
15 that number may be included if you're going to be --  
16 even if it's on private property, you may have still  
17 have to get some type of permission. I don't know  
18 all the rules to that but you may want to look into  
19 that too.

20 MR. CONSOLE: Absolutely.

21 MS. MOORE: And that would go along with  
22 any type of permitting that they would require. Just  
23 so you know, that is beyond this, far beyond where  
24 they have multiple permits that they would need it  
25 for those.

1 MS. ALSTON: I understand. Yes.

2 MR. WALDEN: I appreciate that.

3 MR. EINGORN: I'm hearing a lot of  
4 positive things. Just a reminder, if there's a  
5 motion to grant the application for a use variance  
6 at preliminary, it should be on the condition of  
7 compliance with the letter dated September 5th and  
8 the conditions of approval which are stated therein  
9 if they were to provide a parking impact analysis and  
10 a noise mitigation plan, as well as the structural  
11 engineering portion of it.

12 MS. MOORE: And traffic. It's all --

13 MR. EINGORN: It's all in there but I  
14 just wanted to remind the Board.

15 MR. CONSOLE: We will adhere.

16 MR. EINGORN: I'm just reminding the  
17 Board the conditions that are required. On a motion  
18 to approve.

19 MS. ALSTON: And I think I stated, for  
20 the lighting, since there is going to be lighting up  
21 there, and you said that this is final too, the  
22 consideration of the lighting coming off the  
23 rooftop.

24 MS. MOORE: That would be the next step.  
25 This is just preliminary. And then under final they

1 would provide all the information that we're  
2 requesting with regard to lighting and even the  
3 existing lighting in the areas that they'll use in  
4 the garage.

5 MS. ALSTON: Thank you, yes.

6 MS. NUNEZ: I want to propose a motion to  
7 accept with the conditions.

8 MR. EINGORN: We have a motion.

9 MS. MOORE: What was the motion? I'm  
10 sorry.

11 MR. EINGORN: It's a motion to pass with  
12 the conditions.

13 MS. MOORE: Okay. The use with the  
14 variances and the preliminary site plan?

15 MS. NUNEZ: Yes.

16 MR. EINGORN: It's just use variance and  
17 preliminary.

18 CHAIRMAN HANCE: I second it.

19 MR. EINGORN: We have a motion and a  
20 second. The motion is to grant a use variance and  
21 preliminary site plan subject to the conditions  
22 contained in the Remington & Vernick letter dated  
23 September 5, 2025.

24 MS. MOORE: With the addition of the one  
25 variance for --

1 MR. EINGORN: Correct. For the two uses  
2 on the same lot.

3 MS. MOORE: Right.

4 MR. EINGORN: All right. We'll take a  
5 roll-call vote.

6 MS. ALSTON: Kyle, can I ask one more  
7 question? Because this would set a precedent and I  
8 believe I asked this question before. If someone  
9 proposes something like this again, we would be able  
10 to make a determination whether they should --

11 MR. EINGORN: It's site specific, right?

12 MS. ALSTON: Right.

13 MR. EINGORN: So this application is  
14 specific to this site. If there's another parking  
15 garage somewhere else, the Board will have to  
16 consider the location in the City, the height of the  
17 building, all of those other items. So while you are  
18 seeking to maybe grant this, you have a motion to  
19 pass, it doesn't mean that every parking lot is going  
20 to get a rooftop lounge.

21 MS. ALSTON: Okay.

22 MR. EINGORN: Roll-call vote. Chairman  
23 Hance.

24 CHAIRMAN HANCE: Yes.

25 MR. EINGORN: Vice-Chairman Still.



1 VICE-CHAIRMAN STILL: Yes.

2 MR. EINGORN: Ms. Merricks.

3 MS. MERRICKS: Yes.

4 MR. EINGORN: Ms. Alston

5 MS. ALSTON: 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: Having all in favor, the  
13 motion passes. Congratulations. We're going to take  
14 a five-minute break.

15 (Proceedings are off the record at  
16 7:25 p.m.)

17 (Proceedings are back on the record at  
18 7:37 p.m.)

19 MR. EINGORN: The next application is  
20 Henstar Homes, LLC, 2770 Thompson Street. Are we  
21 ready to proceed?

22 MR. IZZO: Yes, we are. Good evening,  
23 Charles Izzo appearing for the applicant, 2770  
24 Thompson Street apartments owned by the LLC and  
25 represented by Anedia Henriquez who is with us.

1 Ms. Henriquez is the owner of the LLC. We have our  
2 architect El Donaldo Vid Al and he's appeared before  
3 the Board many, many times.

4 The Board was previously familiar with  
5 this matter from last November when they approved the  
6 major project with this half-acre lot. The Board  
7 previously considered a plan that the owner came  
8 forward with to site three residential units there.  
9 And the Board received that and approved it. And the  
10 owner and Mr. Vid Al went back and considered another  
11 configuration to improve the property further.

12 This is going to result in not just what  
13 the Board saw before but a fourth residential unit on  
14 this site. It's in the nature of the conversion of a  
15 derelict building that's adjacent to the three-story  
16 residence. Mr. Vid Al is going to tell you how he  
17 conceived that and how he designed it. We submitted  
18 the plans to the Board. So why don't we start with  
19 Mr. Vid Al, the architect.

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

22 - - -

23 EL DONALDO F. VID AL, AIA, having first  
24 been duly affirmed, was examined and testified as  
25 follows:



1                   MR. IZZO: Mr. Vidal, we have a black and  
2 white. You probably had a colored photo but you're  
3 talking about the building with the boarded up -- I'm  
4 sorry, the bricktop?

5                   MR. VID AL: This is what -- you see the  
6 building from Thompson. To the left there was a  
7 portion of that building that was totally in  
8 disarray, dilapidated. It was demolished because it  
9 was in bad shape. What we left was the footprint,  
10 the same footprint and the crawlspace because there's  
11 no basement on that part but a crawlspace. So we  
12 left the crawlspace I think because by financial  
13 reasons, they didn't develop that originally from the  
14 whole thing. But it was there. It's still there.  
15 The whole structure is still there.

16                   What we did, we build on the same  
17 footprint and added the second floor for a  
18 two-bedroom apartment. So that's what we're  
19 presenting tonight, this evening. It's a new  
20 apartment or what we call Unit C, living room,  
21 dining room, bedroom number one, bedroom number two.  
22 So it's two bedroom apartments.

23                   The parking, there's an existing  
24 driveway. What we did is, we expanded actually  
25 extending the same driveway to accommodate two

1 vehicles. So everybody has plenty of parking. All  
2 the units have parking. There is another driveway  
3 that was approved previously on Thompson Street.  
4 That serves the main building.

5 What we need to do is basically erect the  
6 apartment on the existing footprint and then add like  
7 a sidewalk because you can go from the back of that  
8 apartment to the driveway. So we put the access  
9 internally from the driveway to that new apartment.  
10 And that would solve the problem with the parking.  
11 Other than that, there is no connection between these  
12 two parts of the building.

13 Because for some reason, I think that  
14 house that used to be maybe an office that it was  
15 like adjacent to the main building. That's why  
16 there's no connection between them but a blank wall.  
17 So it's a brick wall that separates the two. We're  
18 using that. Otherwise, it's going to be left for  
19 like a crawlspace which the owner they don't have a  
20 use for it. They have plenty of land back there for  
21 a yard. So everybody has its own space.

22 MR. IZZO: So Mr. Vid Al, the zoning  
23 officer noted that you have four living units and  
24 that would exceed the Ordinance. And why would this  
25 property be feasible for that type of adaptation?

1                   MR. VID AL: Still the property is pretty  
2 big. Even with four units it's like all that land is  
3 like almost one-quarter of the building occupies the  
4 lot. The rest is open space. So it is suitable for  
5 that.

6                   MR. IZZO: You were able to draw  
7 eight-parking spaces off the street?

8                   MR. VID AL: Yes, it's off-street  
9 parking. There's no reason why they need to use the  
10 street. And I believe two of those units are  
11 successfully occupied and people are happy. The  
12 owner said that like the area is changing because of  
13 the improvements. It looks better.

14                  MR. IZZO: The fourth apartment that you  
15 visualized and planned for, what is the size of that  
16 apartment?

17                  MR. VID AL: That apartment, yes, it's  
18 close to 900 square feet. Both floors.

19                  MR. IZZO: How many bedrooms would that  
20 entail?

21                  MR. VID AL: Two bedrooms. They have one  
22 and a half bathrooms and two bedrooms. So it's a  
23 pretty nice apartment.

24                  MR. IZZO: So Ms. Henriquez, are you the  
25 owner of the LLC?

1 MS. HENRIQUEZ: Yes.

2 MR. IZZO: She can be sworn in now,  
3 please.

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

6 - - -

7 ANEDIA HENRIQUEZ, 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 MS. HENRIQUEZ: My name is Anedia  
14 Henriquez, 33 S. 38th Street, Camden, New Jersey

15 MR. IZZO: Ms. Henriquez since the  
16 construction started on this project, how far has it  
17 progressed to this point and why are we coming back  
18 to the Board tonight?

19 MS. HENRIQUEZ: So Since we started  
20 building in the area, the area started looking nicer  
21 and way cleaner. And we're able to bring family and  
22 we just want to build affordable homes for the  
23 families. And since I grew up in the area, why not  
24 take advantage. A house that's empty and make it  
25 beautiful for a family.

1 MR. IZZO: So if Mr. Vid Al's plans are  
2 acceptable to the Board, how will that improve your  
3 property? You wouldn't be here unless they approve  
4 it, right? How will it be better?

5 MS. HENRIQUEZ: Well, we will make it  
6 more -- I guess I would say bring families and make  
7 affordable homes, have the area cleaned. There's a  
8 park behind it. So we'll be able to bring families  
9 and have the children playing around the area and be  
10 safe.

11 MR. IZZO: What about esthetically how it  
12 looks to the neighbors in the City?

13 MS. HENRIQUEZ: Now?

14 MR. IZZO: No. If the plans are realized  
15 and you're able to build this, what do you think the  
16 esthetic effect will be? Will it be substantially  
17 made more attractive than it is now?

18 MS. HENRIQUEZ: Oh, sure. It will be  
19 more attractive.

20 MR. IZZO: Did you reevaluate Mr. Vid  
21 Al's parking plan there?

22 MS. HENRIQUEZ: Yes.

23 MR. IZZO: In your experience, do you see  
24 that as workable?

25 MS. HENRIQUEZ: Yes.



1 MR. IZZO: And have you had any  
2 experience in the parking problems around the house  
3 so far?

4 MS. HENRIQUEZ: No. Everybody has their  
5 own parking. So nobody has to park on the street.  
6 They are able to park there. We make their parking  
7 space.

8 MR. IZZO: We're looking at Mr. Vid Al's  
9 plan. He's got a huge green area. What is the use  
10 of that area?

11 MS. HENRIQUEZ: So right now this is all  
12 empty right now. But this area we use it for parking  
13 lots. So everybody has their parking. So there's no  
14 parking issues.

15 MR. IZZO: Obviously, this is your  
16 ultimate development plan for Thompson Street? You  
17 don't see any other concept for that?

18 MS. HENRIQUEZ: What do you mean?

19 MR. IZZO: 2770 Thompson, do you see this  
20 as the way to go in the future?

21 MS. HENRIQUEZ: Yes. This is the way to  
22 go.

23 MR. IZZO: No other questions for the  
24 witness.

25 MR. VID AL: This is going to be the last

1 addition to this property the way they see it. Most  
2 people, they have one vehicle. Of course it's  
3 1.75 per unit and they're providing two. Most people  
4 they have only one car but the other one is for  
5 visitors. They choose.

6 VICE-CHAIRMAN STILL: Sorry to interrupt.  
7 How recent are these pictures? How long ago?

8 MS. HENRIQUEZ: When we were building the  
9 garage.

10 MR. VID AL: I would say like one year  
11 ago. The garage is finished but it's an ongoing  
12 project.

13 CHAIRMAN HANCE: So is that a garage and  
14 an apartment?

15 MR. VID AL: It's an apartment.

16 MR. EINGORN: The Board approved that for  
17 an apartment previously. Can you just refresh my  
18 recollection. There's an existing driveway that was  
19 near the garage right?

20 MR. VID AL: Yes, that is correct.

21 MR. EINGORN: The other driveway, was  
22 that previously approved?

23 MR. VID AL: Yes, that was.

24 MR. EINGORN: I'm sorry. I couldn't  
25 remember and I didn't have the resolution in front of

1 me.

2 MR. VID AL: I don't think it hit the  
3 Board because it was approved because it was  
4 considered --

5 MR. IZZO: Reviewing the resolution, it's  
6 from November 4, 2024.

7 MR. VID AL: It was a permitted use.  
8 Originally, the house was a permitted use for a  
9 duplex.

10 MR. EINGORN: The issue that's arising  
11 and why I'm asking is because the denial letter says  
12 in paragraph 4: City Council approval is needed for  
13 the driveway. And I cannot remember for the life of  
14 me whether or not that was a condition of the last  
15 approval. Is that in the Resolution?

16 MR. IZZO: It's a Resolution, yes.

17 MR. EINGORN: Let the record reflect that  
18 the applicant has handed forward a copy of a  
19 Resolution that was adopted in January of 2025. It  
20 looks to be the original. I don't see that that was  
21 part of the last application that driveway. Thank  
22 you, Mr. Izzo. Was the driveway as planned or it was  
23 already constructed? I'm sorry.

24 MS. HENRIQUEZ: The driveway for the  
25 garage or?

1 MR. EINGORN: This driveway here was  
2 preexisting, right?

3 MR. VID AL: Yes.

4 MR. EINGORN: And this driveway here, it  
5 says new driveway, is that there now? Is that made?

6 MR. VID AL: There is a driveway there.

7 MR. EINGORN: Is there a curb cut  
8 already?

9 MR. VID AL: Yes. But the one for this  
10 is going to need a wider curb cut.

11 MR. EINGORN: Okay. So you're going to  
12 extend the curb but which would require approval.

13 MS. HENRIQUEZ: Because the garage  
14 already two-car spaces.

15 MR. EINGORN: Right. I don't think  
16 that's disputed. So all the construction is done for  
17 the first three units?

18 MR. VID AL: I believe so, yes.

19 MS. HENRIQUEZ: So the garage is -- the  
20 apartment is already in final approval.

21 MR. EINGORN: Right.

22 MS. HENRIQUEZ: Which it's already in the  
23 process to be rented.

24 MR. EINGORN: Okay. So really you're  
25 just kind of creating almost like an additional

1 rowhome, right?

2 MR. VID AL: That is correct.

3 MS. HENRIQUEZ: Next to the house there  
4 was already house in there. But we had to knock it  
5 down because the wood -- the house was empty for a  
6 lot of years. We had to get everything out.

7 MS. MUHAMMAD: How do you identify the  
8 addresses for the apartments especially the garage  
9 that's converted? How do you identify the entrances?

10 MS. HENRIQUEZ: We put like 2770-A,  
11 2770-B. We put it like that.

12 MR. EINGORN: Did you put all the  
13 mailboxes on one part of the property in the same  
14 area?

15 MS. HENRIQUEZ: Yes. They are all right  
16 in front of us.

17 MR. VID AL: The same addresses but with  
18 different letters for the units.

19 MS. RIVERA: Do they all have water and  
20 heaters separate?

21 MR. VID AL: Yes. Every unit has its  
22 own.

23 MS. RIVERA: And are the lights are--  
24 what do you call it?

25 MS. HENRIQUEZ: The electrical?

1 MS. RIVERA: Yes.

2 MS. HENRIQUEZ: Yes.

3 CHAIRMAN HANCE: I'll give you some  
4 history of the house. The house was owned by three  
5 sisters. The land to the right, what you don't know  
6 is, that used to be all grapes. All grapes. I used  
7 to jump the fence and take a few but they had dogs  
8 there. You have to drop, grab it and keep going to  
9 the next one. I'm familiar with the property.  
10 The soil is perfect. They used to make cookies for  
11 us. I used to live on 28th Street.

12 You're right, the house is very old.  
13 After they passed, I don't think they had any other  
14 family. So it just deteriorated from the rain. But,  
15 yeah, that one garage there and the house. And they  
16 really never came out. They would run to the store  
17 for them and come back. But they were supper old.  
18 They have been there for centuries, the family.

19 MR. VID AL: So it used to be like some  
20 type of business?

21 CHAIRMAN HANCE: Yes. The house had a  
22 lot of history. That park right there, my mom helped  
23 build that, Concerned Mothers. Way back, I guess I  
24 was ten. I'm a lot older now. Took the mom's in the  
25 neighborhood to build that up. Macedonia Apartments.

1 Took the women to keep it up.

2 MS. RIVERA: So you have three  
3 apartments, right?

4 MR. VID AL: Yes. There are three units  
5 already filled.

6 MR. EINGORN: Do you understand what  
7 they're trying to do? They're essentially trying to  
8 put another house adjoining to it next to the one  
9 that's there. They're not making it higher or  
10 longer. They're basically taking another unit and  
11 attaching it to the side where already have an  
12 preexisting footprint.

13 MS. ALSTON: That brings me to a  
14 question. It says that there's elevations going to  
15 be needed. Is that correct? Has that already  
16 happened? It says slight elevation at the --

17 MR. VID AL: Yes. That's the front  
18 elevation from Thompson.

19 MS. ALSTON: Is that --

20 MR. VID AL: This used to be the area for  
21 only one floor. We are erecting two floors attached  
22 to it on the same footprint.

23 MS. ALSTON: Okay. And that's why you  
24 need two elevate this here just to match this here?

25 MR. VID AL: Yes, that is correct. So it

1 looks --

2 MS. ALSTON: So it would be even.

3 MR. VID AL: Actually, it has the  
4 elevation. Because it used to be part of the house  
5 but they knocked it down because it was crumbling.

6 MS. ALSTON: Okay.

7 MR. EINGORN: They're not elevating the  
8 house. An elevation is a technical term for the  
9 photograph that you're looking at.

10 MS. ALSTON: I thought that you had to  
11 elevate it and I was thinking about stormwater and I  
12 was thinking about --

13 MR. EINGORN: No. No. The elevation is  
14 the type of drawing.

15 MR. VID AL: Yes, it's a --

16 MS. ALSTON: I was thinking in terms of  
17 stormwater and keeping the basement dry.

18 MR. EINGORN: That makes sense.

19 MR. VID AL: That house is not in a flood  
20 zone so we don't need to do that.

21 MS. ALSTON: Thank you.

22 MR. EINGORN: Any other questions? This  
23 is a really large lot so it would seem like you could  
24 put multiple units across if they separate lots.

25 Anybody in the public tonight that like



1 to be heard on the application of regarding 2770  
2 Thompson Street? Hearing none and seeing none, we'll  
3 close the public portion.

4 So the applicant is here tonight seeking  
5 a use variance for four units on a single lot. A  
6 bulk variance for the front yard setback. An  
7 off-street parking variance although it looks as  
8 though if approved, the applicant would have  
9 demonstrated sufficient parking to meet the Ordinance  
10 requirements. And a site plan waiver.

11 The approvals for the extension of the  
12 driveway would require City Council approvals so that  
13 would be a condition. Because in order to cut the  
14 curb wider, City Council has to be approve that. So  
15 the Board should do a discussion of the Positive and  
16 Negative Criteria and propose a motion.

17 CHAIRMAN HANCE: I grew up in that  
18 neighborhood. That house has sat there for many  
19 years. Decades. They brought it back to life. It  
20 was past due. It would have fallen down eventually.  
21 I think, again, Camden is growing. Take care of that  
22 soil, plant some flowers and trees in there and they  
23 will grow or some grapes and make some wine maybe. I  
24 think that area needs a facelift.

25 I grew up in those apartments. And they

1 are getting old as well as I am. It's time to give  
2 it a little facelift; a little polishing. Hopefully  
3 it goes around. There's a lot of old, nice houses  
4 around there. Nice size with the land. So it's  
5 right across from you. There's a big house right  
6 there on the corner. Yes, right across the street.  
7 I used to hang out and play there all the time. Used  
8 to be a lot of families there. Big house there too.  
9 We need to repopulate it again. Put some life back  
10 into the area. That's what we used to call it, the  
11 East side. East Side where Holmes Lounge used to be.  
12 Before your time. Now it's the storage place over  
13 there.

14 MS. HENRIQUEZ: Yes.

15 CHAIRMAN HANCE: I think it's a great  
16 idea. Anything to make Camden look better. It's  
17 way past due. I still have family in that area.

18 VICE-CHAIRMAN STILL: I like the idea of  
19 development. I like the conversation on esthetics  
20 and beautification. I asked our Chair how the  
21 outside looks now, right, versus these pictures and  
22 he said that it has been cleaned up and beautified  
23 and things. And so I like that even better that you  
24 are already taking care of what you had even better  
25 than it was. And so we know that whatever you had

1 will be equally and more even better taken care of so  
2 that's always a plus.

3 MR. EINGORN: So a motion?

4 VICE-CHAIRMAN STILL: Motion to pass.

5 MS. RIVERA: Second.

6 VICE-CHAIRMAN STILL: Motion to pass.

7 Did you say we're going to have conditions or no?

8 MR. EINGORN: The condition would be City  
9 Council approval for the extension of the curb cut.

10 VICE-CHAIRMAN STILL: Yes. There you go.

11 MR. EINGORN: And we have a second.

12 I'll take a roll-call vote. Chairman Hance.

13 CHAIRMAN HANCE: Yes.

14 MR. EINGORN: Vice-Chairman Still.

15 VICE-CHAIRMAN STILL: Yes.

16 MR. EINGORN: Ms. Merricks.

17 MS. MERRICKS: Yes.

18 MR. EINGORN: Ms. Alston.

19 MS. ALSTON: Yes.

20 MR. EINGORN: Ms. Nunez.

21 MS. NUNEZ: Yes.

22 MR. EINGORN: Ms. Rivera.

23 MS. RIVERA: Yes.

24 MR. EINGORN: Ms. Moss.

25 MS. MOSS: Yes.

1 MR. EINGORN: Having seven in favor and  
2 none opposed, the motion passes.

3 MR. IZZO: Thank you.

4 MR. EINGORN: Congratulations. Good luck  
5 with your project.

6 MS. HENRIQUEZ: Thank you.

7 MR. EINGORN: Next matter is Vision  
8 Capital Investments, 568 Pfeiffer Street. Before we  
9 get started, Mr. Still is within the 200-foot list so  
10 he has to recuse himself from this application. I'll  
11 ask him to leave the table.

12 VICE-CHAIRMAN STILL: Okay.

13 (Mr. Still leaves the meeting room.)

14 MR. EINGORN: Good evening, Counsel.

15 MR. SARIN: Good evening everyone. My  
16 name is Ed Sarin from Overmayer Rebmann. I'm here  
17 representing Vision Capital Investments. We're here  
18 seeking a use and bulk variance for the property at  
19 568 Pfeiffer Street. The goal is to renovate a  
20 currently vacant two-unit building into a three-unit  
21 residential property so converting it from a duplex  
22 to a triplex.

23 Basically this property has been  
24 abandoned for a number of years and we want to really  
25 renovate this whole project. With me today is

1 Ms. Johnson. She's our consultant and she's going to  
2 talk about this entire project and everything with  
3 that.

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

6 - - -

7 ALYCE JOHNSON, having first been duly  
8 affirmed, was examined and testified as follows:

9 - - -

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

12 MS. JOHNSON: Alyce Johnson, 2423 Market  
13 Street, Camden, New Jersey.

14 MR. EINGORN: Thank you. Tell us about  
15 your project.

16 (Ms. Johnson referring to a diagram  
17 board.)

18 MS. JOHNSON: Hello everyone once again.  
19 We're here for 568 Pfeiffer Street. We currently  
20 already have a two-story with a basement; very  
21 dilapidated building; duplex. We want to convert it  
22 into a triplex with an addition, a top-floor addition  
23 and a rear extension. We're not trying to cram  
24 everything into one spot. We're just trying to make  
25 additional space to do so. These are the floor

1 plans. I don't have the basement on here. Currently  
2 it's the first floor and the basement is for the  
3 first-floor apartment. And the second floor is for  
4 the second apartment. The proposed is the first  
5 floor and the basement still stands for the first  
6 floor apartment.

7               Second floor apartment and then the third  
8 floor apartment which would be the addition. And  
9 then we're extending approximately nine feet, ten  
10 feet above. We're still below the maximum height  
11 about 29, 30 feet. And we want to extend back three  
12 levels high, 12 feet which is right on our setback  
13 for our property line for rear setbacks. Each unit  
14 would have two bedrooms. We're trying to get two  
15 restrooms in there. But one and a half restrooms.  
16 Right now we have it designed as two bedrooms, a  
17 restroom, living room space and kitchen and closet  
18 space.

19               This is the first floor. The second  
20 floor, pretty much the same. The first floor will  
21 have the rear bedrooms. The second floor, we're  
22 gearing to one rear and one front bedroom. And the  
23 third floor, two front bedrooms. In the basement  
24 will be living space. We are proposing for the  
25 future, we're going to have living space right now.

1 Just no living space.

2 Then we'll be preparing for our egress  
3 for our basement steps. Right now just to let you  
4 know, the floor is 6 feet 5 inches. So we are  
5 proposing to -- since the house is really  
6 dilapidated, so we're tearing everything down and  
7 relocating our floors. So we'll give our basement  
8 the 7 foot that's required, and eight feet for each  
9 floor thereafter. So we're relocating our floor  
10 spaces to have adequate living space in the basement.  
11 That's all so far.

12 MR. SARIN: Tell us about the parking.

13 MS. JOHNSON: Currently, right now, we're  
14 asking for off-street parking -- excuse me --  
15 on-street parking. On-street parking. We currently  
16 have one parking spot. Previously the whole  
17 development had its own little one parking spot.  
18 If approved, the client is proposing to remove that  
19 parking spot and have on-street parking.

20 CHAIRMAN HANCE: Show me the entrance for  
21 upstairs. Is this the stairwell going up?

22 MS. JOHNSON: Yes. So we have two  
23 entrances. We agreed to have two entrances.  
24 Entrance one will be on the left for the first floor.  
25 And the second entrance will be for the second and

1 third floor. So this is going to the first floor.  
2 Then the second floor will go into the new entrance  
3 up to the first level. Then there's a landing and  
4 then there's going to be a L-shaped landing to enter  
5 on to the third floor. And that is with that 12-foot  
6 extension which is required to have your run space,  
7 the L-shape.

8 CHAIRMAN HANCE: So that house right now  
9 is a shell; am I correct?

10 MS. JOHNSON: Yes. Complete shell.

11 CHAIRMAN HANCE: I was there today.  
12 I only have one issue with that. You have people  
13 going in and out of that basement because you can  
14 walk right in. There's nothing but bricks. The roof  
15 is gone.

16 MS. JOHNSON: Yes.

17 CHAIRMAN HANCE: Because I was there. So  
18 I would seal that basement somehow and put screws in  
19 the floor. So be careful on that. Was the house on  
20 fire or something or it just got old and fell apart?

21 MS. JOHNSON: Old and dilapidated.

22 MR. SARIN: There's a foreclosure sale on  
23 that. It's been vacant for years and then that's how  
24 it happened.

25 CHAIRMAN HANCE: I did see adequate



1 parking because there's a couple of empty houses here  
2 and here. And some are building across the street  
3 and I talked to the gentleman. He's redoing a duplex  
4 over there.

5 MR. EINGORN: What's the size of the rear  
6 yard depth?

7 MS. JOHNSON: I'm sorry?

8 MR. EINGORN: The size of the rear yard.  
9 From the back of the existing structure to the  
10 property line, what's that distance?

11 MS. JOHNSON: Ten feet. I think it was  
12 22 feet. Going 12 feet back then we have a 10 foot  
13 rear yard so about 21 feet existing.

14 MR. EINGORN: So is it at least 21 feet;  
15 is that what you're saying?

16 MS. JOHNSON: Existing.

17 MR. EINGORN: Existing. And you're going  
18 to take up ten of those feet -- 12. So there would  
19 be a 10-foot rear yard setback?

20 MS. JOHNSON: Yes.

21 MS. RIVERA: Will he have a fire escape  
22 for that building?

23 MS. JOHNSON: If required, yes.

24 MS. MERRICKS: Does the basement have an  
25 exit out or does it go upstairs?

1 MS. JOHNSON: Currently, no, but  
2 proposed will be egress windows from the front and in  
3 the rear of the building -- well, in the front of the  
4 building, not the rear. And come in and around this  
5 side here in the front. That would be the proposed  
6 living space and bedroom addition later on. We'll be  
7 constructing the egress now for the living space. As  
8 I first stated, we are washing all the floors out and  
9 bring to average height that's required to have  
10 space.

11 MR. EINGORN: Are there any houses in the  
12 area that are three stories?

13 MS. JOHNSON: To your question, to your  
14 exact question, not that I've seen. But there are  
15 other triplexes in there that are level but they're  
16 more --

17 MR. SARIN: Are they the two stories and  
18 with the basement has a triplex? So this going to  
19 be --

20 MS. JOHNSON: Yes. It's the first.

21 MR. EINGORN: This will be the tallest  
22 structure in the area?

23 MR. SARIN: Correct. Yes.

24 MS. JOHNSON: As you can see the line,  
25 that's pretty much where the other houses are.

1                   MR. SARIN: When we were here before with  
2 this client on a different matter and we had the  
3 duplex, the triplex without the basement. That was  
4 the first floor. And then the three apartments with  
5 that. And I think we heard concerns about that. So  
6 this project is adding up as well. But just adding  
7 up instead. I don't have any further questions  
8 unless the Board or open to the public.

9                   CHAIRMAN HANCE: I know down the street  
10 that there's two duplexes but they're triplexes.  
11 I've the seen the three meters out front but they put  
12 a sticker on there to stop work. So I don't know  
13 what that's about.

14                  MS. JOHNSON: There's another triplex  
15 that came through a couple of months ago on Pfeiffer  
16 as well but they don't have the 3-level. They have  
17 the basement.

18                  MR. EINGORN: Anything else? Questions?  
19 No. We'll open to the public. Anybody in the public  
20 here tonight that like to be heard on the application  
21 for 568 Pfeiffer Street? Hearing none and seeing  
22 none, we'll close the public portion. Counsel, do  
23 you have any closing remarks?

24                  MR. SARIN: No. Basically we're just  
25 here to revitalize Camden. Chairman I know you said

1 a plenty of times tonight, this is going to look a  
2 lot nicer in this area and that's what our goal is  
3 here tonight.

4 MR. EINGORN: So the applicant is here  
5 tonight requesting a use variance because a  
6 three-family dwelling not permitted in the R-2 Zone  
7 where this property is located. The applicant is  
8 also requesting bulk variances for lot size, lot  
9 width and depth.

10 MR. SARIN: Yes, lot size, width and  
11 depth.

12 MR. EINGORN: Yes, lot size, width and  
13 depth and off-street parking. I don't know if the  
14 rear setback is going to be deficient. Did you look  
15 at that? I don't have the bulk standards in front of  
16 me.

17 MR. SARIN: My understanding was that it  
18 is --

19 MR. EINGORN: It is conforming?

20 MR. SARIN: Yes.

21 MR. EINGORN: It will be conforming?

22 MR. SARIN: Yes.

23 MR. EINGORN: Very good. So use, size  
24 width, depth and off-street parking are requested.  
25 The Board should do a discussion of the Positive and

1 Negative Criteria then propose a motion.

2 CHAIRMAN HANCE: I was there today. They  
3 can't make it any wider because it's like a rowhome.  
4 So it definitely needs help. Because like said, it's  
5 just a frame. There's nothing on the inside. No  
6 roof; nothing. So the neighborhood needs a definite  
7 pick-me-up because there's a lot bigger vacant homes  
8 there. There was a gentleman working on houses. But  
9 again, the street was empty. Maybe three cars. And  
10 this was probably around 1:30 in the afternoon.

11 But I think it's a good thing for that  
12 area. Camden needs help all over. And I prefer to  
13 build than knock it down. Because what happens is,  
14 if we start knocking things down, before you know it,  
15 there's going to be nothing left. I guess you could  
16 say it's east side. It needs a facelift. It really  
17 does. So that may help other people think outside  
18 the box and make something happen to the other places  
19 that's abandoned. You know me with fires. I don't  
20 like abandoned homes.

21 MS. RIVERA: I agree with him 100  
22 percent.

23 MS. ALSTON: Ms. Merricks is unclear  
24 about the egress. You don't have any egress I guess  
25 from the basement? Did I hear that clearly?

1 MS. JOHNSON: Currently there's no egress  
2 for the basement. But when the construction is  
3 performed, they will put in egress for the basement.

4 MS. MERRICKS: Could they exit out of  
5 that window?

6 MR. EINGORN: From where?

7 MS. MERRICKS: Living in the basement,  
8 could they exit from the basement?

9 MR. EINGORN: Is it going to be like an  
10 actual entrance or exit? Or is it going to be  
11 emergency use?

12 MS. JOHNSON: Emergency egress window.

13 MR. EINGORN: Emergency. Any other  
14 questions; discussion; motion?

15 CHAIRMAN HANCE: I make a motion that we  
16 pass.

17 MS. RIVERA: Second.

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

20 CHAIRMAN HANCE: Yes.

21 MR. EINGORN: Ms. Merricks.

22 MS. MERRICKS: Is this yes to a  
23 stipulation?

24 MR. EINGORN: The motion is to approve  
25 the use variance, bulk variances and an off-street

1 parking, bulk variance.

2 MS. JOHNSON: For a triplex.

3 MR. EINGORN: For a triplex. Yes.

4 MS. MERRICKS: Yes.

5 MR. EINGORN: Ms. Alston.

6 MS. ALSTON: Yes.

7 MR. EINGORN: Ms. Nunez.

8 MS. NUNEZ: Yes.

9 MR. EINGORN: Ms. Rivera.

10 MS. RIVERA: Yes.

11 MR. EINGORN: Ms. Moss.

12 MS. MOSS: Yes.

13 MR. EINGORN: Having six in favor and  
14 none opposed, the motion passes.

15 MR. SARIN: Thank you. Have a good  
16 night.

17 MR. EINGORN: The next matter is  
18 Bucknor's Management, LLC for 1532 Baird Blvd. Good  
19 evening, Counsel.

20 MS. PENNINGTON: Good evening, Sonia  
21 Pennington. I'm counsel for the applicant Bucknor's  
22 Property Management, LLC, the owner of 1532 Baird  
23 Blvd. We are here this evening for three items, a  
24 c(1) bulk variance needed for lot size and width. A  
25 c(1) bulk variance also needed for building coverage

1 exceeding 40 percent. And a c(1) bulk variance for  
2 off-street parking. 2.5 spaces is needed.

3 For this matter, there's a conversion of  
4 an existing single-family residence into a duplex.  
5 Duplexes are permitted in this R-2 Zone. We are  
6 seeking these variances relating to preexisting  
7 conditions and to the parking. There is no  
8 enlargement or structural expansion proposed and the  
9 building footprint remains exactly the same. We will  
10 have two witnesses tonight. Our first is Diana  
11 Rodchester, the property manager.

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

14 - - -

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

18 - - -

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

21 MS. RODCHESTER: Diana Rodchester, 211  
22 East Somerdale Road, Somerdale, New Jersey.

23 MS. PENNINGTON: Can you please share,  
24 when did you purchase 1532 Baird Blvd. and what was  
25 the reason for the purchase?



1 MS. RODCHESTER: March 28th, 2023. The  
2 reason for the purchase was, it was -- this community  
3 is developing and this was a great investment  
4 property. And also to bring beautification to the  
5 community as well.

6 MS. PENNINGTON: Are you familiar with  
7 community of Baird Blvd.?

8 MS. RODCHESTER: Yes. We have a lot of  
9 families and friends and we also do a lot of  
10 construction work in the area.

11 MS. PENNINGTON: What goals do you have  
12 in converting this property from a single-family to a  
13 duplex?

14 MS. RODCHESTER: Our goals are to provide  
15 safe, comfortable and affordable housing to families.

16 MS. PENNINGTON: As far as parking, how  
17 will parking be assigned between the two apartments?

18 MS. RODCHESTER: So the first floor and  
19 the second floor will be assigned on the driveway.  
20 And the third floor would be assigned in front of the  
21 building.

22 MS. PENNINGTON: That could cover three  
23 parking spaces, correct?

24 MS. RODCHESTER: Yes.

25 MS. PENNINGTON: And are you doing

1 anything to ensure that the tenants will be respect  
2 the designated spaces?

3 MS. RODCHESTER: That would be included  
4 in the lease agreement.

5 MS. PENNINGTON: Is there anything else  
6 that you would like to share regarding this project?

7 VICE-CHAIRMAN STILL: Sorry to interrupt.  
8 So you asked her about respecting the spaces. She  
9 responded with, that it'll be in the lease agreement.  
10 What will be in the lease agreement? What would it  
11 say? What would the verbiage be; how would you --

12 MS. RODCHESTER: Assigned parking. A  
13 unit would be assigned to the driveway and each unit  
14 will be assigned to the on-street parking.

15 VICE-CHAIRMAN STILL: Got you. I  
16 understand. Okay.

17 MR. EINGORN: How many cars can the  
18 driveway accommodate?

19 MS. RODCHESTER: Three.

20 MR. EINGORN: Three cars?

21 MS. RODCHESTER: Yes.

22 MR. EINGORN: Okay.

23 MS. ROCHESTER: In the driveway because  
24 it's as long as the building.

25 MR. EINGORN: Okay. According to the

1 denial letter it says you need two and a half spaces  
2 and you have three spaces. And that should meet the  
3 Ordinance requirement and obviate the need for a bulk  
4 variance.

5 MS. PENNINGTON: There's also on-street  
6 parking as well.

7 MR. EINGORN: There's a designated space  
8 on the street or there's just a space on the street?

9 MS. RODCHESTER: There's space on the  
10 street.

11 MS. PENNINGTON: I'd also like to now  
12 bring Alyce Johnson from A&J Architectural  
13 Consulting.

14 MS. JOHNSON: Hello again.

15 MR. EINGORN: Good evening.

16 (Ms. Johnson referring to a diagram)

17 MS. JOHNSON: And so we have currently a  
18 single-family home; two story with basement. And  
19 converting it from a single-family to a duplex. Nice  
20 sized building. This is pretty much how it sits on  
21 the property. This is the existing property,  
22 driveway; existing property, driveway.

23 For the first floor apartment, same as  
24 the last, the first floor apartment will have access  
25 to the first floor and the basement. And the second

1 floor apartment will have access to the second floor  
2 with a entrance in the rear. This is a different  
3 orientation this time. So this is the first floor  
4 entrance. The first floor will have an entrance from  
5 the front of the house, the main entrance. This is  
6 the front entrance, the porch, livingroom space,  
7 open-concept kitchen.

8 On to the rear of the building, with a  
9 restroom, one bedroom on the first floor and then  
10 have a door here closing it off from the exit door to  
11 the back to the rear. There will be a door here and  
12 that door would also lead to the basement. Going to  
13 the basement, L-shaped into the basement, another  
14 living space, hallway, bedroom, another bedroom, two  
15 and three, two and three, then a restroom. This is  
16 all one apartment. Each bedroom will have its own  
17 egress windows for access.

18 And going to the second floor, you will  
19 go up the side of the house and you have a set of  
20 steps, stairway. You go up to the deck. This is a  
21 built-out on the second floor. Go up a set of steps  
22 to the deck; entrance to the rear of the building for  
23 the second floor. And the same thing, two bedrooms,  
24 living space, kitchen and bathroom, closet space.  
25 And that would be your exits. All windows are

1 egress-accessible for the second floor and the egress  
2 for the main entrance to the second floor as well.  
3 That's pretty much it for that design.

4 MS. PENNINGTON: Will all units have  
5 separate utilities and meters?

6 MS. JOHNSON: Yes, its own meters.

7 MS. PENNINGTON: As far as the lot size,  
8 has anything been done or proposed to be done to the  
9 lot size or changed anything that wasn't there  
10 prior?

11 MS. JOHNSON: The only thing that would  
12 be different these are the pillars coming out the  
13 back door. For the first floor, you have access to  
14 the back yard. There's a little patio here. But  
15 just the pillars for the second floor deck. And then  
16 the side stairs for the egress deck.

17 MR. EINGORN: Is the patio preexisting?

18 MS. JOHNSON: No.

19 MR. EINGORN: So it'll be made as part of  
20 the construction?

21 MS. JOHNSON: Yes.

22 MR. EINGORN: Would it take up the whole  
23 area under the deck or would it be smaller?

24 MS. JOHNSON: I'm sorry?

25 MR. EINGORN: So you have the -- is it

1 kind of a balcony?

2 MS. JOHNSON: Yes.

3 MR. EINGORN: Under the balcony, you're  
4 proposing a patio, right?

5 MS. JOHNSON: Yes.

6 MR. EINGORN: Will the patio be the full  
7 size of the deck or smaller?

8 MS. JOHNSON: So right now this is  
9 existing. So right now we haven't proposed anything  
10 separate. This patio does exist.

11 MR. EINGORN: So it is existing?

12 MS. JOHNSON: It's just a slab. That's  
13 all.

14 MR. EINGORN: Okay.

15 MS. JOHNSON: Just a slab. That's all.  
16 And the stairs exist as well.

17 MR. EINGORN: Right. I asked if the  
18 patio under the deck was existing --

19 MS. JOHNSON: I'm sorry.

20 MR. EINGORN: -- and you said it was part  
21 of the construction.

22 MS. JOHNSON: Well, yes. They had to  
23 repair it.

24 MR. EINGORN: Okay. But it's not going  
25 to get any bigger?

1 MS. JOHNSON: No.

2 MR. EINGORN: That's all.

3 MS. PENNINGTON: So the deck is going on  
4 top, correct?

5 MS. JOHNSON: The deck is on second floor  
6 and leads to a second-floor entrance.

7 MS. PENNINGTON: Will the building size  
8 change in any way?

9 MS. JOHNSON: No. The building stays the  
10 same size. Nice rooms; big; roomy place. The  
11 bedroom sizes are a nice size.

12 MS. PENNINGTON: And the building  
13 coverage, that's not changing; it's all staying the  
14 same as it was prior, preexisting?

15 MS. JOHNSON: Yes, preexisting.

16 MS. PENNINGTON: No further questions.

17 MR. EINGORN: Any other testimony?

18 MS. PENNINGTON: No.

19 MR. EINGORN: Does the Board have any  
20 questions about the requested duplex for lot size or  
21 width, the building coverage or the off-street  
22 parking? Sounds like there's at least three spots.  
23 So that might be covered. Any questions? No. Then  
24 we will open to the public.

25 Anybody here in the public tonight like

1 to be heard on the application regarding 1532 Baird  
2 Blvd.? Sounds like a no. Seeing none and hearing  
3 none, we'll close the public portion.

4 The applicant is here tonight seeking  
5 bulk variances for lot size and width, building  
6 coverage and off-street parking. The Board should do  
7 a discussion of the Positive and Negative Criteria  
8 and make a motion. As discussed by counsel, this is  
9 a permitted use in the R-2 Zone. And the testimony  
10 was that there are three spots. So that would  
11 probably or does take care of the off-street parking  
12 which Dr. Williams identified as two and a half  
13 spaces.

14 VICE-CHAIRMAN STILL: I mean in that area  
15 that would be the only thing that concerns me which  
16 would be the parking. But it is clear that if three  
17 spaces are in the driveway, you're good. I don't  
18 even know if it's necessary to put it in the lease  
19 agreement. You go in the driveway. You go in the  
20 street because you can't even give away a street  
21 parking because it's public parking. But I think  
22 that would be only in that area that's only the  
23 biggest concern. Motion to pass.

24 MR. EINGORN: Do we have a second?

25 MS. ALSTON: Second.



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

3 CHAIRMAN HANCE: Yes.

4 MR. EINGORN: Vice-Chairman Still.

5 VICE-CHAIRMAN STILL: Yes.

6 MR. EINGORN: Ms. Merricks.

7 MS. MERRICKS: Yes.

8 MR. EINGORN: Ms. Alston.

9 MS. ALSTON: 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: Seven in favor and none  
17 opposed, the motion carries. Congratulations.

18 MS. PENNINGTON: Thank you.

19 MS. RODCHESTER: Thank you.

20 MR. EINGORN: Have a nice night.

21 The last application is Cedric Jones,  
22 1301 Decatur Street. Are you Mr. Jones?

23 MR. JONES: Yes.

24 MR. EINGORN: Nice to meet you. Would  
25 you raise your right hand, please.

1		- - -
---	--	-------

2 CEDRIC JONES, having first been duly  
3 sworn/affirmed, was examined and testified as  
4 follows:

5		-	-	-
---	--	---	---	---

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

8 MR. JONES: Cedric Jones, 3725 Burwood  
9 Avenue, Pennsauken, New Jersey.

10 MR. EINGORN: Mr. Jones, you are the  
11 owner of 1301 Decatur Street?

12 MR. JONES: That is correct.

13 MR. EINGORN: And you're seeking use  
14 variance and site plan -- you're asking for a site  
15 plan waiver?

16 MR. JONES: That is correct.

17 MR. EINGORN: Yes, I see it here in your  
18 appeal for zoning for a commercial space for two  
19 apartments.

20 MR. JONES: That is correct.

21 MR. EINGORN: Very good. Can you tell us  
22 a little bit about the property?

23 MR. JONES: This property was previously  
24 zoned as a mixed use with a lounge on the first unit  
25 and an apartment, two-bedroom apartment on the second

1 unit. My proposal of this property would be -- the  
2 only difference would be still a mixed use. But  
3 instead of having a full first floor commercial, I  
4 would like to add a one-bedroom apartment to the back  
5 end. You should have a complete set of drawings in  
6 there in your package.

7 So that's going to be the one that you're  
8 looking at with the pictures is just what's there  
9 right now. It has the parking on the pictures. You  
10 have your parking on your aisle. The side street,  
11 you got a spot in the front. And you got spacing on  
12 the side for parking. If you look, it's got another  
13 spot where the concrete is recessed for where it had  
14 a parking garage -- I mean, it had a garage.

15 MR. EINGORN: Is there an existing curb  
16 cut?

17 MR. JONES: Yes. If you look at that  
18 last picture.

19 MR. EINGORN: You're referring to this  
20 one here?

21 MR. JONES: Yes.

22 MR. EINGORN: Oh, yes, I see it now.  
23 Thank you.

24 VICE-CHAIRMAN STILL: So it's originally  
25 zoned as a mixed use?

1           MR. JONES: That is correct. If you look  
2 in your package, right there, looking at that right  
3 there, if you go to the next page, I believe it shows  
4 you Camrody's Lounge vacant, detached garage and then  
5 the land. Let's see here. You're one page too far.

6           VICE-CHAIRMAN STILL: Okay.

7           MR. JONES: To your right.

8           MR. EINGORN: Dated October 1, 1991?

9           MR. JONES: That's correct. It has been  
10 vacant for a little while. You know what I mean?

11          MR. EINGORN: Yes.

12          MR. JONES: So my plan is to renovate it  
13 because right now it's gutted. And renovate it and  
14 add that one apartment. That's the only difference  
15 that we're making there. So the front commercial  
16 property, my plans are to make it a juice bar with  
17 smoothies and selling healing herbs for the  
18 community. It's not a popular thing right now.

19                 But I'm assuming that with the rent from  
20 the apartments, I could subside the cost to make it  
21 a little more affordable so I don't have to make it  
22 outrageous. And introduce it to the neighborhood and  
23 try to add a little health to the neighborhood  
24 instead of, you know, normal dollar drinks and candy  
25 and chips and things of that nature. It should be a

1 spot to be able to spread knowledge of just healthy  
2 living. You know what mean? And things that can  
3 counteract with the norm. That's my plan for that.  
4 Just introduce that and give that to the  
5 neighborhood.

6 For the apartments, I just want to make  
7 quality living for some amount of living. So many  
8 people coming to these neighborhoods and just put up  
9 anything and just patch it up. Hey man, it's a  
10 rental; it's a rental. But you want to give back to  
11 the people that live in these neighborhoods cause  
12 they're hard-working people. They're just trying to  
13 get ahead just like everybody else, put food on the  
14 table like everybody else. So they should have a  
15 meal of that quality. And we should be able to give  
16 back without just taking. What I have proposed is  
17 what I filed for is the mixed use because I guess  
18 we're adding an apartment and that's what we're here  
19 for.

20 MR. EINGORN: Right now is the property  
21 gutted?

22 MR. JONES: Yes, it is.

23 MR. EINGORN: You have to do all the  
24 work, put the floors in and everything.

25 MR. JONES: That is correct. Those

1 prints are exactly what I got to do all the way  
2 through. It's got the building. It's got what's  
3 there right now on the prints. It's got what's there  
4 right now. Then it has the proposed, proposed  
5 first-level plan; proposed second level plan for the  
6 two bedroom, one bedroom. It has all your  
7 structures, your elevations, cabinetry, full set of  
8 prints. And we got a full set of -- I'm handing in  
9 another two sets, a full set of prints. This is just  
10 so you have an idea and you can follow along.

11 VICE-CHAIRMAN STILL: I see the  
12 elevation. What's the square footage on each  
13 apartment you're looking to have for each apartment,  
14 the square footage?

15 MR. JONES: The square footage for the  
16 top one would be 60-by-20. On the second page of  
17 your prints, it's got all your dimensions. For the  
18 downstairs apartment, it's going to be roughly  
19 20-by-30 so that's 600 feet; 600 square feet. And  
20 top one, that should be 20-by-60, 1,200 I mean.

21 VICE-CHAIRMAN STILL: Okay. Got you.

22 MR. EINGORN: Any other questions for the  
23 applicant? No? Then we'll open to the public.  
24 Anybody in the public here tonight that would like to  
25 be heard on 1301 Decatur Street?

1 UNIDENTIFIED SPEAKER: Yes.

2 MR. EINGORN: Please come up. Would you  
3 raise your right hand, please.

4 - - -

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

8 - - -

9 MR. MOHAMMAD: 1323 Decatur Street. I'm  
10 a property owner on Decatur Street. I have two  
11 properties across street from each other. I met this  
12 gentleman in this summer. I never complained about  
13 the property, an eyesore, a dump site. And he came  
14 to the building and he fixed the roof, he painted it,  
15 and removed all the debris and damage to the  
16 property. I didn't know what his options were.

17 But from the renovation aspect of it,  
18 what I didn't want was another bodega-styled store or  
19 a retail space at the property because you bring the  
20 crime, the vagrants, the problems. I heard his  
21 business plan. It's a good proposal. You bring  
22 families to the community. And the kind of business  
23 he has, there's no business like that in the City.  
24 So speaking for the neighborhood, I'm here and I hope  
25 you approve this plans. Thank you.

1                   MR. EINGORN: Thanks for coming out.  
2   There's nobody else in the audience so we'll close  
3   the public portion. Sir, do you have anything, last  
4   words that you want to on the record for your  
5   application or are you all set?

6                   MR. JONES: That's pretty much it. I'm  
7   just trying to put something better together for the  
8   community. We're going to be doing a lot of -- like  
9   my neighbor, he's my neighbor too, Mohammad, he's a  
10   contractor. Another neighbor is a bricklayer  
11   basically and he puts in concrete, another contractor  
12   I'm a plumber. You know what I mean? I have a son  
13   that's an electrician. He's a journeyman -- I mean,  
14   apprentice electrician. Second-year apprentice.

15                  MR. EINGORN: Soon to be an electrician.

16                  MR. JONES: Soon to be an electrician.  
17   And I also have experience contracting. I'm a union  
18   pipefitter, plumber. I think by just this  
19   development process, it will be able to show you what  
20   you can do, you know what I mean, with the property.  
21   Just for people just by seeing it. You know what I  
22   mean? Everybody coming together and putting up their  
23   property; getting it up; seeing that a person, the  
24   same guy there, getting it done and putting it up  
25   will actually be able to help out and make people



1     curious. And by you being there all the time and  
2     talking to the community and everything like that,  
3     they see what's going on and respect that and say,  
4     hey, that's something that I can do. You know what I  
5     mean? I think that will be a positive for the  
6     neighborhood.

7                     MR. EINGORN: Great. So the applicant is  
8     here tonight requesting a use variance for a  
9     commercial space for two apartments and a site plan  
10    waiver. It doesn't appear from his plans that he's  
11    making any changes to the envelope of the property so  
12    that seems to meet the burden on that. The Board  
13    should do a discussion of the Positive and Negative  
14    Criteria and make a motion.

15                    VICE-CHAIRMAN STILL: For me it's  
16    amazing. Right? You're not just talking about real  
17    estate development. We're talking community  
18    development. We're talking youth development and  
19    educating them. I don't see too much negative about  
20    it. I think that as the Chairman says, that area has  
21    always needed a facelift and you have to start  
22    somewhere. I'm familiar with the area as I lived  
23    there and spent a couple of years as a kid there.  
24    And I know what they sell out there versus what the  
25    gentleman is here trying to do. So it helps with not

1 only beautifying his space but beautifying that part  
2 of the community and it's much needed. So that's my  
3 take on it.

4 MS. MERRICKS: I think it's an awesome  
5 idea. Because you're healing and helping at the same  
6 time. And I also think it'll be a good thing for  
7 you guys to be out there doing construction, and then  
8 our brothers seeing you doing construction and maybe  
9 them becoming an apprentice and that'll teach  
10 somebody to be like you and might hold their  
11 interest. But the number one thing for me is  
12 healing. That's the way to go right now. I think  
13 it's a really good awesome idea.

14 MR. EINGORN: Do we have a motion?

15 VICE-CHAIRMAN STILL: Motion to pass.

16 MR. EINGORN: Do we have a second?

17 MS. MOSS: 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. Merricks.

24 MS. MERRICKS: Yes.

25 MR. EINGORN: Ms. Alston.

1 MS. ALSTON: Yes.

2 MR. EINGORN: Ms. Nunez.

3 MS. NUNEZ: Yes.

4 MR. EINGORN: Ms. Rivera.

5 MS. RIVERA: Yes.

6 MR. EINGORN: Ms. Moss.

7 MS. MOSS: Yes.

8 MR. EINGORN: Seven in favor and none  
9 opposed, the motion passes. Congratulations. Sir,  
10 good luck with your project.

11 MR. JONES: Thank you.

12 MR. EINGORN: Have a nice night.

13 The Board has Adoption of Resolutions.  
14 Let's first start with July. Everybody can vote on  
15 the July except for Ms. Nunez and Ms. Moss.

16 So for the record, we have the following  
17 July Resolutions for Adoption: Cannabista, LLC, 2035  
18 Admiral Wilson Blvd.

19 The Phoenix Development Group, 1401-1403  
20 Princess Avenue.

21 GH24 Holdings, LLC, 363 Boyd Street.

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

23 Red Square Innovations, LLC, 1194  
24 Atlantic Avenue.

25 Circo Hildago, 1047 N. 23rd Street.

1 MR. EINGORN: Do I have a motion to adopt  
2 those resolutions?

3 MS. ALSTON: Motion to adopt the  
4 resolutions.

5 MR. EINGORN: And a second.

6 MS. RIVERA: 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. Merricks.

13 MS. MERRICKS: Yes.

14 MR. EINGORN: Ms. Alston.

15 MS. ALSTON: Yes.

16 MR. EINGORN: Ms. Rivera.

17 MS. RIVERA: Yes.

18 MR. EINGORN: So moved.

19 Then for August, Chairman Hance,  
20 Vice-Chairman Still, Ms. Nunez, Ms. Rivera and  
21 Ms. Moss are available to vote on these.

22 These are: Denying EE Luxury Properties,  
23 LLC.

24 Granting Mold Service, LLC, 1446 Bradley  
25 Avenue.

1                   Granting MGR Home Improvements, LLC, 435  
2   Mechanic Street.

3                   Granting MGR Home Improvements, LLC, 452  
4   Mechanic Street.

5                   Granting MGR Home Improvements, LLC, 457  
6   Mechanic Street.

7                   Granting Florence Holding Group, LLC,  
8   2201-2227 S. 8th Street.

9                   Granting EMR Eastern, LLC, 1484 Ferry  
10   Avenue.

11                  Granting EMR Eastern, LLC, 1531 Ferry  
12   Avenue.

13                  Granting CSA, IV, LLC, 1057-1059 Empire  
14   Avenue.

15                  Granting Zaki & Bushra Saleem, 608 S. 5th  
16   Street.

17                  Granting 436 Marlton, LLC for 436 Marlton  
18   Avenue.

19                  MR. EINGORN: Do we have a motion to  
20   adopt?

21                  CHAIRMAN HANCE: Motion to adopt.

22                  MR. EINGORN: Do we have a second?

23                  VICE-CHAIRMAN STILL: 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: So moved.

11 I need a motion to go into closed session  
12 so we can discuss pending litigation. Do I have a  
13 motion?

14 MS. ALSTON: Motion to vote to go into  
15 closed session.

16 MR. EINGORN: Second?

17 MS. RIVERA: Second.

18 MR. EINGORN: All in favor?

19 THE BOARD: Yays.

20 - - -

21 (Proceedings are off the record at  
22 8:50 p.m.)

23 (Proceedings are back on the record at  
24 9:03 p.m.)

25 MR. EINGORN: I need a motion to adjourn.

1 MS. ALSTON: Motion to adjourn.

2 MR. EINGORN: Second?

3 MS. RIVERA: Second.

4 MR. EINGORN: All in favor.

5 THE BOARD: Yays.

6 - - -

7 \*\*(Meeting concluded at 9:03 p.m.)\*\*

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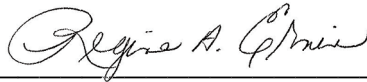
## 1 CERTIFICATION

2  
3  
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7 to testify to the truth.

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

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

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